

Tattenhall and District Neighbourhood Plan

AECOM

locality
Communities ambitious for change

**Design Code
2023**

Quality information

Document name	Ref	Prepared for	Prepared by	Date	Reviewed by
Tattenhall & District Neighbourhood Plan Design Code	DR-11231	Tattenhall & District Neighbourhood Plan Review Committee (NPRC)	Elliot Joddrell, AECOM	30-05-22	Lucy Sykes, AECOM

Revision history

Revision	Date	Details	Authorised	Name	Position
00	24-05-21	1st Draft issued to NPRC	LW	Lee Wood	Regional Director
01	04-11-21	2nd Draft reflecting comments received in engagement session held on 16-09-21	LW	Lee Wood	Regional Director
02	30-05-22	3rd Draft responding to further comments	LW	Lee Wood	Regional Director
03	04-01-23	Final Draft	LW	Lee Wood	Regional Director
04	08-03-23	Final Document	LW	Lee Wood	Regional Director



Contents

01 Introduction

Background
Objective
Methodology
Document Structure
Study Area

02 Place Assessment

Historic Evolution & Heritage
Landscape
Route Hierarchy
Village & Open Space Structure
Sense of Place & Wayfinding

03 Local Character

Photographic Analysis & Observations
Key findings and Opportunities
Character Areas

04 Design Codes

The Codes
Where to Use the Codes
Design Codes

05 Next Steps





1 Belgrave Cottage

01 Introduction

Background

Tattenhall and District in Cheshire West has established a Neighbourhood Plan Review Committee (NPRC) in order to shape and influence development within its area. The NPRC is currently in the process of preparing its revised Neighbourhood Plan.

Locality is the national membership network for community organisations that brings local people together to produce Neighbourhood Plans. Through Locality's support programme, the Tattenhall & District NPRC has appointed AECOM to prepare this Design Code document which will form part of the evidence base for the revised Neighbourhood Plan.

Objective

The purpose of this document is to provide an appreciation of the existing character of the Neighbourhood Plan Area and to create a set of design codes which will apply to any future housing and commercial development. This will help to ensure that as any new development comes forward, it responds to its context and supports and enhances the quality of the village's existing character.

Methodology

The process that was undertaken to produce this Design Code document is as follows:

- An inception call was held with AECOM representatives and the NPRC to understand the aims of the group and confirm the brief.
- AECOM representatives carried out a site walkover in Tattenhall in order to appreciate the local character and photograph the area.
- AECOM shared a draft Design Code document with the NPRC.
- An engagement meeting was held with the NPRC to review the draft document and allow local opinion to be captured and represented in the final document.
- After capturing the feedback from the engagement meeting, AECOM issued the final Design Code.

Document Structure

This Design Code document comprises the following five sections:

01 Introduction

Provides the background, purpose, process, study area and design code document structure.

02 Place Assessment

Outlines an appreciation of physical influences which will be used to help inform the design codes

03 Local Character

A more focussed understanding of Tattenhall's built and natural landscape character is provided by undertaking a photographic survey to analyse key characteristics.

04 Design Codes

The design codes to be applied to future housing developments in the Neighbourhood Plan area are established.

05 Next Steps

Provides guidance on the next steps for the NPRC and potential future developers.

Study Area

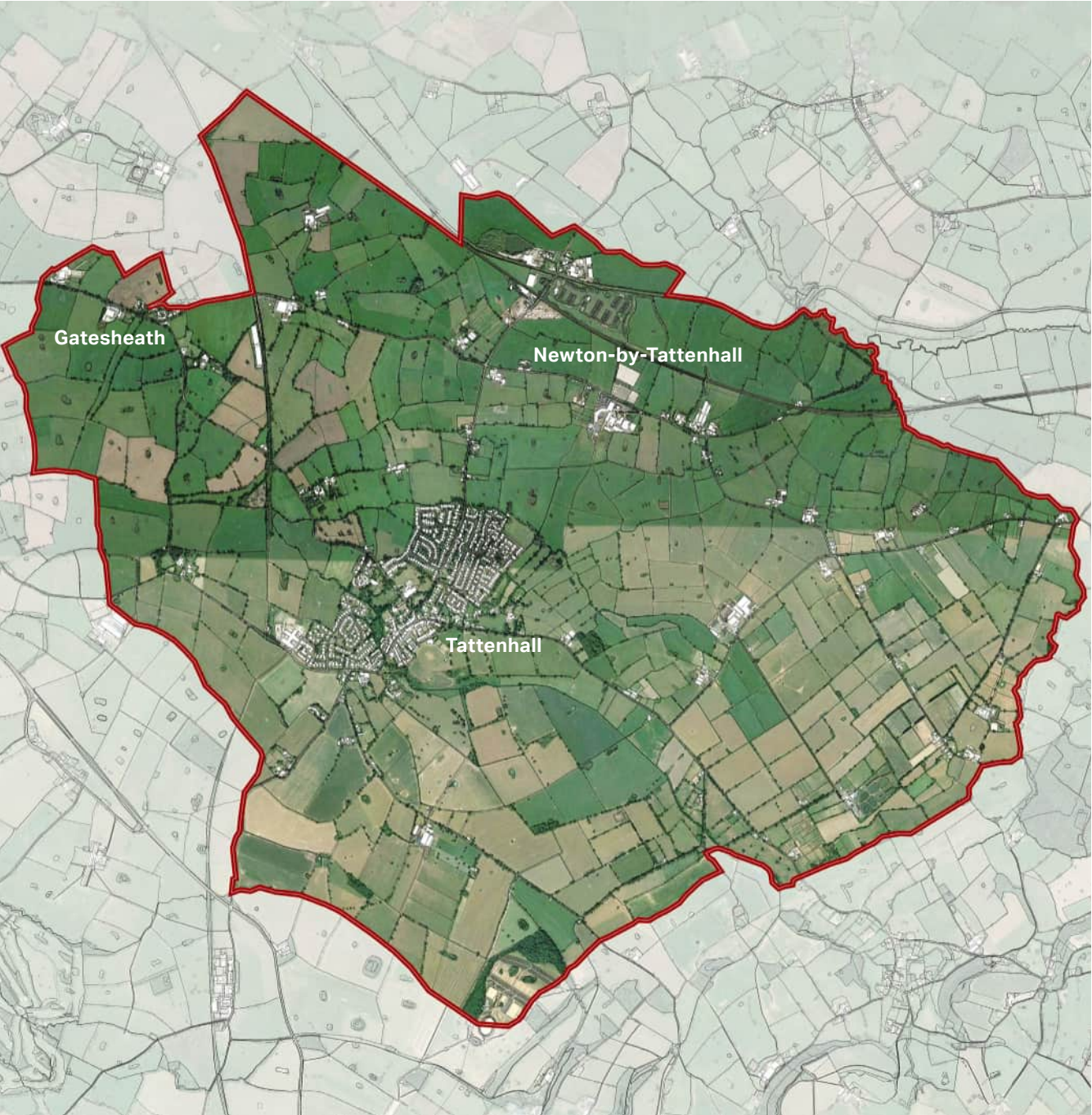
The Neighbourhood Plan area comprises the villages of Tattenhall, hamlets of Gatesheath and Newton-by-Tattenhall and their surrounding rural context. The majority of properties and land inside the study area are within the ownership of the Bolesworth Estate.

This document will be focussed predominantly on the village of Tattenhall and Hamlets of Gatesheath and Newton-by-Tattenhall whilst providing an appreciation of the rural surrounding landscape.

Tattenhall Neighbourhood Plan Boundary



Tattenhall's main settlement area



Tattenhall Neighbourhood Plan area



High Street

02 Place Assessment

Historic Evolution & Heritage

Tattenhall historically developed at the meeting point of a series of country lanes. The original settlement was arranged in an informal linear development pattern along these routes. Newton-by-Tattenhall and Gatesheath historically developed in a much more scattered and dispersed pattern reflecting the typically agricultural land-use of these areas.

Later phases of the Tattenhall’s development have been laid out in more densely developed estates and cul-de-sac streets which, in some cases, has diminished the historic character of the village. These dead-end routes have reduced the overall level of connectivity that the village once had.

Tattenhall has a conservation area and a wealth of historic buildings. The photographs on the opposite page are a small selection of the listed buildings which contribute to the historic character of the village. The location of these buildings is illustrated on the adjacent plans.

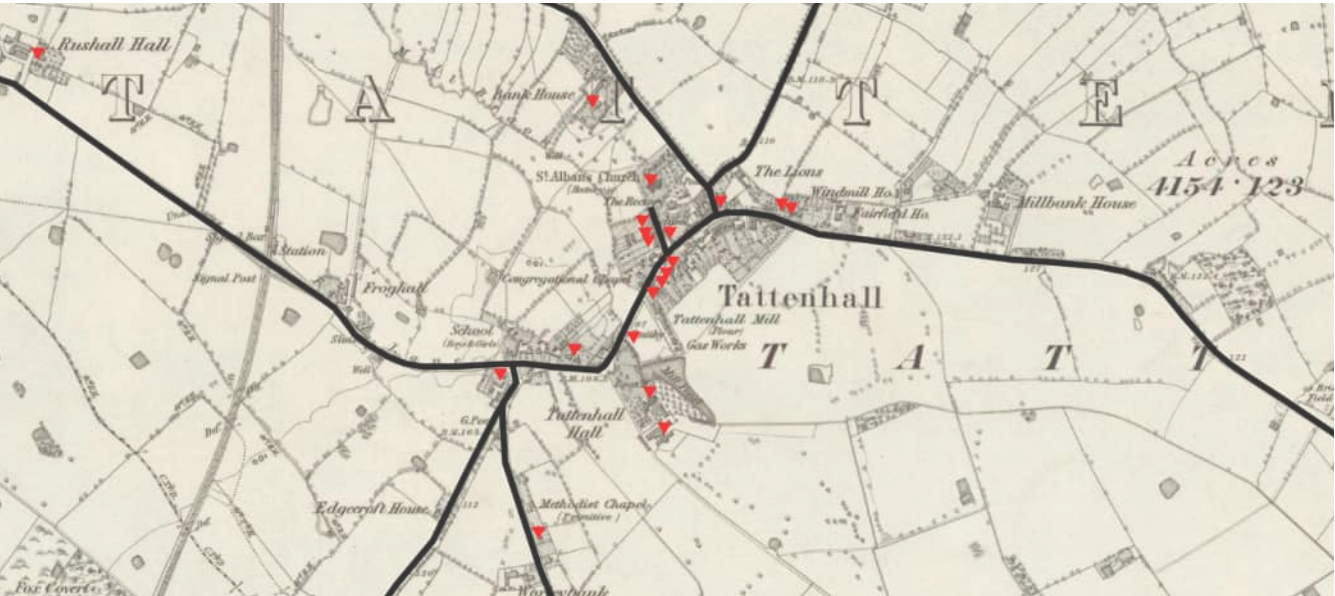


Historic mapping of Newton-by-Tattenhall from 1882



Historic mapping of Gatesheath from 1882

- Historic routes
- Listed buildings
- Modern routes
- Conservation Area



Historic mapping of Tattenhall from 1875



Present day OS mapping



Grade II Listed Laurel Bank



Grade II Listed Office Premises within The White House



Grade II Listed Rose Bank Cottage



Grade II Listed The Mount



Grade II Listed Claremont



Grade II Listed Greengates



Grade II Medway House



Grade II Listed Conifers the Cottage and St Albans House



Grade II* Listed Church of St Alban

Landscape

The surrounding landscape is predominantly open farmland with hedgerow and tree bound fields. There are a small number of wooded areas within the Neighbourhood Plan boundary.

Tattenhall is situated on low ground on the Cheshire Plain which is a very flat agricultural landscape. To the east of the village the Peckforton Hills and Beeston Castle can be seen (see page 13).

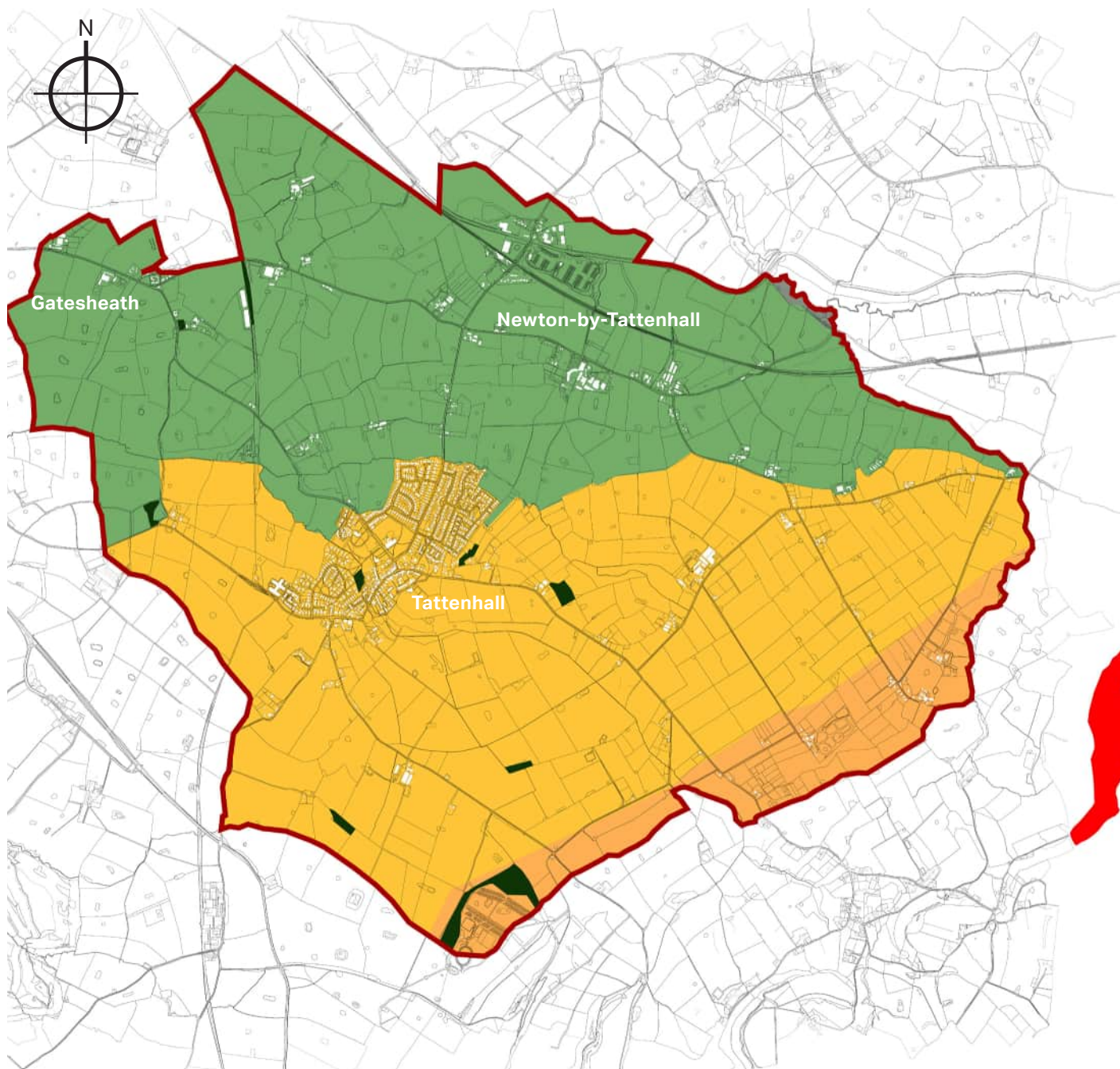
To the east of the Neighbourhood Plan boundary is the Peckforton Woods Site of Special Scientific Interest (SSSI).

The Neighbourhood Plan Area covers two of Cheshire West and Chester Unitary Authority's landscape character types (LCT). These are:

- LCT 3: Sandstone Fringe which is described in the authority's landscape character assessment as a landscape of contrast with some areas of high hedges and blocks of woodland providing enclosure and short distance views and other areas of elevated and open viewpoints enjoying extensive panoramic views across the low lying Cheshire Plain;
- LCT 9: Cheshire Plain West which is described as having a flat or very gentle topography enclosed by hedgerows and standard trees in small-medium enclosures that follow an irregular and semi-regular field pattern

The Neighbourhood Plan Area sits within Natural England's National Character Area 61: Shropshire, Cheshire and Staffordshire Plain. The area is described as 'an expanse of flat or gently undulating, lush, pastoral farmland.'

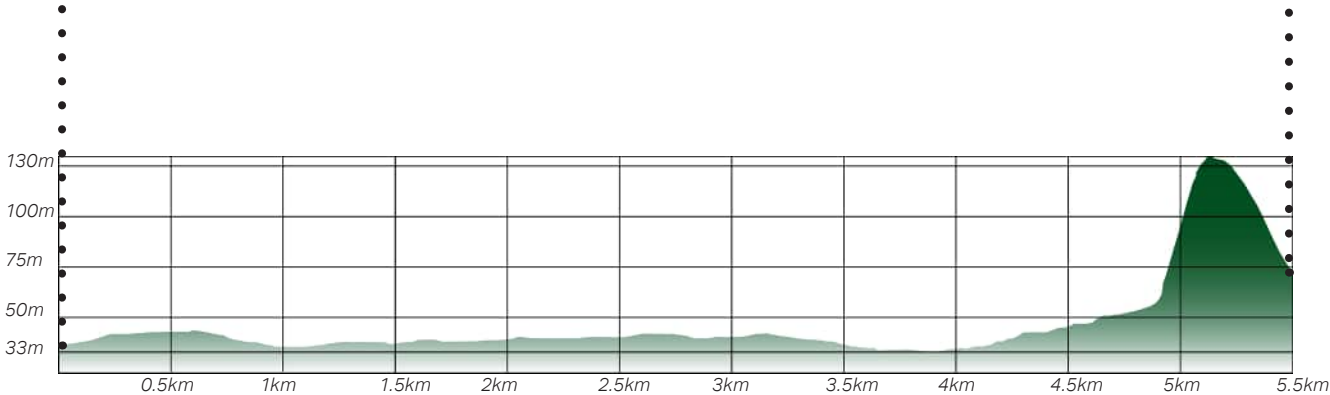
- LCT 3: Sandstone Fringe, LCA Beeston to Duckington
- LCT 9: Hargrave, Hoofield & Beeston Plain
- LCT 9: Tattenhall to Shocklach Plain
- Peckforton Woods SSSI
- Woodland



Landscape



View from Beeston Castle west towards Tattenhall



Topographical cross section illustrating the level change between Beeston Castle and Tattenhall.

Route Hierarchy

Tattenhall is situated to the east of Whitchurch Road which is the main route between Chester and Whitchurch and is a 4 minute drive from the centre of the village.

The streets in the Neighbourhood Plan Area comprise predominantly of historic country lanes and modern cul-de-sac access streets and estates.

The main route through the village runs from Frog Lane to the west of the village, along High Street, through the village centre and on to Burwardsley Road to the east.

Chester Road and Tattenhall Road also lead to the village centre from the north, and Rocky Lane and Bolesworth Road provide access from the south.

High Street is the historic centre of the village and is where the majority of the historic buildings in the village can be found.

The surrounding area is well connected with public right of way routes providing traffic free footpaths to explore the surrounding landscape. In addition, the Bishop Bennet Way and Eddisbury Way long distance footpaths runs through the Neighbourhood Plan Area. The Millenium Mile is aslo a recreational route forming a loop within Tattenhall's main settlment area.

The existing historic railway and canal features should be preserved and their setting enhanced.

- Primary route
- Secondary route
- Access route
- Public right of way
- Long distance footpath
- National Cycle Network



Village Centre Route Hierarchy



Rocky Lane



Chester Road



Tattenhall Road



High Street



Tattenhall Road



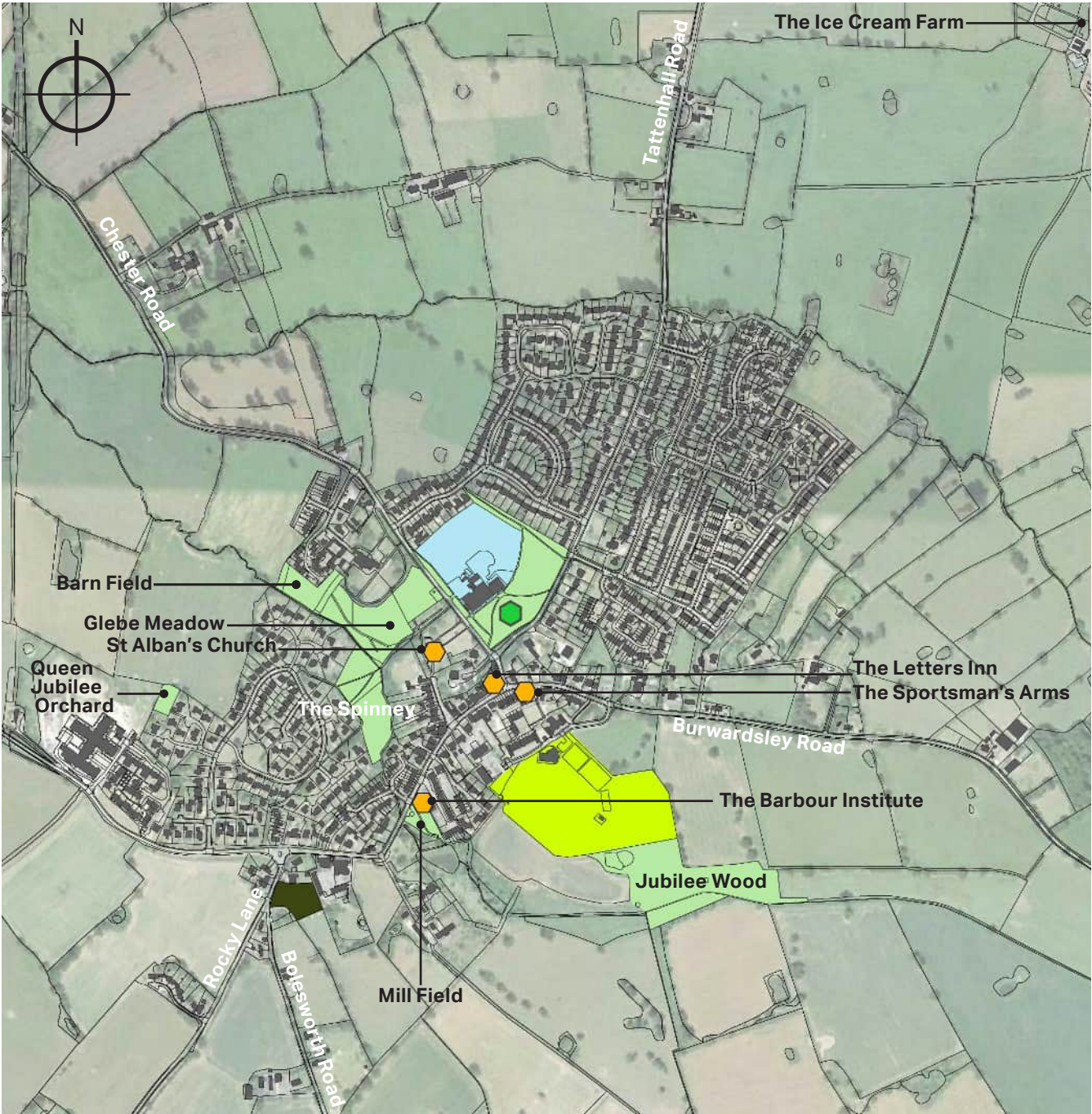
Chester Road

Village & Open Space Structure

Within the Neighbourhood Plan Area there is a single main settlement area (Tattenhall) which has grown from historic, linear routes. To the north of the village are the two small settlements of Gatesheath and Newton-by-Tattenhall. Surrounding the village are a series of country lanes with scattered farms and agricultural land. The majority of the local amenities are found in the village centre along High Street. There is a church, outdoor sports and recreation space and allotments. There are two public houses in the centre of the village. The village has a primary school and pharmacy and doctors surgery. There is a village hall, convenience store, hair salon, restaurants, and gift shop within the centre. Outside Tattenhall there is an Ice Cream Farm in Newton-by-Tattenhall and cafe at Tattenhall Marina as well as a farm shop in Gatesheath amongst other small businesses.

Key open spaces within and around the village include Barn Field, Jubilee Wood, Mill Field, The Spinney and Glebe Meadow.

- Open space
- Outdoor sports facility
- School
- Pubs and facilities
- Play areas
- Allotments



Village Centre Structure and Open Space



Barn Field



Glebe Meadow



Queen Platinum Jubilee Orchard



Jubilee Wood



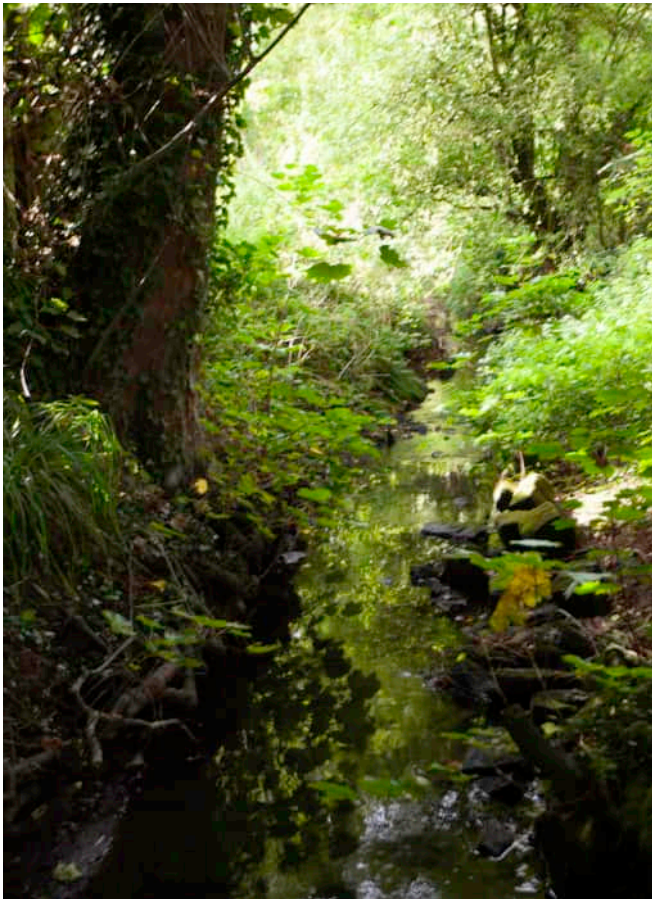
Jubilee Wood



Mill Brook at Mill Field



The Spinney



Mill Brook at Glebe Meadow



Indian restaurant, Tailors and Hair Salon



Pharmacy



The Ice Cream Farm, Newton-by-Tattenhall



Spar and The Letters Inn



Tattenhall Newsagent



Historic Butchers



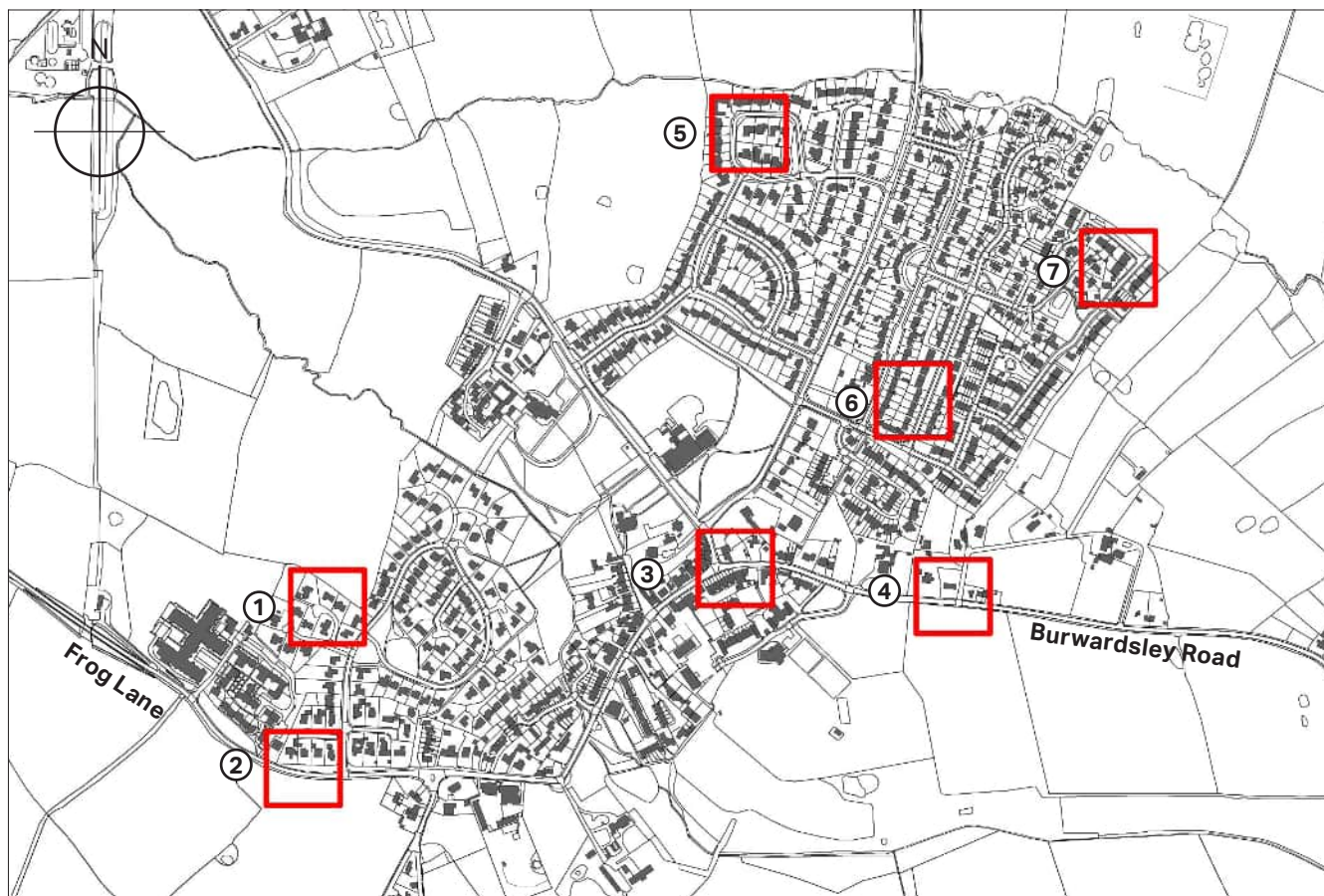
The Sportsman's Arms



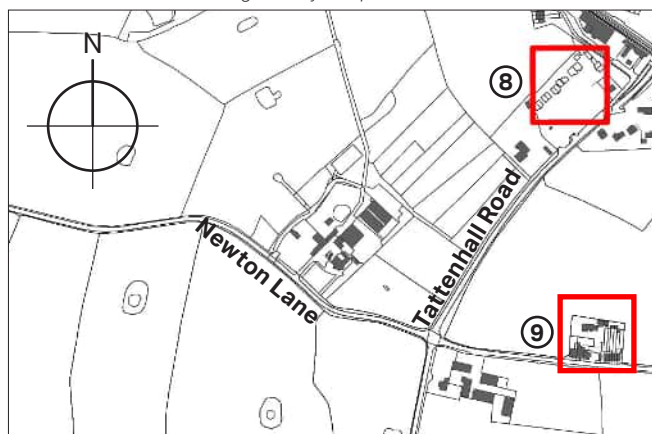
St Alban's Church



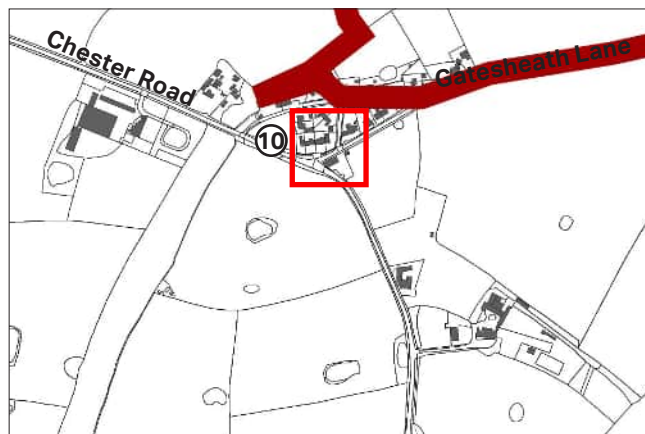
The Barbour Institute (Village Hall)



Tattenhall 1 hectare housing density samples



Newton-by-Tattenhall 1 hectare housing density samples



Gatesheath 1 hectare housing density samples

On the adjacent plans the following 1 hectare housing density samples have been tested to understand the typical density of development in Tattenhall.

1. Gorsefield - 8 dwellings per hectare (dph)
2. Frog Lane - 5dph
3. High Street - 15dph
4. Burwardsley Road - 5dph
5. Greenlands - 22dph
6. Harding Avenue - 20dph
7. Shire Way - 20dph
8. Blackhams Way - 31dph
9. Newton Lane - 11dph
10. Gatesheath Lane - 10dph

This shows that the historic centre of Tattenhall (density sample 3) has developed at a density of 15dph. The growth of the village has resulted in some edge of settlement densities that are higher than the centre (density samples 5 & 7). This can have an adverse impact on the surrounding landscape and should be avoided in future edge of settlement development by providing lower densities. Density samples 2 and 4 show edge of settlement development with lower densities and buildings only on one side of the street. This has softened the transition into the surrounding landscape.

Density sample 8 is from the Blackhams Way residential development in Newton-by-Tattenhall, which was incomplete at the time of writing. When completed this development will result in a housing density of 31dph. Densities of this level on a site within a rural setting, detached from the main settlement area can have an adverse impact on the rural character of the countryside. At street level the crowded layout of the development will restrict views to the surrounding landscape. Density samples 9 and 10 from Newton Lane and Gatesheath Lane show more typical densities of these rural settlements with densities of 10 and 11 dph.

Sense of Place & Wayfinding

Views across Tattenhall (from within and outside its bounds) are often restricted, due in part to the flat lie of the land and in part to hedges and trees. An exception to this is in the south of the Neighbourhood Plan Area where extensive views may be had from public rights of way and other publicly accessible land over agricultural land towards Bolesworth Castle and the Sandstone Ridge.

A key area of importance in Tattenhall is the junction of Chester Road, High Street and Burwardsley Road which is the arrival point to the village's centre. Another key area of importance is the junction of High Street and Church Bank which leads down to St Alban's Church.

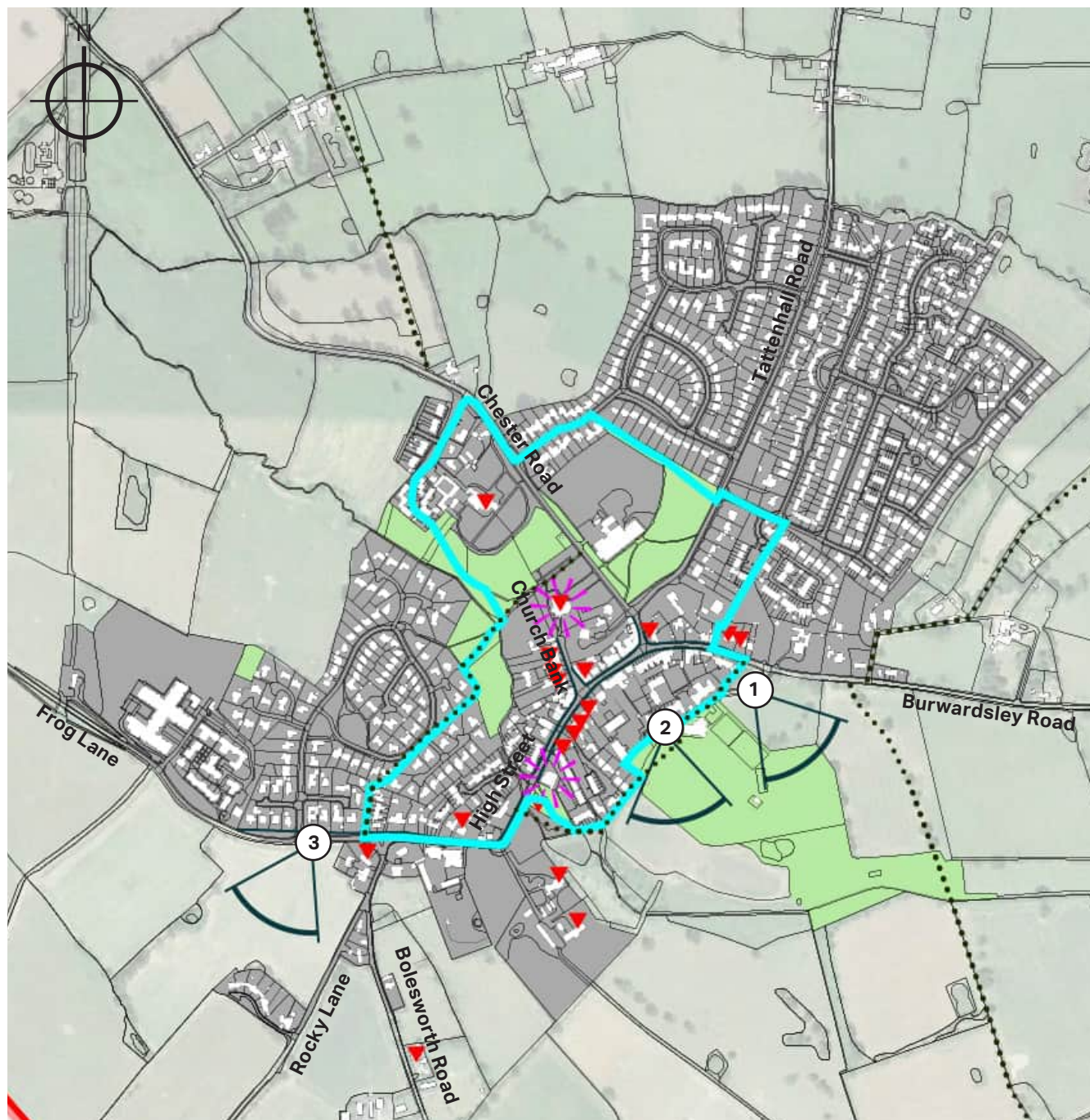
The central routes through the village have a strong historic character; many of the listed buildings line these streets and there is a sense of the settlement's heritage. The Grade II* listed St Albans Church is a prominent landmark which can be seen from several locations.

Other key landmarks in and around the Neighbourhood Plan Area include Beeston Castle, St Albans Church, Bolesworth Castle and The Barbour Institute.

A small sample of views seen on the site visit is presented on the following page along with a list of the most important views in the Neighbourhood Plan Area which should be protected.

The Millenium Mile provides mostly vehicle free access to some of the open spaces within Tattenhall.

- Main settlement area
- Open space and recreation
- Main frontage
- Public right of way
- Grade II Listed buildings
- Sample views
- Landmarks
- Millenium Mile



Sense of Place and Wayfinding



View 1 - Looking south-east from Field Lane



View 2 - View to Bolesworth from the Millenium Mile



View 3 - Looking south from Frog Lane

The following is a list of views and vistas that are important to the character of the Neighbourhood Plan Area, many of which are identified in the 2008 Conservation Area Appraisal.

1. Glimpsed views to the church across the park
2. The landscaped setting of the church and churchyard
3. Views to Tattenhall Hall across the Mill Field and the public footpath behind the modern housing
4. The landscape setting in front of and to the side of Tattenhall Hall
5. Views to the Rookery from the Millennium Mile footpath and churchyard
6. The visual prominence of the Clough Williams-Ellis houses on the corner of Frog Lane and Rocky Lane
7. The views across the fields from Chester Road to Brook Hall
8. The visual setting of the Righi – its open setting looking over fields
9. Views to Bolesworth Castle and the setting of its gatehouse
10. Glimpses between Nine Houses and Pluto House and the Bear and Ragged Staff public house
11. The sequential view stretching from the eastern edge of the conservation area from Burwardsley Road to Tattenhall Hall. In particular from Sport Tattenhall and Flacca Court towards the Sandstone Ridge and Bolesworth Castle.
12. Boundary edge dividing cottages on one side of the small lane leading to Mill Bank
13. Views from the edge of the conservation area towards Beeston Castle, the Peckforton Hills and Bolesworth Castle
14. Boundary edge dividing Tattenhall Park Primary School from houses located to the south of Tattenhall Road
15. Views from the disused railway line to the village and the Peckforton Hills and Sandstone Ridge
16. Views from Gatesheath & Newton to the Peckforton Hills and Sandstone Ridge.



Local landmark - Beeston Castle to the east of Tattenhall



Local landmark - St Albans Church



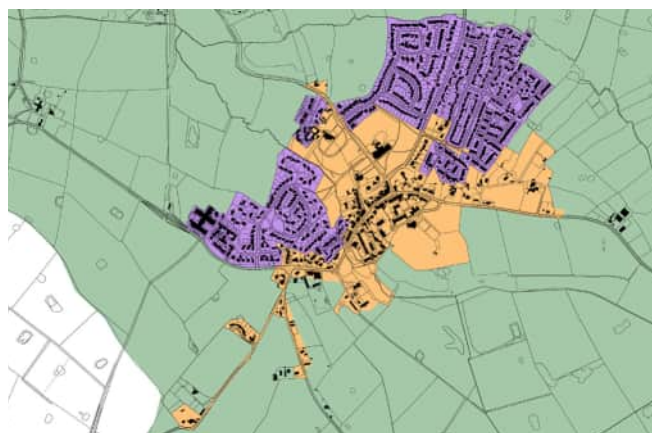
Local landmark - Barbour Institute

03 Local Character

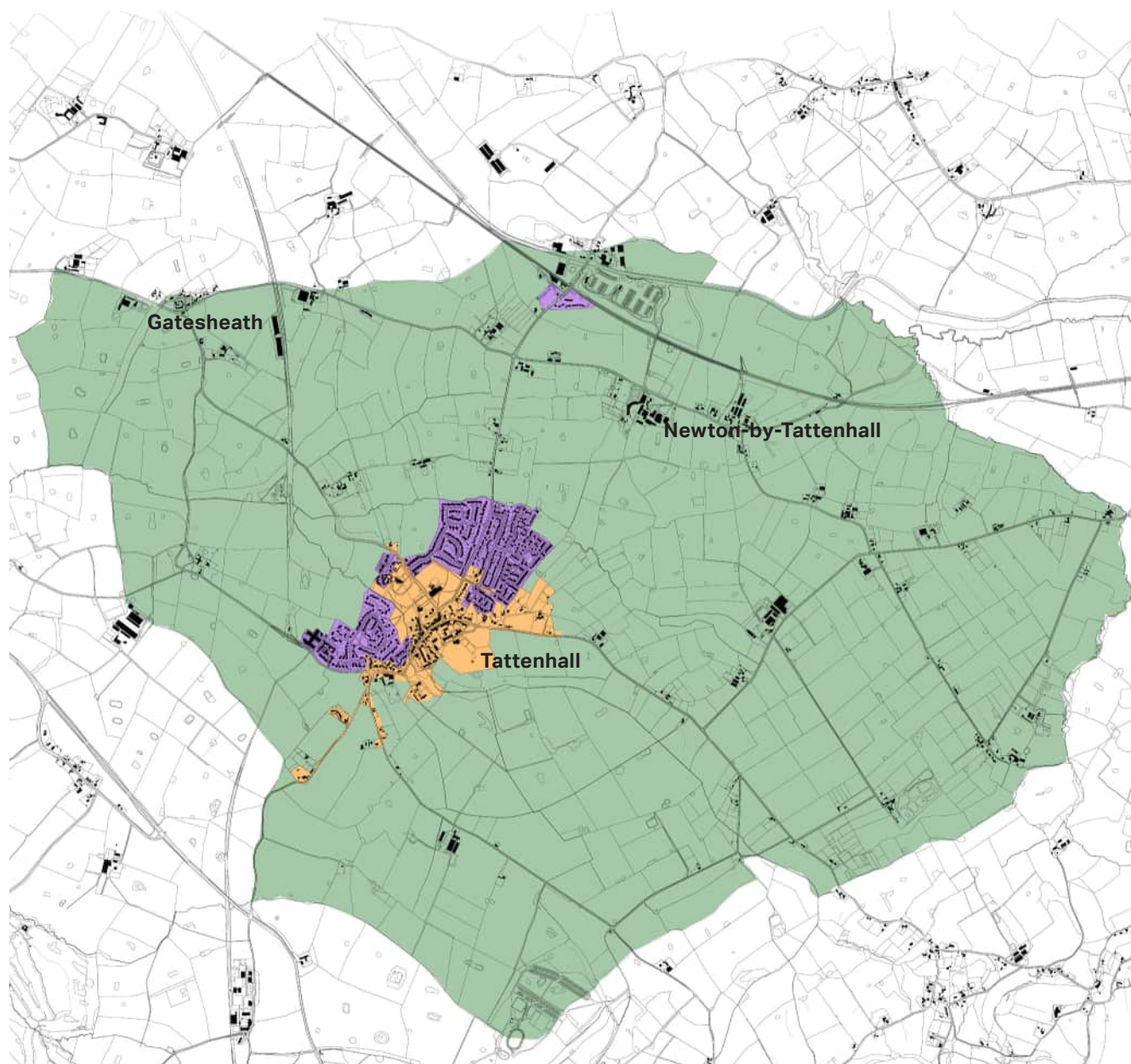
Character Areas

Based on the development forms that have occurred as the Neighbourhood Plan Area has evolved, the area can be simply split into three character types.

The centre of the village and the routes stemming from this area have a historic character and the layout and arrangement of buildings has occurred in an organic fashion with great variation in the types and sizes and orientation of the buildings. Contrasting with this are the more modern areas of the main settlement area where development has taken the form of much more 'planned', sub-urban style, looped estates and cul-de-sacs with repeated housing typologies, typically delivered by single developers, in a series of phases. Though there are differences in the style and character of each of these phases and some areas have been designed to a higher standard than others, their sub-urban form ties them together. The remaining area outside of these two character areas comprises the surrounding agricultural landscape and small rural hamlets of Gatesheath and Newton-by-Tattenhall defined by scattered housing and farms dispersed across the agricultural landscape.



Historic and Modern Character Areas

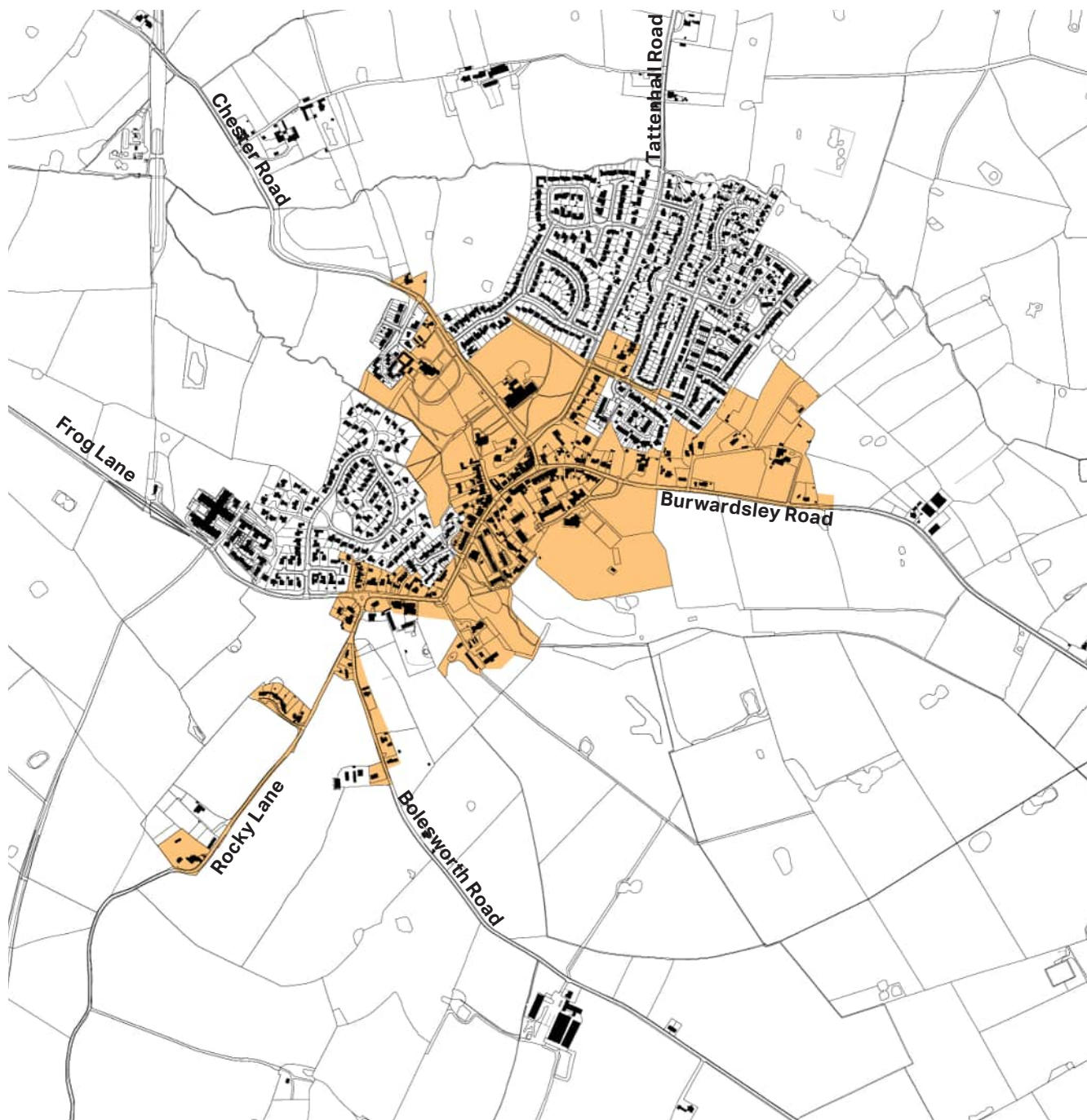


Historic Character Area

Modern Character Area

Surrounding Landscape Character Area

Character Areas



Historic Character Area

Photographic Analysis & Observations

A site walkover of the village was undertaken on the 30th March 2021 to understand the topography, structure and character of the village.

Following the visit, a photographic analysis has been prepared to identify and illustrate key design features which help underpin the Neighbourhood Plan Area's intrinsic character. This understanding will then be used to inform and shape the application of the proposed design codes.

The images which have been chosen for the purpose of this analysis represent a sample from across the Neighbourhood Plan Area. Images have been organised into the following themes in order to understand the similarities and differences between each of the three character areas:

- Building Materials and Detailing;
- Set-backs, Gardens and Boundary Treatments;
- Building Heights and Roof Types; and
- Streets and Public Realm

Tattenhall Historic Character Area

Comprising the Tattenhall Conservation area, the historic character in this area strengthens the village's sense of place. Development in this area is sensitive to change and the degradation of its historic character should be avoided.

Historic Character Area

Building Materials and Detailing

Typical building materials and detailing within Tattenhall's historic character area include:

1. Red Cheshire brick coursed in a Flemish bond (sometimes with contrasting coloured header bricks)
2. Natural slate roof tiles
3. Timber framed sash windows
4. Six over six / eight over eight Georgian sash windows
5. Casement windows
6. Black and white Tudor and mock Tudor timber framed elevations
7. Rubbed red brick around windows
8. Stone window sills and lintels
9. Sand stone band course
10. Red clay / Rosemary tiles
11. Brick chimneys
12. Fan lights
13. Portico entrances
14. Rendered or stuccoed elevations
15. Covered porch
16. Quoined corners
17. Timber panelled front doors
18. Decorative barge boards with finials



High Street



High Street



High Street



Burwardsley Road



High Street



Chester Road



Church Bank



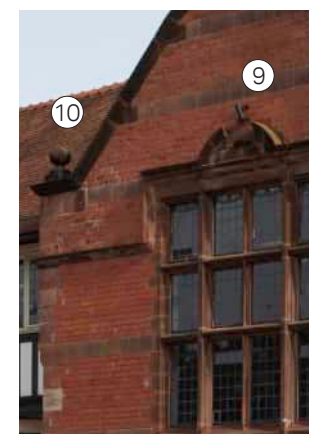
High Street



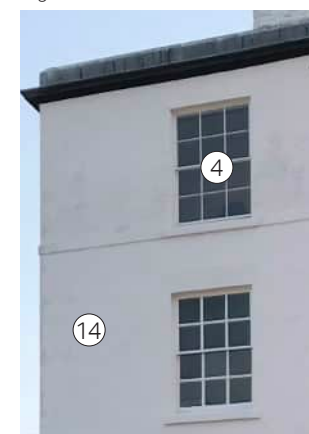
High Street



High Street



High Street



High Street

Historic Character Area

Set-backs, Gardens, Parking and Boundary Treatments

Within Tattenhall's Historic character area there are a variety of ways in which building set-backs, gardens, parking and boundary treatments are provided. These include:

Set-backs and gardens

1. Buildings set back behind short front gardens
2. Buildings positioned up against the edge of the footway
3. Buildings set back behind long front gardens.

Parking

4. Parking provided on a driveway to the front of a dwelling
5. On-street parking directly in front of a dwelling
6. Shared courtyard parking

Boundary Treatments

7. Red brick front boundary walls with stone coping
8. Tall hedgerows
9. Tall red brick walls
10. Short red brick walls with railings atop
11. Short red brick walls with hedgerows atop
12. Short sandstone walls
13. Short hedgerows



High Street



High Street



Burwardsley Road



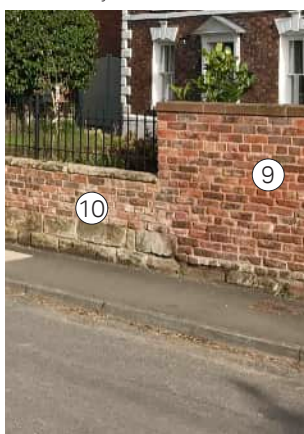
Chester Road



Burwardsley Road



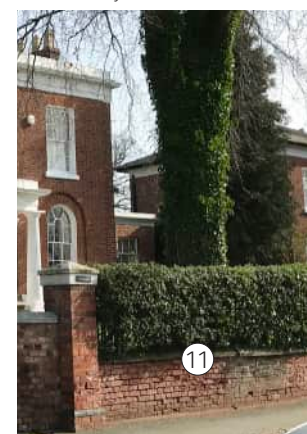
High Street



High Street



Cookes Court



Burwardsley Road



High Street

Historic Character Area

Building Heights and Roof Types

Typical building heights and roof types in the Tattenhall Historic character area include:

Building Heights

1. Two storey buildings
2. Three storey buildings

Roof Types

3. Hipped roof forms
4. Gable roof forms with gable end perpendicular to the road.
5. Front projecting gables



Rosemary Row



Rose Villas



Rocky Lane



Church Bank



Burwardsley Road



Burwardsley Road



High Street



High Street

Historic Character Area

Streets and Public Realm

Typical features within the streets and public realm of the Historic Character Area include:

1. A public park with play area (Tattenhall Park)
2. Turfed verges with trees and flowers (Burwardsley Road)
3. Wider pavements along streets with businesses frontages (High Street)
4. Outdoor seating (Mill Field and Tattenhall War Memorial)
5. Streets paved on both sides with narrow footways such as High Street.
6. Country lanes paved on one side such as Burwardlsey Road
7. Country lanes with no pavements such as Rocky Lane, Bolesworth Road, and Burwardsley Road.



High Street



Tattenhall Park



Wide pavement, High Street



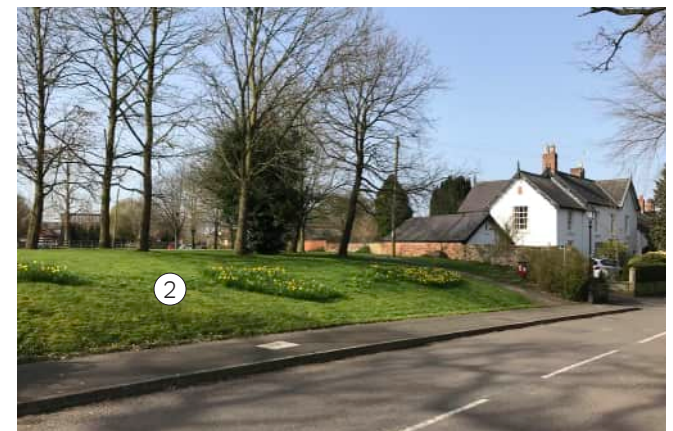
Mill Field



Burwardsley Road



Rocky Lane



Grass verge with trees, Burwardsley Road

Modern Character Area

This area comprises the later phases of the village's development. There are areas of modern housing built in the late 20th century such as Greenlands and Covert Rise.

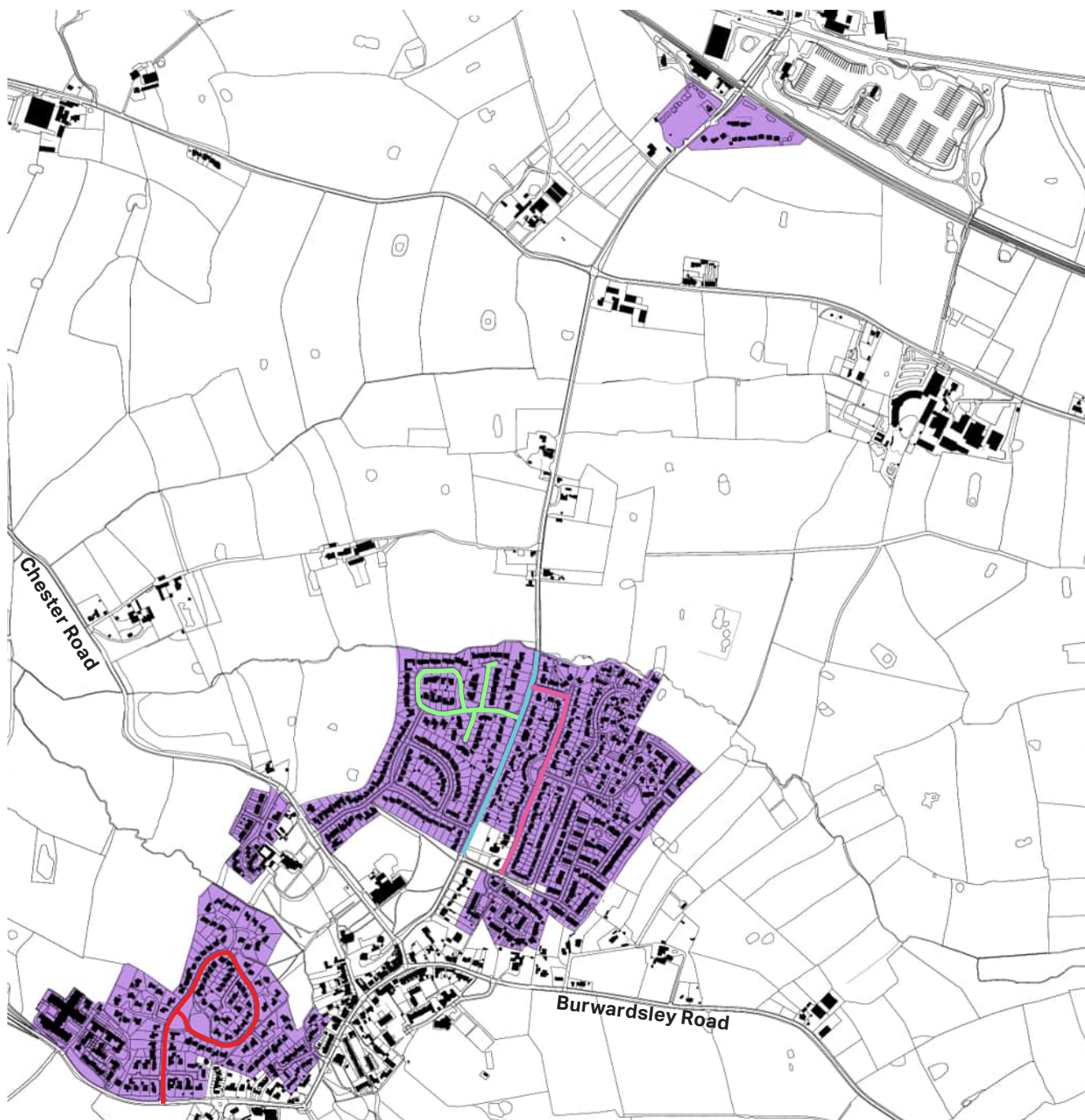
Layouts are typically designed around the needs of the car with cul-de-sac and estate-like development patterns.

Houses are generally detached or semi detached and many lack front boundaries.

Keysbrook is an early to mid-20th century area of semi-detached houses. Geometry of layout and repetition / rhythm define this area.

Dwellings along Tattenhall Road are typically detached and semi-detached houses in fairly wide plots. Hedges are generally used as boundaries in this area.

- Covert Rise
- Greenlands
- Keysbrook
- Tattenhall Road



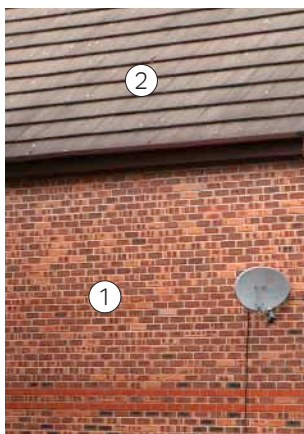
Modern Character Area

Modern Character Area

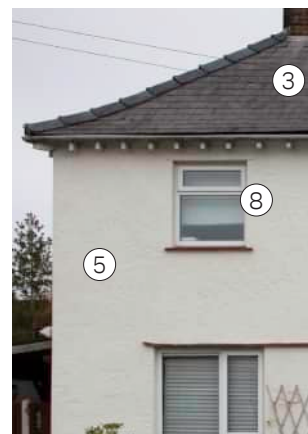
Building Materials and Detailing

Typical building materials and detailing within Tattenhall's Modern character area include:

1. Red Cheshire brick in a stretcher bond
2. Concrete roof tiles
3. Natural slate roof tiles
4. Red clay / Rosemary roof tiles
5. Rendered or stuccoed elevations
6. Covered doorways
7. Hanging tile cladding
8. PVC top hung casement windows
9. PVC side hung casement windows
10. Glazing bars
11. Mock Tudor detailing
12. Part brick, part render elevations
13. Brick chimneys
14. Stone window sills
15. Yellow / beige bricks
16. Brown bricks
17. Timber barge boards
18. Clay ridge tiles
19. Canted bay windows



Smithfield



Tattenhall Road



Gifford Lea



Ravensholme Court



Grakle Croft



Keysbrook



Bostock Avenue



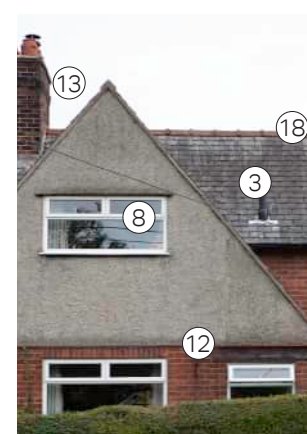
Covert Rise



Park Avenue



Tattenhall Road



Tattenhall Road



Castlefields

Modern Character Area

Set-backs, Gardens, Parking and Boundary Treatments

Within Tattenhall's Modern character area there are a variety of ways in which building set-backs, gardens, parking and boundary treatments are provided. These include:

Set-backs and gardens

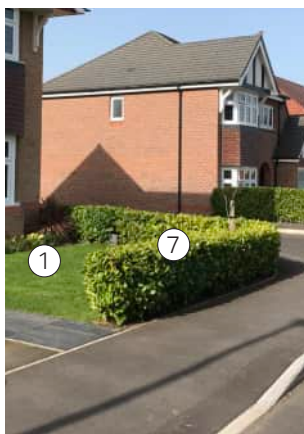
1. Buildings set back behind short front gardens
2. Buildings fronting on to shared parking courtyards

Parking

3. Parking provided on a private driveway to the front of a dwelling
4. Shared courtyard parking
5. Integrated parking garages

Boundary Treatments

6. Concrete post and timber panel fencing
7. Short hedgerows
8. Open front boundaries with lawned front gardens
9. Timber fencing
10. Side / rear boundary timber fences facing the street with low levels building frontage and natural surveillance



Park Avenue



Bostock Avenue



Rean Meadow



Bostock Avenue



Smithfield



Covert Rise



Bostock Avenue



Bostock Avenue



Keysbrook



Gifford Lea



Covert Rise



Harding Avenue

Modern Character Area

Building Heights and Roof Types

Typical building heights and roof types in the Tattenhall Modern character area include:

Building Heights

1. Single storey buildings
2. Two storey buildings
3. Two and a half storey buildings

Roof Types

4. Hipped roof forms
5. Gable roof forms
6. Cat slide roof forms
7. Low-pitched gable roof forms
8. Gable roofed dormer windows
9. Hipped roof dormer windows
10. Front projecting gables
11. Flat roofed dormer



Ravensholme Court



Gifford Lea



Greenlands



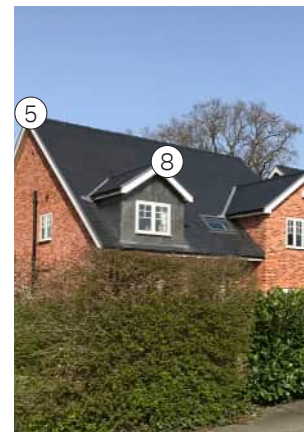
Park Avenue



Tattenhall Road



Park Avenue



Keysbrook



Rean Meadow



Harding Avenue



Greenlands



Bostock Avenue

Modern Character Area

Streets and Public Realm

Typical features within the streets and public realm of the Modern Character Area include:

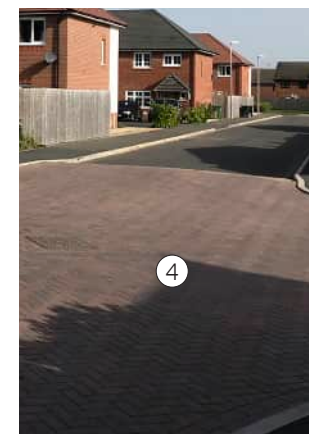
1. Turfed verges with trees and flowers such as on Frog Lane, Covert Rise, Greenlands, and Keysbrook.
2. Outdoor seating such as on Harding Avenue.
3. Streets paved on both sides with grass verges separating the footway from the road such as Tattenhall Road
4. Modern developments with herringbone brick paving surfacing the street as seen at Rean Meadow and Bostock Avenue.
5. Shared surface streets such as at Rean Meadow
6. Vehicle free routes providing pedestrian permeability through the neighbourhood (The Millennium Mile).



Covert Rise



Tattenhall Road



Bostock Avenue



Tattenhall Road



Frog Lane



Greenlands



Harding Avenue



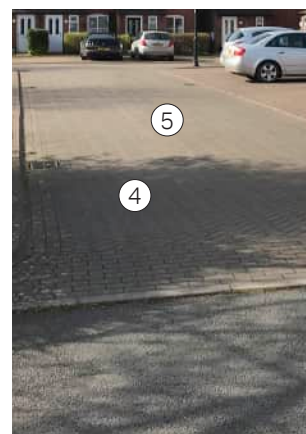
Rean Meadow



Aldersey Oaks



Rean Meadow



Rean Meadow



Gifford Lea



Keysbrook

Surrounding Landscape, including Gatesheath and Newton-by-Tattenhall

This area comprises the remaining area outside of the village's main settlement area and comprises open rural countryside, hedgerow and tree bound farmland and scattered small clusters of housing and farms. This area includes the rural settlements of Newton-by-Tattenhall and Gatesheath.



Surrounding Landscape
Character Area

Surrounding Landscape Character Area

Building Materials and Detailing

Typical building materials and detailing within Tattenhall's Surrounding Landscape character area include:

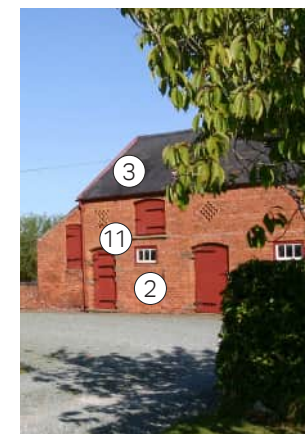
1. Red Cheshire brick in a Flemish bond
2. Red Cheshire brick in a stretcher bond
3. Natural slate roof tiles
4. Rendered or painted elevations
5. Porch
6. PVC top hung casement windows
7. PVC side hung casement windows
8. Timber six over six sash windows
9. Part brick, part render elevations
10. Brick chimneys- 11. Stone window sills and lintels
- 12. Skylights



Newton Lane



Newton Lane



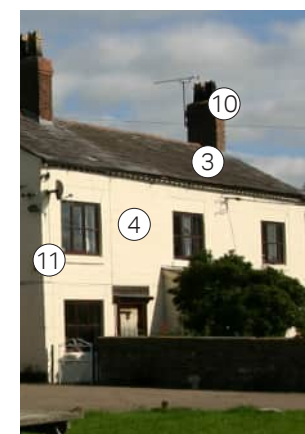
Newton Lane



Ice Cream Farm



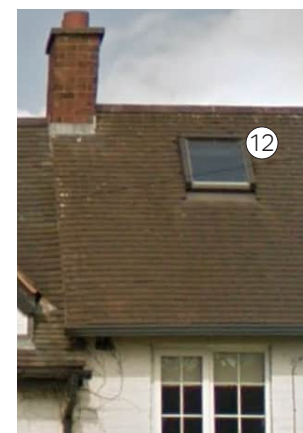
Newton Lane



Newton Lane



Newton Lane



Gatesheath Lane

Surrounding Landscape Character Area

Set-backs, Gardens, Parking and Boundary Treatments

Within Tattenhall's Surrounding Landscape character area there are a variety of ways in which building set-backs, gardens, parking and boundary treatments are provided. These include:

Set-backs and gardens

1. Buildings set back behind short front gardens
2. Buildings set back behind long front gardens

Parking

3. Parking provided on a private driveway to the front of a dwelling
4. Integrated parking garages

Boundary Treatments

5. Short hedgerows
6. Sandstone walls
7. Timber fencing
8. Brick wall with sandstone coping and railing
9. Brick wall with sandstone coping



Newton Lane



Newton Lane



Ice Cream Farm



Newton Lane



Newton Lane



Newton Lane



Newton Lane



Newton Lane

Surrounding Landscape Character Area

Building Heights and Roof Types

Typical building heights and roof types in Tattenhall's Surrounding Landscape character area include:

Building Heights

1. Single storey buildings
2. Two storey buildings
3. Two and a half storey buildings

Roof Types

4. Hipped roof forms
5. Gable roof forms with gable end perpendicular to the road.
6. Low-pitched gable roof forms
7. Front projecting gables



Newton Lane



Newton Lane



Newton Lane



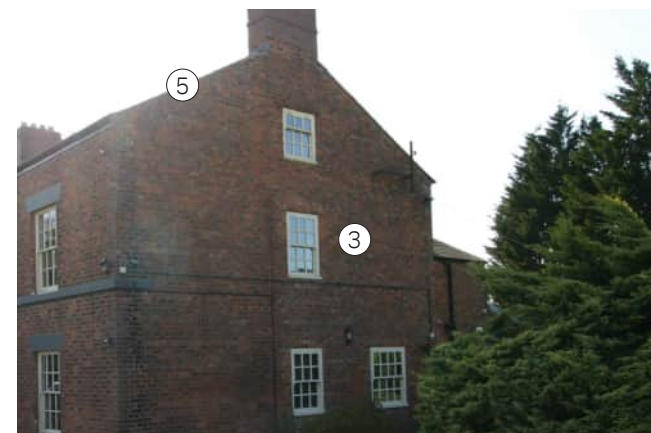
Newton Lane



Tattenhall Road



Newton Lane



Ice Cream Farm

Surrounding Landscape Character Area

Streets and Public Realm

Features within the streets and public realm of the Surrounding Landscape character area include:

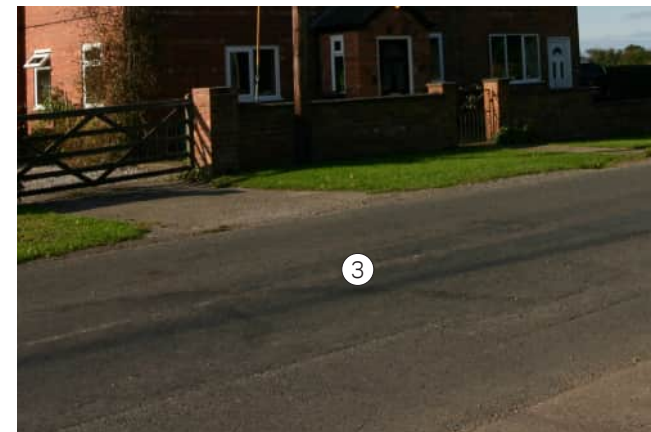
1. Vehicle free routes comprising several public rights of way within the landscape surrounding Tattenhall.
2. Country lanes paved on one side such as Tattenhall Road.
3. Country lanes with grass verges and no pavements such as Newton Lane, Frog Lane and Chester Road.



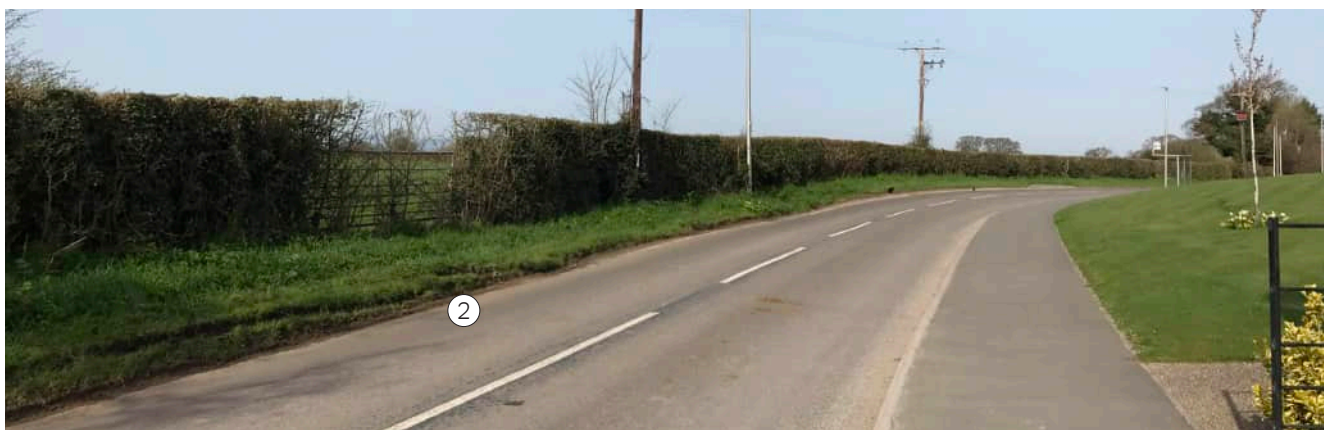
Newton Lane



Tattenhall Road



Newton Lane



Frog Lane

Commercial Developments

The following is a selection of commercial developments that are located within the Neighbourhood Plan Area and the character areas that they fall within. Photographs and a description of these are presented on the following pages.

Historic Character Area

- Offices Flacca Field
- Village Hall - Barbour Institute
- Offices Olympus House
- Offices White House
- Offices Mercury House
- Offices Worley Court

Modern Character Area

- Offices Blackham Development

Surrounding Landscape Character Area

- Ice Cream Farm, Newton-by-Tattenhall
- Canal Side, Newton-by-Tattenhall
- New Russia Hall, Gatesheath



Historic Character Area

Mercury House, White House and Olympus House are large three storey buildings formerly used for residential purposes and converted into commercial use. The adaptive reuse of these buildings has meant that the visual impact of commercial activity Tattenhall's centre has been limited.

Offices at Flacca Field and Barbour Square are larger footprint buildings covering only two storeys. Their use of simple building forms, local materials and window detailing is sympathetic to the historic character of the area.



Offices Olympus House



Offices White House



Offices Barbour Square



Offices Flacca Field



Offices Mercury House

Modern Character Area

The office building at the Blackham development is a modern building which has been constructed using a red brick but the design of the building itself does not reflect the rural and agricultural character of the Neighbourhood Plan Area. The offices have the appearance of a building that is more typical on a modern business park.



Offices Blackham Development

Surrounding Landscape Character Area

The commercial buildings within the Surrounding Landscape Character are typically agricultural in character with simple building forms such as barns and sheds. Buildings are also typically red brick with simple gable roofs. Arched windows are also a unifying feature.



Offices Worley Court



Offices Worley Court



Offices Worley Court



Offices Worley Court



Ice Cream Farm, Newton-by-Tattenhall



New Russia Hall, Gatesheath



New Russia Hall, Gatesheath

Surrounding Landscape Character Area

The Canal Side commercial area also falls within the Surrounding Landscape Character Area. Buildings here are typically single storey sheds with shallow pitched roofs and yard spaces between. Red brick has been used in the construction of several of the sheds.



Canal Side, Newton-by-Tattenhall



Canal Side, Newton-by-Tattenhall



Canal Side, Newton-by-Tattenhall



Canal Side, Newton-by-Tattenhall



Canal Side, Newton-by-Tattenhall

Positive and Negative Development Examples

The following section has been prepared by the Tattenhall and District Neighbourhood Plan Review Committee. This section looks at development examples from across the Neighbourhood Plan Area that are locally perceived to have either a positive or negative impact on local character.

Old Mill Place, Cooke's Court

The old mill 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.

There is no landscaping 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 since their construction.

The brickwork chosen has a stark contrast to that used in the village centre and the adjacent Barbour Square and Flacca Court, creating a hard edge against the Flacca field. The roof pitch on Cooke's Court also jars with the nearby Tattenhall Hall.

Rean Meadow

Rean Meadow consists of town houses covering 3 floors. The development is not appropriate in a rural village setting.

Bostock Avenue, Harrison Close, 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.

Newton-by-Tattenhall

This new development has created an urban feel to a rural area. The scheme is of a high density with little green space or trees, and lacks local design features.

Negative Impact Examples



Rean Meadow



Hill Garth Road, Newton-by-Tattenhall



Shire Way



Cooke's Court



Old Mill Place

Positive Impact Examples

Flacca Court

The development has used local materials, natural slate and a roof pitch which responds to the surrounding buildings. The dwellings are terraced which ties together the historic centre. Views have been created to the church and the sports pavilion. The adjacent commercial development at Barbour Square also has similar features which are in harmony.

Oaklands, Greenlands, Covert Rise and 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 also has a 'village green'.

Hall View Terrace on High Street, 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 Newall 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.



Flacca Court



Flacca Court



Greenlands



Covert Rise



Breen Close



Newall Close

Key Findings and Opportunities

- The village has a building material palette of predominantly red brick with some rendered and some painted brick elevations. Natural slate and red clay roofing tiles are most appropriate for development in the Neighbourhood Plan Area.
- The settlement edge is softened with one sided streets on Frog Lane and Burwardsley Road which supports a gradual transition from the settlement to the surrounding landscape.
- Typical building heights across the village are 2 storeys which should be responded to in future development. In the Historic Character Area there are some 3 and 2.5 storey dwellings which add variety and interest to the village's roofscape.
- Across the Neighbourhood Plan Area there are a small number of hipped roof buildings but roofs generally comprise gable forms.
- The varied and informal orientation of buildings has created visual interest on some of the streets in the Historic Character Area.
- There are many examples of parking being provided out of sight, to the side and behind dwellings, which reduces cars cluttering the streets.
- There are some examples of streets with pavements on only one side of the streets with grass verges on the other side of the road. This strengthens the village's rural character and connection with nature.
- Many of the country lanes outside of Tattenhall have no pavements.
- There are numerous turfed amenity green spaces which strengthen the rural and green feel of the village.
- Front and side boundaries often comprise a sandstone or brick wall. There are also many examples of hedgerow or metal railing boundaries.
- Timber fence front boundaries are not in keeping with the historic character of the village.
- There are some later phases of development in the village where the orientation of buildings has resulted in a lack of frontage facing the street.
- The village's gradually phased growth has resulted in variations in architectural character and quality.
- Some later phases of the Neighbourhood Plan Area's development have resulted in densely laid out areas of housing which have an inappropriately urban character.
- Lower building heights can reduce the visual impact of development and allow landscape features to be seen from street level.
- Buildings with Flemish bond brickwork front elevations are typical and new buildings using this brick bond will sit more comfortably with the local vernacular architecture.
- Concrete roof tiles are a poor alternative to slate or clay roof coverings and their use should be discouraged.
- Developments with an abundance of hard surfacing and a lack of planting have resulted in areas with an inappropriately urban character.
- Typically gable ends or perpendicular to the street.
- Sub-urban housing developments of looped estates and cul-de-sacs with repeated housing typologies and very planned / geometric layouts have impacted on the historic feel of Tattenhall.

04 Design Codes

The Codes

Based on the understanding gained in the previous sections, this section will identify design codes for future developments to adhere to. The following design code themes have been created to apply to some or all of the character areas:

Code 1 - Sustainability and Climate Change

Code 2 - Views and the Settlement Edge

Code 3 - Building Design

Code 4 - Parking, Gardens, Boundary Treatments and Landscaping

Code 5 - Privacy, Space and Natural Surveillance

Where to Use the Codes

The adjacent table identifies where each of the codes should be used. A reference has been created for each code to allow simple application of the design codes to the character areas.

Table 1: When to use the codes

Code Theme	Code Reference	Historic Character Area	Modern Character Area	Surrounding Landscape Character Area
Sustainability and Climate Change	1A - Sustainability and Energy	X	X	X
Views and the Settlement Edge	2A - Views from the Village and Hamlets	X	X	X
	2B - Views to the Village and Hamlets			X
	2C - Views to Local Landmarks	X		
	2D - Edge of Settlement	X	X	X
	2E - Geological Features	X	X	X
Building Design	3A - Height and Scale	X	X	X
	3B - Density	X	X	X
	3C - Materials and Detailing	X	X	X
Parking, Gardens, Boundary Treatments and Landscaping	4A - On-Street Parking	X	X	X
	4B - Front of Dwelling Parking	X	X	X
	4C - Side of Dwelling Parking	X	X	X
	4D - Garage Parking	X	X	X
	4E - Car Parks	X		X
	4F - Back Gardens	X	X	X
	4G - Boundary Treatments	X	X	X
	4F - Landscaping	X	X	X
Privacy, Space and Natural Surveillance	5A - Privacy and Space Between Buildings	X	X	X
	5B - Natural Surveillance	X	X	X
Commercial Development	6A - Commercial Development	X	X	X

Code 1 - Sustainability and Climate Change

1A - Sustainability & Energy

The following design code should be seen as guidance and not policy. Policy that must be adhered to relating to sustainable design is set at Local Plan level and in building regulations.

Any new development in the Neighbourhood Plan Area should mitigate its impact from the loss of countryside, wildlife and the natural environment and demonstrate that it is responding to climate change with the highest standards of insulation and energy conservation.

- Cavity wall and under floor insulation should avoid heat loss through thermal bridging. Double or triple glazing, window and door draft sealing should aim to reach Passivhaus standards.
- All proposals must demonstrate sustainable surface drainage systems that will not unduly increase pressure on existing wastewater and natural drainage systems.



Precedent image - illustrating integration of sustainable urban drainage solutions

- Gardens and parking areas should have the majority of their area landscaped, with permeable surfacing used on hard landscaped areas to enable rainwater absorption and reduce the rate of run off caused by development.



Precedent image - Optimising permeability in front gardens

- New development should provide suitable and safe storage for bicycles of sufficient size. At least two secure spaces should be provided per dwelling or one space per flat in a garage of a suitable size or separate covered area within plot. Covered and secure cycle storage units are preferred but where enclosures are open suitable racks or hoops should be provided.



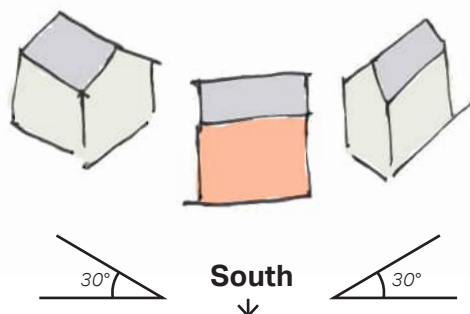
Precedent image - safe, convenient and covered home cycle storage

- Any new development should ensure that good and safe access for pedestrians and cyclists is maintained or enhanced in the Neighbourhood Plan Area. Where new footways are created, provision should be made for access by disabled persons or persons with restricted mobility.
- Any development should enhance access for people in wheel chairs, with disabilities and those with pushchairs. The lack of dropped crossings and continuous footways throughout the village should be addressed when carriageway or footway works are to be undertaken or when opportunities arise
- Solar, heat recovery, air source and ground source energy is encouraged in new development and should be designed to have a minimal visual impact on a development. Where technologies have a visual impact on sensitive areas (such as solar shingles and photovoltaic slates within or close to the setting of a heritage asset) they should be designed in from the start of the scheme. Designs should conceal wiring and infrastructure and use carefully chosen slates or tiles on roofs to complement the solar panel materials. Where groups of housing are proposed they should demonstrate energy efficient heating through a combined heat and power system.



Precedent image - Solar shingles/tiles used to minimise visual impact

- The orientation of buildings and roof pitches should incorporate passive solar design principles and allow for efficient solar energy collection. One of the main glazed elevations of future buildings should therefore keep within 30° of south, when in keeping with the topography and clustering of existing buildings. Where it would be inappropriate for the main glazed elevation to be facing south or within 30 degrees of the this for the reason outlined above, every attempt should be made to design the roof so that is of this alignment to allow for the fitting of solar panels This applies to all future development whether solar panels are proposed or not to allow for retrospective implementation.



Building/roof orientation for solar gain

- Where rooflights and solar panels are proposed, they should be positioned on non-prominent roof slopes. Roof lights should be minimised in size and number. On buildings pre-dating 1920 or those that otherwise contribute to the character of the area, 'conservation' type rooflights should be used and installed flush with the level of the roof covering.
- New development should demonstrate how rainwater and greywater will be stored and reused to reduce demand on mains supplies.
- The installation of water butts within new developments will be required to collect rainwater from roofs and reduce the overall rainwater run off impact of any development.



Rainwater harvesting - collection and re-use

- Details of storage of waste should be submitted with all planning applications for new or significantly extended buildings or where a change of use is required.
- Where existing buildings are being converted or extended every effort should be made to introduce energy saving measures and new technologies to make the building more efficient and sustainable.
- Developments should aim to re-use existing materials or procure reclaimed and recycled materials from local suppliers. Building materials made from construction and demolition waste are preferred to primary aggregates. Many types of construction waste can be used for these purposes including soil, asphalt, concrete, bricks and tiles. In conversion schemes roof tiles and slates should be carefully stored and re-used. In addition, priority should be given to materials that can be deconstructed and re-used at the end of the building's usable life.
- Existing landscape features such as trees, ponds, streams, verges and ditches should be retained. The creation, maintenance and extension of wildlife corridors will be encouraged. All proposed planting should be native species in order to promote biodiversity.

- Wildlife corridors such as Keys Brook and Mill Brook should be protected and enhanced.
- Gardens and boundary treatments should be designed to allow the movement of wildlife and provide habitat for local species.
- Swift bricks and bat and owl boxes should be used to help provide nesting and roosting spaces or bats and birds.
- The use of green roofs and/or living walls is encouraged. These can assist with insulation and summer cooling requirements. They can also be readily integrated with solar systems and have even been shown to increase the efficiency of PV cells on hot summer days.
- Open spaces should be located within walking distance of residential areas and linked through a series of green networks or corridors. Such linkages support a Green Infrastructure approach to development, allowing wildlife to move along corridors to access foraging opportunities and habitats and people to access a range of different recreational facilities.
- Street lighting and flood lighting in the open countryside will be discouraged, unless there are over-riding safety reasons for its provision.
- New developments, whether residential or commercial, should be accompanied by planned external lighting proposals, including details of proposed lux levels. Use should be made of the best available technology to reduce glare and light pollution.

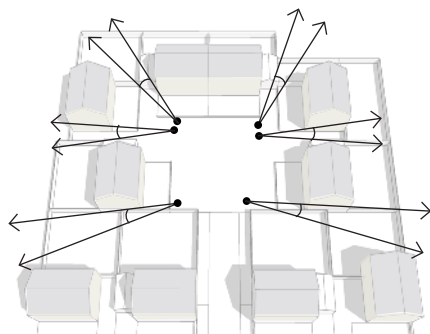
Where a proposal falls short of these sustainable measures it should be explained why and what compensatory measures are being offered.

Code 2 - Views and the Settlement Edge

2A - Views from the Village and Hamlets

New residential developments should be designed to have a minimal impact on existing views to the surrounding landscape. In particular, the views identified in the Neighbourhood Plan should be protected. Where a development has the potential to obscure existing views to the surrounding agricultural landscape and sandstone ridge lower building heights should be proposed.

Any future development should ensure that there is sufficient spacing between dwellings to allow the surrounding landscape to be visible from the street.



Spacing between dwellings should retain views to the surrounding landscape

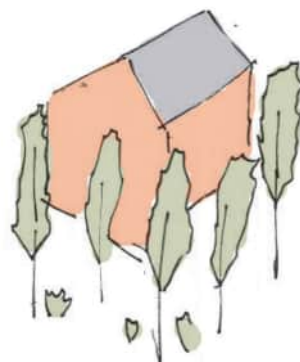
2D - Edge of Settlement

The most sensitive area to development is the settlement edge, at the interface between developed and rural environments. Any development at the settlement edge should typically be of a lesser density than the rest of the settlement area in order to achieve a soft and graduated transition into the rural landscape.

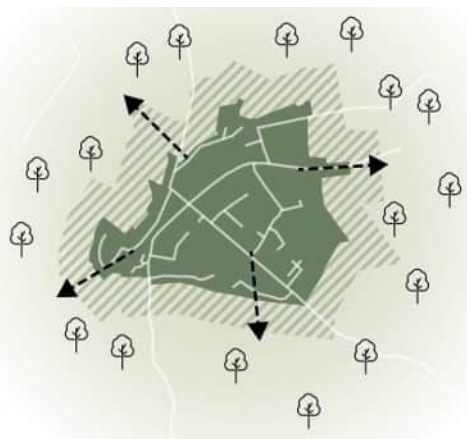
Where appropriate, access to the surrounding landscape should be designed into future development, connecting to the network of existing public rights of way surrounding the villages.

2B - Views to the Village and Hamlets

New residential developments should be well integrated with existing and/or proposed landscaping such as hedgerows and tree planting to provide natural screening and reduce the visual impact of development on the surrounding landscape.



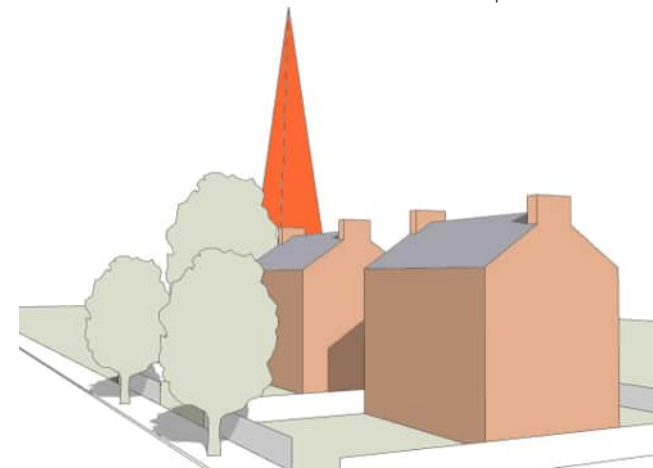
Views to the villages from the surrounding landscape should be protected by providing natural screening through the use of hedgerows and trees.



Development at the settlement edge should have lower densities to achieve a soft transition into the surrounding landscape

2C - Views to Local Landmarks

New developments should respect the existing shape and rhythm of skylines and new buildings should not obscure views to local landmarks. In particular, views to St Albans Church, The Barbour Institute The Peckforton Hills, Bolesworth Castle and Beeston Castle should be protected.



Views of important landmarks should be protected

2E - Geological Features

Developments should not directly or visually have an adverse effect on any geological or landscape features such as rock outcroppings on Rocky Lane or long distance views to the Sandstone Ridge and Welsh hills.

Code 3 - Building Design

Any proposals for new development should reflect the grain, density, quality, materials of the character area within which it lies.

When considering proposals for new buildings that create employment or are for business use, they should be of a scale, height, quality, material type, detailing, grain and density that is comparable to and compatible with, other buildings in the area and positively contribute to the visual setting.

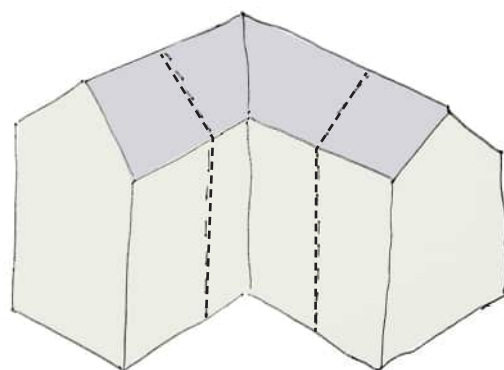
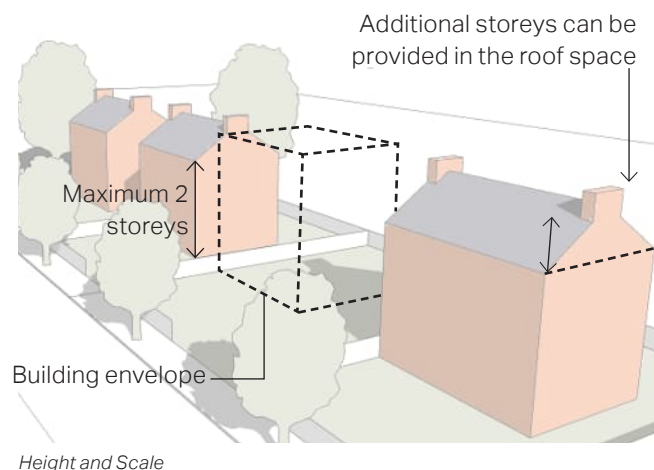
3A - Height and Scale

In considering new developments, the scale proposed should reflect the gradual incremental historical growth of the Neighbourhood Plan Area that has formed part of its special character. New development should not be prominent in scale, visually dominate or significantly change the character of the village. The scale of future development should be informed by its context. Neighbouring properties should be used to create a building envelope for future developments to adhere to.

Future development should typically adhere to a maximum height of two storeys. It is acceptable for a dwelling to provide an additional storey within the roof space and use sky lights, dormers and/or gable end windows.

Within the Historic Character Area there are several three storey buildings. This is the only area within the Neighbourhood Plan Area where buildings of this height may be appropriate. The ridge and eave height of new developments adjacent to buildings of architectural or historical significance should not dominate these buildings in terms of height, scale and massing.

In the Surrounding Landscape Character Area lower building heights such as single storey dwellings may be appropriate to reduce the visual impact of development on the landscape. Agricultural buildings within this area such as barns can also be converted into single or multiple dwellings.



A large building such as a historic agricultural building or barn can be split into smaller dwellings or provide one large dwelling

3B - Density

Based on the typical local densities identified on page 19, the following densities are recommended for future housing development in each character area in order to respond to the existing grain of development.

Surrounding Landscape Character Area - 1 - 12dph

Modern Character Area - 10 - 15dph

Historic Character Area - 10 - 25dph

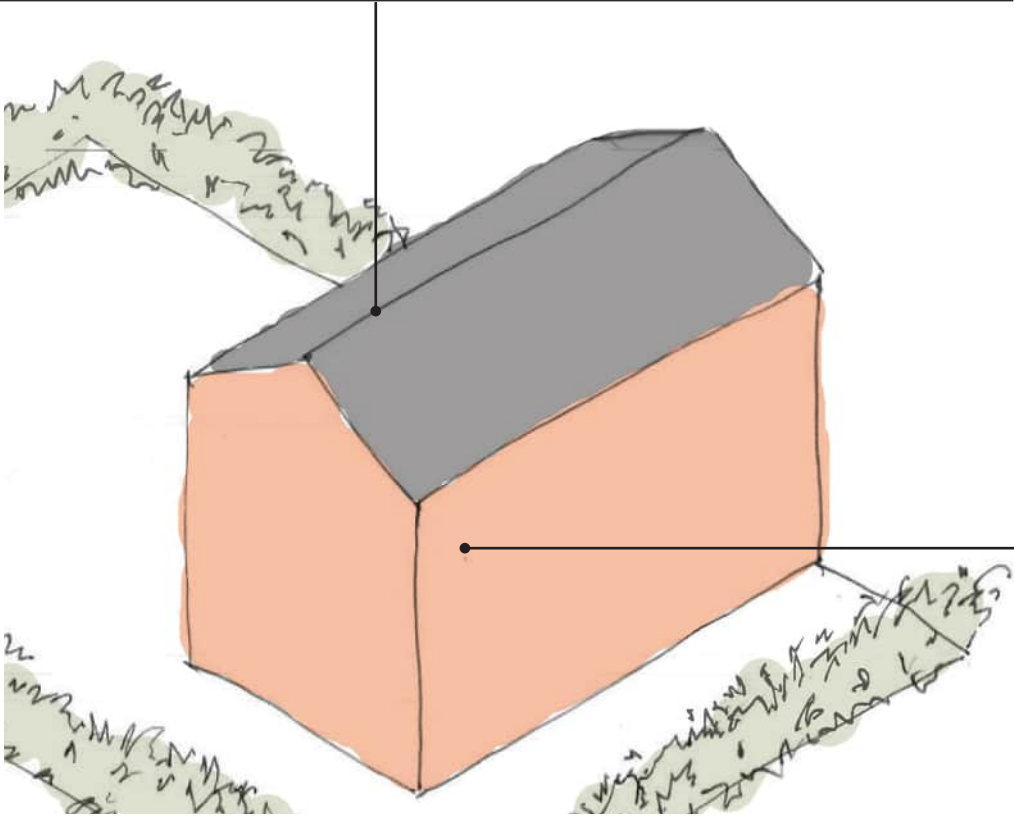
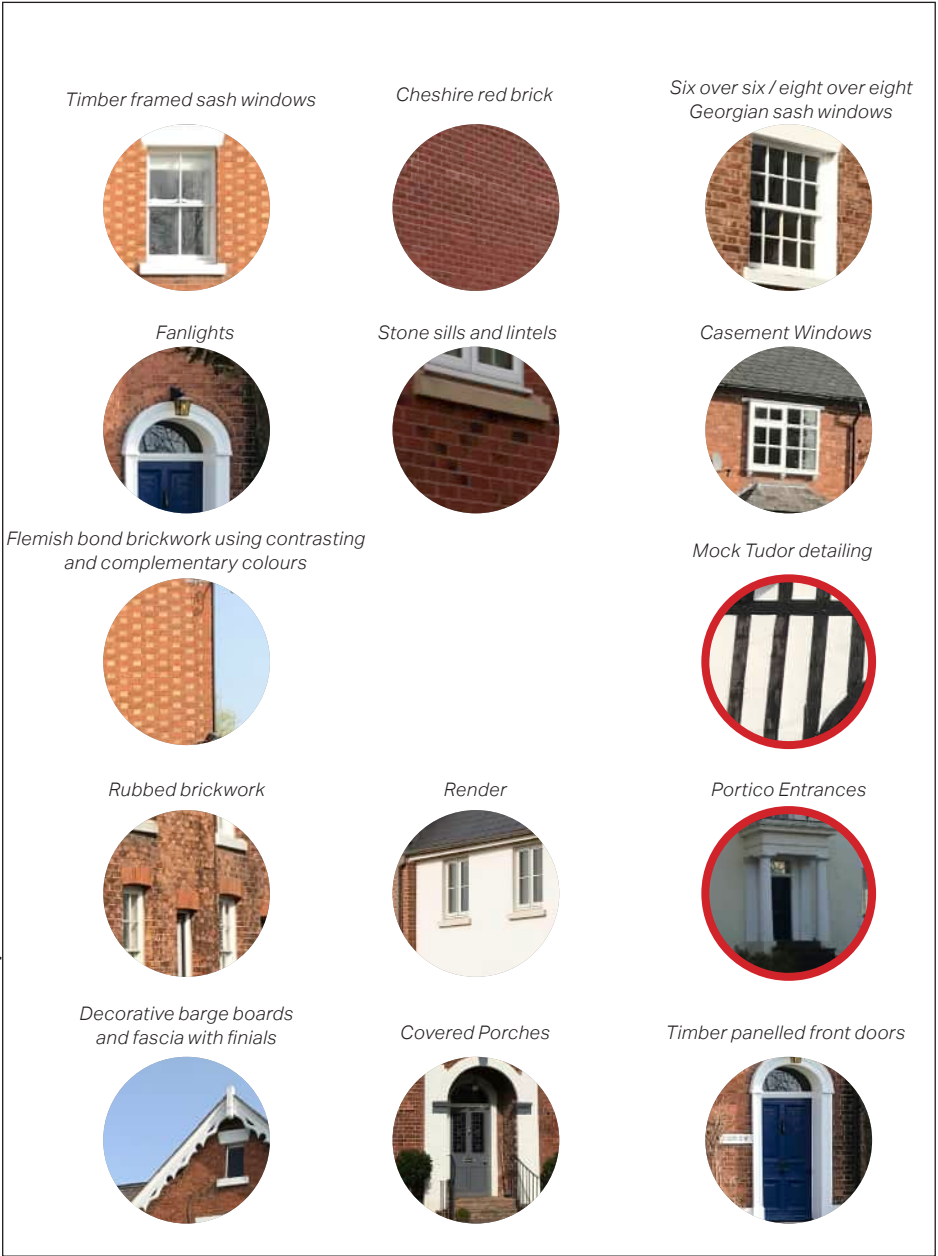
Any housing density requirements set out at local authority level may not allow for this code to be consistently applied.

3C - Materials and Detailing

- The use of traditional, or natural building materials such as brick, red sandstone, timber and natural slate in new buildings will be expected. Artificial or man made replicas of these materials should be avoided.
- New highway, footway or footpath construction, maintenance or alteration works should utilise materials appropriate to their context.
- Where street furniture is proposed, it should be of traditional appearance and design.
- Full details of windows, doors, rainwater goods and roofs should be submitted with all planning applications so that the intended quality of the details may be assessed prior to determining the application.
- Listed buildings and buildings within the Historic Character should retain and maintain their architectural detailing to avoid degrading the historic character of the village.
- All new development should be constructed with airtightness within roof spaces or in/on other unobtrusive locations. Communal satellite dishes should be considered for new flats and terraced houses.
- Building signage should be, appropriate in size, scale and design to the building on which it is proposed to be attached. The installation of new poles should be minimised, by using existing poles and structures. Traditional signage should be used whenever appropriate.
- Informed by the local vernacular, the diagram on the following page illustrates acceptable materials and detailing for future housing developments in Tattenhall. Future developments should carefully apply this code to avoid creating a pastiche of the existing local vernacular. Detailing can be interpreted using contemporary methods to avoid this.



Detailing elements highlighted are not typical within the Surrounding Landscape Character Area and would be inappropriate for future development



Materials and detailing palette

Code 4 - Parking, Gardens and Boundary Treatments

The requirements of the vehicle should not be the overriding consideration in the layout of new housing. New roads and parking areas should not visually dominate areas of housing.

The adjacent diagram illustrates the different ways that parking can be appropriately provided within future housing developments. Parking for any future proposed development should be provided in line with Cheshire West & Chester Council Parking Standards.

4A - On-Street Parking

On-street parking is the only parking option for several dwellings within the Neighbourhood Plan Area. In order to reduce the visual impact of parked cars on the street, on-street parking as the only means of parking should be avoided in future development. Where on street parking is provided it should be broken up by landscaping and tree planting to reduce the visual impact. On street parking should typically be avoided in the Surrounding Landscape Character Area.

4B - Front of Dwelling Driveway Parking

Parking provided on driveways in directly in front of dwellings should be restricted due to the visual impact that cars have on the street. Therefore, a maximum of 2 dwellings in a row will be permitted to provide parking in this way. Front gardens should be a minimum depth of 6m to allow movement around parked vehicles and also be well screened with hedgerows when providing parking space to the front of a dwelling.

4C - Side of Dwelling Driveway Parking

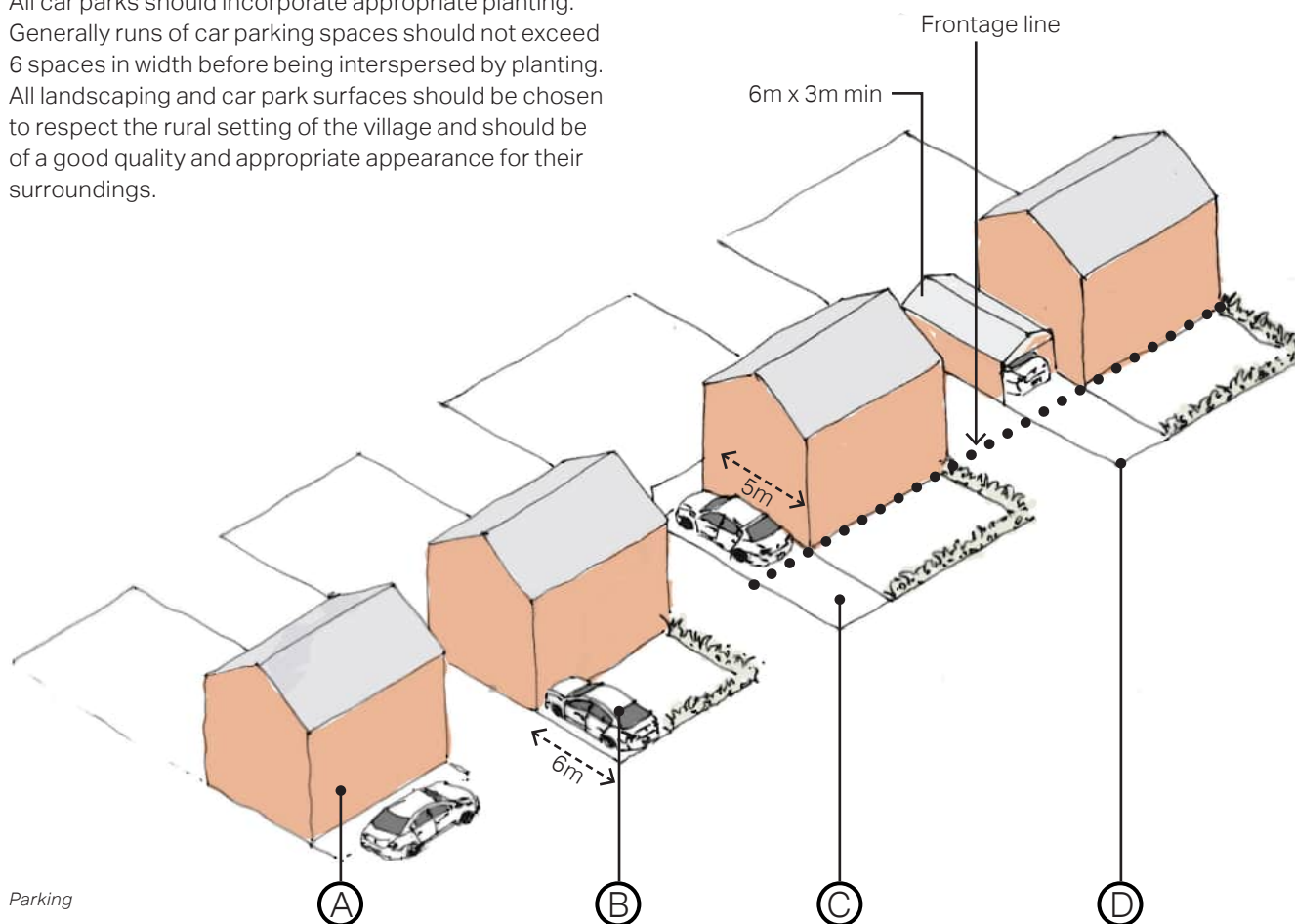
Parking being provided on a driveway to the side of a dwelling should be of sufficient length (5m minimum) so that a car can park behind the frontage line of the dwelling. This will reduce the visual impact that cars will have on the street scene. When parking is provided to the side of a dwelling a minimum front garden depth of 3m should be provided.

4D - Garage Parking

Parking being provided in a garage to the side of a dwelling should be set back from the frontage line of the dwelling to reduce the visual impact of cars on the street. Garages should also provide sufficient room for cars to park inside them as well as provide some room for storage. The minimum internal dimensions of a garage should therefore be 6m x 3m.

4E - Car Parks

All car parks should incorporate appropriate planting. Generally runs of car parking spaces should not exceed 6 spaces in width before being interspersed by planting. All landscaping and car park surfaces should be chosen to respect the rural setting of the village and should be of a good quality and appropriate appearance for their surroundings.



4F - Back Gardens

Back gardens should be a minimum depth of 10m and provide a minimum area of 50m² of usable amenity space. North facing back gardens should exceed 10m in length to ensure sunlight is maximised. Even larger back gardens may be appropriate in the Surrounding Landscape Character Area to reduce the impact of development on the open countryside.

4G - Boundary Treatments and Landscaping

When rear boundaries abut the settlement edge, surrounding landscape or open green spaces soft planted boundaries of hedgerows and trees must be used to soften the transition into the natural environment and protect views.

In considering proposals for new developments, hedgerow boundary treatments should be of new native species and the tree planting should be of native trees on relevant sites.

Within the edge of the built form of the village or the hamlets of Gatesheath & Newton by Tattenhall, boundary features should respect the local tradition, materials and/or species mixes. Native species in hedgerows, trees and other soft landscaping, appropriate to the locality and situation should be used. New trees should be provided in new developments and associated public spaces.

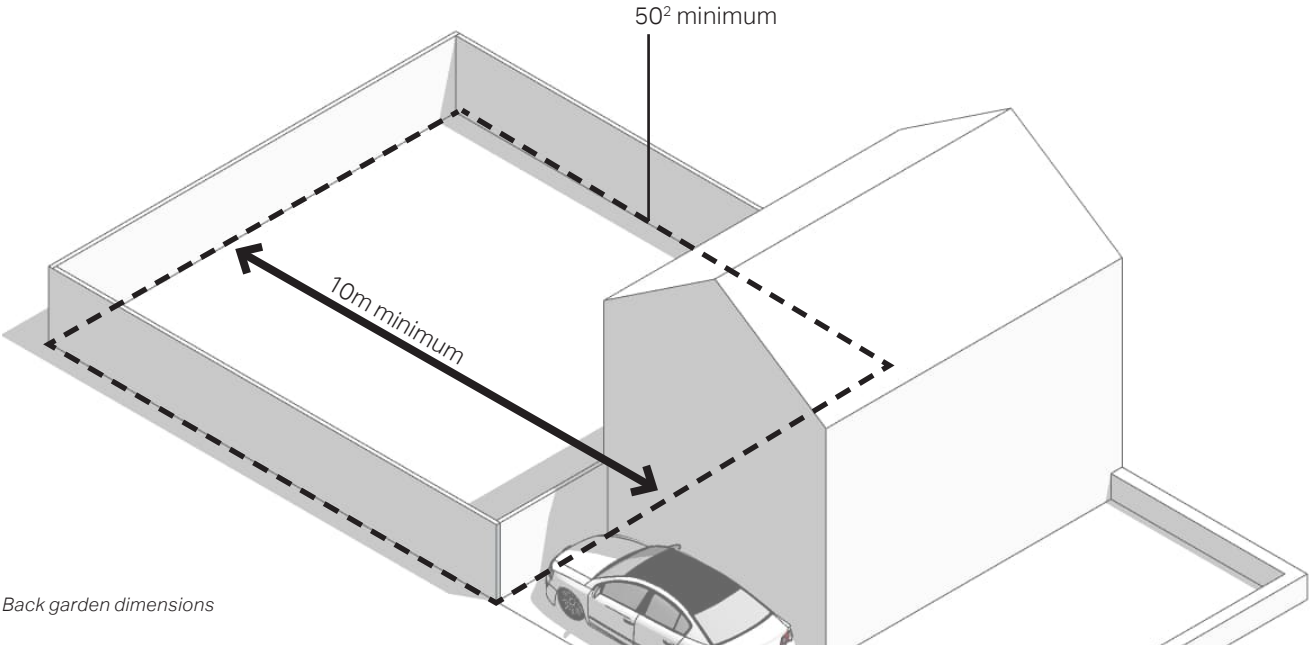
Front boundaries should typically respond to the boundaries used within adjacent dwellings to provide continuation of street character. Appropriate boundary choices are illustrated below.

4F - Landscaping

Existing landscaping should be retained unless there is strong justification for its removal and that any loss is offset.

Grass verges and grassed areas are a key feature of the Modern Character Area. These should be protected and enhanced and where new development is proposed in this area streets should be designed to include grass verges to reinforce the rural character of the village and allow for the planting of street trees.

Where appropriate, any proposals for new developments, whether residential or commercial, should be accompanied by a Landscape Statement together with drawings and details. Conditions requiring a minimum of 5 years' maintenance of landscaping, with replacement of any failures maybe applied where appropriate. Conditions may also be applied with regard to the minimum size of trees where appropriate.



Back garden dimensions



Boundary Treatments

Code 5 - Privacy, Space and Natural Surveillance

5A - Privacy and Space Between Dwellings

To avoid overlooking of habitable rooms and gardens a minimum distance of 15m should be achieved between dwellings where a side elevation of one dwelling faces a rear elevation of another. Where a side elevation is windowless the separation distance can be reduced to 12m.

A minimum separation distance of 21m should be achieved between facing windowed rear elevations.

Where dwellings with facing elevations are positioned on different levels, the above separation distances should be increased by 2m for every 1m difference in level. Where there is a level difference and distances are increased, the lower dwelling should have the longer garden to compensate for any slopes or retaining structures.

Future housing developments should design the spacing between dwellings to allow for retrospective introduction of garden and cycle storage as well sustainable measures such as air source heat pumps.

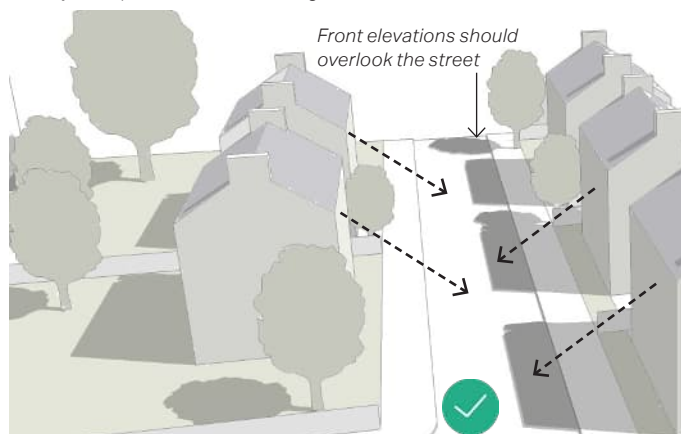
5B - Natural Surveillance

In order to provide a sense of security and natural surveillance, the windowed front elevation of a dwelling should face the street where this is in keeping with local character.

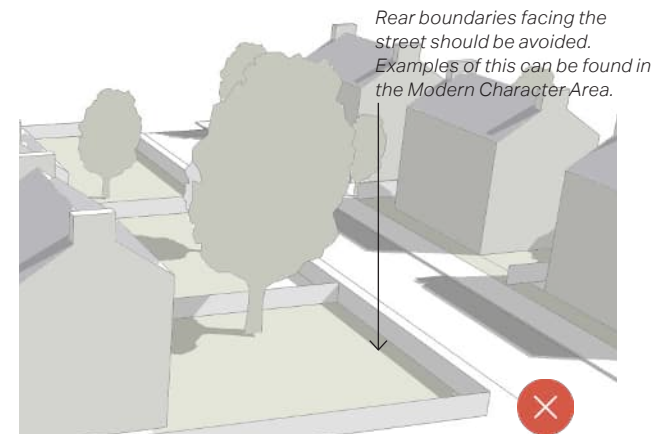
There are some streets within the Neighbourhood Plan Area with large amounts of blank elevations lacking windows. This should be avoided as this has a negative impact on the character of a street and reduces levels of security and natural surveillance. Rear boundaries should back on to other rear boundaries or provide a soft transition into the natural environment such as at the settlement edge.



Privacy and space between dwellings



Natural Surveillance of the street



Code 6 - Commercial Development

The following guidelines aim to guide any potential commercial/light industrial development within the Neighbourhood Plan Area:

- Commercial buildings are most responsive to local character when they take on the form of either residential buildings or agricultural buildings such as sheds ,stables and barns.
- Building height and mass should not create abrupt changes in proximity to existing residential areas, but should be integrated within the surrounding context.
- Parking should not dominate the area and should be screened by vegetation and mature trees and, where possible, be located to the rear of buildings.
- Where possible, active frontages should overlook public spaces and routes.
- The design of new buildings in the industrial area should be consistent in scale with nearby industrial buildings.
- The road network should be laid out to facilitate the circulation within any industrial development.
- Proposals for new industrial developments should avoid the creation of access conflicts with the surrounding residential areas.
- Landscape buffer zones should be provided between the residential and the industrial area to soften the visual impact of the new developments.
- Landscape screening and building orientation should be used to minimize the visual impact of new commercial development over the surrounding settlement and countryside.
- New developments should be attractively designed and use high quality contemporary building forms and materials.



Offices provided in a formerly residential building



Former agricultural building used for commercial purposes



Modern example of a commercial development in Cheshire (not in Tattenhall) which has used a courtyard layout and agricultural building forms to respond to the rural setting.

05 Next Steps

This document has set out an evidence base for the Tattenhall Neighbourhood Plan and it is recommended that the codes are referred to within the forthcoming Plan's Design policies.

Should any development sites come forward in the Neighbourhood Plan Area through a site selection and allocation process, these could be reviewed through a Site Assessment package that AECOM can offer. The NPRC may also want to consider developing a masterplan. This will capture and reflect local opinion on appropriate housing densities and layouts as well as provide more certainty for preferred development sites within the Neighbourhood Plan area.

As well as providing certainty to the local community, the design codes in this document should give more certainty to developers, as they will be able to design a scheme that is reflective of community aspirations, potentially speeding up the planning application process.

Potential developers should note that when they are prepared to discuss applications with the Parish Council before submission this can have a positive impact on the application submitted.

As well as using this document, future developers should also make sure that they have observed the guidance in the Department for Levelling Up, Housing and Communities' **National Design Guide**.

Developers should also note that housing developments of any size should strive to achieve carbon neutrality in line with the Government's forthcoming **Future Homes Standard**.

Further standards on residential developments should also be obtained from **Building for a Healthy Life**, a government-endorsed industry standard for well-designed homes and neighbourhoods.



