

Notes of Tattenhall Neighbourhood Plan Review Working Group – Design Code Meeting Held virtually via ZOOM 4th October 2022.

PRESENT

Chairman: Iain Keeping

Pat Black

Adele Evans

Doug Haynes

Lucy Hughes (CCA)

Caryl Roberts

Ian Waddington

Ann Wright (Clerk).

Public – 1

Apologies

Peter Weston.

Declaration of Interests

None declared.

Notes of Previous Meetings

The group agreed the notes of the meetings held on the 27th September and 4th October 2022. It was noted that a request had been made for the Sandstone Ridge should be referred to as the Cheshire Sandstone Ridge throughout the Plan and Design Code and that the Welsh Hills be referred to at the Clwydian Range and Dee Valley AONB.

Public Participation

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

Neighbourhood Plan Policy Changes

It was noted that the Group needed to make a recommendation regarding the designated area of the Plan and whether it should be amended to reflect the Parish Council's new boundary as had been recommended at the start of the review process.

The Group reviewed the policy changes document as circulated and made comments as noted on table (shaded rows) from page 197 of notes.

It was noted that the fewer changes which are made to the Plan the easier it will be to get through the Examination.

It was noted that references to the Village Design Statement need to be changed to the Tattenhall & District Design Code which will be an accompanying document to the Plan.

Local Green Spaces & Wildlife Sites

The chairman shared an up-to-date table of the Local Green Spaces, from page 211 of the notes. It was confirmed as much detail as possible is required for the value and significance of the various pieces of land to justify their inclusion.

It was reported the Sandstone Ridge Trust and TWiG had been asked to provide more detail particularly for the Millbrook Wildlife Corridor and a map of the area covered.

It was confirmed a map is required for all the land identified.

It was agreed to include both the Tattenhall Centre's and The Park Primary School's playing fields. The working group were asked to review and make comment on the document.

Next Steps

It was noted the policies are almost at the point of being submitted to CW&C for comment. Once these comments have been reviewed by the group the document requires submission to CW&C to undertake the Strategic Environmental Assessment (SEA) which will take about 6 weeks.

It was noted the biggest piece of work is the evidencing of the need for amending the policy wording regarding provision of at least 30% affordable properties.

It was agreed the Group should focus on preparing the document for the Regulation 14 consultation to be undertaken in late April early June 2023 and for the submission of a funding request.

Design Code

It was noted that a list of commercial properties in the Code area along with photographs had been submitted to Aecom, this would be circulated to the Group, it was noted the list did not include Farms and camping or glamping sites.

It was noted the Working Group has been asked to identify both good and bad design in the Code area

The Group review the table presented to the meeting, page 221 of the notes.

Poor Design

It was noted that Cookes Court and Old Mill Place also creates a hard edge against the Flacca. It was noted the Newton-by-Tattenhall developments are also a poor design, creating an urban feel to a rural area which would not be out of place on the outskirts of Chester or any other town or city. They are also of a high density with little green space or trees, and lack local design features.

Good Design

It was suggested Rookery Drive should be included with Greenlands & Oaklands and that these developments should be described as having an open feel.

Hill View on High Street to be included along with Newall Close and Breen Close.

NEXT MEETING

Wednesday 7th December 2022 7.00pm via Zoom

Ann Wright
27/10/2022

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.
26 th October Meeting Comments: It was agreed the wording should state <i>developments of up and not exceeding 30 homes on anyone site...</i>				
Smaller scale development of exception sites will be allowed within the hamlets of Gatesheath and Newton-by-Tattenhall over the period 2010 to 2030. 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,	Remove this element of Policy 1			

Existing Policies	Proposed changes	Suggestions/notes (IMK)	CM Comments	LH comments
but no more than 30% in any individual scheme				
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!	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 necessary, rather than ‘up to’	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 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

Existing Policies	Proposed changes	Suggestions/notes (IMK)	CM Comments	LH comments
				<p>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>
<p>26th October Meeting Comments:</p> <p>Policy to state <i>must include at least 30% affordable</i></p> <p>It was noted that any variation from CW&C Soc 1 policy will need to be evidenced.</p> <p>It was noted that the Housing Needs Survey (HNS) should provide evidence of need.</p> <p>It was noted that the Gifford Lea and Chester Road developments have not provided at least 30% affordable properties the Newton-by-Tattenhall and Redrow developments did.</p> <p>It was agreed the HNS survey results would be forwarded to Lucy Hughes with figures of affordable properties delivered.</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			

Existing Policies	Proposed changes	Suggestions/notes (IMK)	CM Comments	LH comments
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 redrafted.
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	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

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			the neighbourhood plan, as Upton have done.	devaluing the rest of it. Your 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. 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>26th October Meeting Comments:</p> <p>It was agreed the policy should refer to developers demonstrate how schemes are in accordance with the Design Code.</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		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</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?

Existing Policies	Proposed changes	Suggestions/notes (IMK)	CM Comments	LH comments
reducing carbon emissions. These can include both energy efficiency measures and green energy generation			provides an opportunity to provide more detailed and stringent requirements relating to sustainable design and carbon emissions, as has been done by Upton (who required zero carbon / Passivhaus standards etc).	
	Add: Biodiversity improvements to be built in from the start for any renewable energy projects (solar, wind, heat pumps, hydro).	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.	

Existing Policies	Proposed changes	Suggestions/notes (IMK)	CM Comments	LH comments
	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.			
26 th October Meeting Comments: It was agreed to include the Keysbrook Wildlife Corridor.				
	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	Yes – go with Catherine's suggestions.

Existing Policies	Proposed changes	Suggestions/notes (IMK)	CM Comments	LH comments
			latest DEFRA metric calculation".	
26 th October Meeting Comments: Recommendation agreed				
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'.
26 th October Meeting Comments: Delete above Policy wording.				
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	Agree with Iain.

Existing Policies	Proposed changes	Suggestions/notes (IMK)	CM Comments	LH comments
			translate the principles within the Living With Beauty report A into local design requirements for Tattenhall.	
26 th October Meeting Comments: Remove as covered by the Design Code in more detail.				
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	<p>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.</p> <p>I would be careful about saying 'development which increases the number of native tree species will be 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.</p>

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			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.	
26 th October Meeting Comments: Review Darnhall Policy. It was agreed wording should state <i>where there is a loss of such feature/trees they should be replaced at the ratio of 2 for 1.</i>				
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.’
26 th October Meeting Comments: Remove “and within or adjacent to the adjoining hamlet”- to bring in line with Policy 1 if it applies to small-scale business development.				

Existing Policies	Proposed changes	Suggestions/notes (IMK)	CM Comments	LH comments
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			You could add 'and demonstrate consideration of and accordance with the Tattenhall and District Design Code (2022) or any updated version.'
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.			
26 th October Meeting Comments: Recommendation agreed.				

Existing Policies	Proposed changes	Suggestions/notes (IMK)	CM Comments	LH comments
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.	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??

Existing Policies	Proposed changes	Suggestions/notes (IMK)	CM Comments	LH comments
26 th October Meeting Comments: It was agreed that Lucy Hughes would review this policy to try and strengthen it further.				
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			
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			

Existing Policies	Proposed changes	Suggestions/notes (IMK)	CM Comments	LH comments
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:	LOCAL GREEN SPACES			

Protected Local Greenspaces v1.1

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.</p> <p>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	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.

		to Burwardsley Road		
5.	Open spaces within Greenlands, housing estate	The estate is within the settlement boundary and this space is approximately 600 m from Tattenhall village centre.	This area consists of rough grass and mature native trees. Although a service road traverses the site, the area provides valued visual and recreational amenity. Local families regularly gather there for celebrations and community events.	Area: 0.07ha. Semi-natural green space. Recreation/lay 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	Area: 0.07ha Children's playground

			<p>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 freely 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.</p> <p>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.</p>	
9.	Park Playing Field	In the centre of the Village between the Park School and Tattenhall Road	<p>The Park Field is divided between the Par School and a public area by a security fence. The school field is not open for public use, but is used extensively for usual school outdoor activities including its own play equipment. The remaining grassed area is the site of the expanded children's play area, open to the public. 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>The land is within Tattenhall Conservation area.</p>	<p>School field Area 1.72ha</p> <p>Public field Area: 1.33ha</p> <p>Children's playground and field</p>
10.	Sport Tattenhall Playing Fields	On the edge of the Village separated from the High	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.	Area: 3.78ha Sports and leisure facility

		Street only by Barbour Square	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.	
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	Tattenhall Outdoor Educational Centre is one of a number of Conway Centres in North Wales and Cheshire. The site is a former secondary school, retaining the attached playing field and offering real-life adventurous outdoor activity learning. Tattenhall is the largest of the residential centres and the field allows outdoor activities such as archery, pond dipping, bushcraft, pond study and open fire. Although the Centre buildings are in the conservation area, the field is not.	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 Barnfield	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 wildlife corridor is accessible to the local community and a per-missive 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 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. Per-missive 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.	Area: 2.39ha. Natural green space.
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.	Area: 1.3ha. Local Wildlife Site Unimproved grassland.

			<p>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.</p> <p>The land is within Tattenhall Conservation area.</p>	
17.	Barn Field	In the centre of the village between the Mill Brook and Ravensholme Court	<p>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 Mill Brook Wildlife Corridor and is a valuable habitat for wildlife.</p> <p>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. Support is provided for the field from residents of Ravensholme Court sheltered housing. Mill Brook Wildlife Corridor interpretation panel installed 2013.</p> <p>The land is within Tattenhall Conservation area.</p> <p>Not currently open to the general public.</p>	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 is particularly tranquil and 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	Area: 0.72ha. Natural green space.

			<p>had become overgrown making public access difficult.</p> <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. 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</p>	
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			<p>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.</p> <p>The area is near the church, Covert Rise, Ravensholme 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 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 and affords a tranquil site near the memorials for personal reflection.</p> <p>The land is within Tattenhall Conservation area.</p>	Area: 0.3ha. Semi-natural green space.
21.	Entrance to and field in front of Tattenhall Hall	In the centre of the village beside the Mill Brook on the High Street	<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 1622, English Heritage Grade 2 Listed. A significant wildflower meadow, it is located on the Mill Brook Wildlife Corridor.</p> <p>The land is within Tattenhall Conservation area.</p>	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	<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>	Area: 6.6ha. Part semi-natural green space

		Shropshire Union Canal	The land is entirely within the Shropshire Union Canal conservation area.	
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 wildlife corridor crossing the Golborne Brook. Providing views into Tattenhall, to the Cheshire Sandstone Ridge and to the Clwydian Range and Dee Valley. These sections of the line are a Local Wildlife Site due to the presence of common spotted orchids, floristically a diverse wildlife corridor. Not currently open to the public.	Area: 3.8ha. Local Wildlife Site. Natural green space.
24.	Canal bank west of Crows Nest bridge	Situated on the Northern Boundary of the Parish in Newton-by-Tattenhall, approximately 1.5 miles from Tattenhall village.	The canal towpath can be accessed from Crows Nest Bridge and is flanked on one side by small industrial units including a skate park and the other by the Marina before running through open countryside. The towpath is a public footpath FP7 The canal banks are in the Shropshire Union Canal conservation area and a designated local wildlife site. Some of the wildlife spotted are Swans, Kingfishers, Cormorants and Herons. The industrial area used to house a Brick and Pipe works to the east of the bridge and to the west side was the Bone Works. Nothing remains of these two structures.	Area: 1.04ha. Local Wildlife Site. Natural green space.
25.	Bank of River Gowy	The part River Gowy that flows through the North West edge of the parish boundary about 2.5 miles from Tattenhall village is situated in an uninhabited area accessed via the Ford Lane and then	It is a designated local wildlife site. In the spring, the banks are covered in wild garlic and the area is teeming with wildlife as it runs through reed beds and then through a wooded area. Some examples are Kingfishers, Mallards, Herons and Buzzards.	Area: 2.7ha. Local Wildlife Site. Natural green space

		<p>footpath FP11 or the canal towpath FP7. It then runs alongside FP11 towards Huxley village.</p>		
26.	Bank of Crimes Brook	<p>Crimes Brook is situated approximately 2.5 miles from Tattenhall village at the North Western edge of the parish boundary where it runs into the River Gowy.</p>	<p>The area is a designated local wildlife site. It is accessed via Ford Lane in Newton-by-Tattenhall which meets Crimes Lane at a ford which is Crimes Brook. This is an old Roman road and this stretch is where you can see the original cobbled road. This is also the route of the Bishop Bennet Way and the horses walk along the brook to get to the roadway. The brook then runs along meadows to the River Gowy, partially tree lined with Wild Garlic growing along its banks. Part of the meadow is a reed bed, which is rich in wildlife such as Water Voles, Reed Bunting, Mallards, Buzzards and Herons. Also to be found are Wood anemones, Orchids and Marsh Marigolds.</p>	<p>Area: 0.7ha. Local Wildlife Site. Natural green space.</p>

Tattenhall Design

Examples of good and bad.

Design that hasn't worked

Old Mill Place, Cooke's Court

The old mill on 3 floors has been preserved as a commercial property and used as a model to build residential properties on 3 floors. There was no precedent for this type of residential building in the historic centre. An urban feel has been created in the centre of the village and a precedent was set.

There is only hardstanding with no green space and the large carpark area adds to the urban feel and flood risk.

Despite the known high flood frequency of the site, none of the properties were designed to mitigate the effects of flooding. All the properties have been flooded to a depth of 1metre twice in 10 years.

The brickwork chosen has a stark contrast to that used in the village centre and the adjacent Barbour Square and Flacca Court and it shows no sign of mellowing with age, creating a "hard" edge to the against the Flacca field. The roof pitch on Cooke's Court jars with the nearby Tattenhall Hall.

Newton-by-Tattenhall

New developments are a poor design, creating an urban feel to a rural area which would not be out of place on the outskirts of Chester or any other town or city. They are also of a high density with little green space or trees, and lack local design features.

Rean Meadow

A development built at about the same time as Old Mill Place also essentially of town houses on 3 floors not appropriate in a rural village setting not justified any precedent in the village.

Redrow development, Shire Way

The housing units were all stock design incorporating features not seen in the village eg hanging tile cladding and bay windows. The lack of local or individual character together with high unit density has created a strictly suburban estate not characteristic of a rural village.

Design that has worked

Flacca Court

Features, eg use of sandstone, slate and roof pitch, have created terraced frontage which ties together the historic centre, view to the church and even the sports pavilion. The adjacent commercial development at Barbour Square has similar features which are in harmony.

Oaklands, Greenlands, Covert Rise, Rookery Drive

The three estates were built at similar times and although modern compared to the village centre, they have their own individual styles with low unit densities and open feel. Oaklands Drive has generally open frontages without fencing. Compared to the more recent developments, the low density avoids a packed urban feel. Covert Rise even has a 'village green'.

Hall View Terrace on High St, Newall & Breen Close

By using sandstone features, sympathetic brick colour and slate roofs, the development complements the older buildings on the High St.

However, the construction of Newell Close and Breen Close entailed the enclosure of the Mill Brook and the old Mill Race restricting the flow to both adding to the risk of flooding in Old Mill Place.

Tattenhall Conservation Area Appraisal June 2013

Four developments were removed from the 1996 conservation area because of their negative impact:

- Newell Close/Breen Close
- Worley Court (commercial development)
- Ravensholme Court
- Rean Meadow

Neutral impact developments were retained:

- Flacca Court, houses for elderly people, north of Field Lane
- Hall View, development opposite Institute, north of High Street

The Appraisal also identified areas for improvement eg:

Enhancement opportunities

"Landscape improvements in the following Conservation Area Management Plan for Tattenhall would improve its character and appearance: As mentioned above, modern tarmac or concrete is frequently used for driveways or parking in residential properties with varying degrees of success. In some cases where these materials are used for important parking areas, such as parking for Public Houses or the Barbour Institute, the effect is seriously detrimental for the character of the area, irrespective of the value of the buildings. For those reasons, a comprehensive parking landscape scheme would help to improve the character of the area in the following sites: Barbour Square parking, south of High Street Old Mill Place parking, south of High Street Bear and Ragged Staff Public House parking, south of High Street Sportsman Arms Public House parking, south of Burwardsley Road Resurface Church Bank using the existing cobble stones currently beneath the tarmac, including a design of the street surface Street Furniture and Public Realm Whilst some examples of traditional street furniture (eg signposts, streetlamps, etc) remain, in some parts of the conservation area, late 20th century standardised lighting, road name signs, waste bins, telephone kiosks, etc. detract from Tattenhall's local distinctiveness. As and when such items are scheduled for replacement, village-specific, sympathetic design should be encouraged and the use of standardised designs

discouraged. Existing pavements are currently largely surfaced in tarmac with concrete kerbs. As these become due for replacement, materials appropriate to their context should be used (as identified within the Village Design Statement)."

and:

Traditional materials and design details

"To highlight the character and appearance of the area, rather than modern treatments, such as asphalt, in driveways or yards, it is recommended that floorscapes should utilise natural materials. 15 Opportunities for the re-introduction of traditional design details, such as doors and fenestration, would also be of benefit to the conservation area. There are number of buildings in the village centre which are suffering seriously from the effects of cement pointing. This must be considered a negative impact on the conservation area and on the buildings (some of which are listed) that are affected. It is recommended that traditional lime mortar is used instead of cement. To implement these proposals, it is hoped that a funding mechanism may be explored within the Community."

01 Nov. 22

TATTENHALL & DISTRICT NEIGHBOURHOOD PLAN REVIEW

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