

**Notes of informal meeting with Bolesworth Estate & Neighbouring Parish Councils.
Barbour Institute.
Thursday 22nd May 2025**

Present

Bolesworth Estate – Vicki Ball, Nina Barbour, Gaurav Batra, Frances Steer, Guy Vernon.

Broxton & District Parish Council – Carol Shadbolt.

Burwardsley Parish Council – Roger Carol, Peter Stockton.

Cheshire West & Chester Council (CW&C) – Mike Jones.

Tattenhall & District Parish Council – Jonny Kershaw, Ann Wright (Clerk).

Resident – Annette Macdonald.

Apologies: Nigel Johnson, Neil Matthews.

Notes of previous meetings

The notes of previous meeting held on the 18th September 2024 were agreed.

Flood Update

It was reported that the Estate recognises that it is in a position, as a large landowner, where it can look at wider flood mitigation role. As such they have employed a consultant to investigate water courses and flooding on the Estate's land which will continue over the summer.

It was noted that Annette Macdonald a resident of Tattenhall, is willing to assist having experienced of similar project on the Tatton Estate. It was reported that the Tatton Estate had experienced significant flooding issues which had impacted villages and crops. It was reported that Tatton Estate had worked on projects over a number of years starting with modest projects involving stakeholders and the community, as result larger projects have been developed leading to a grant of £1m.

A map was circulated (attached) showing the topography and potential for an extensive water management project. It was noted the map only looks at the Millbrook catchment area not the Keysbrook.

It was agreed to confirm the source of the Keysbrook.

It was reported Transition Tattenhall have volunteers who are currently undertaking water testing in the area, and that Cllr Jones had requested they test downstream of the sewerage treatment plant.

It was believed that the majority of properties in Burwardsley have septic tanks although it was thought there is a drain on land behind the Village Hall. Bolesworth Estate agreed to confirm if this is the case.

It was suggested that the Estate consider asking the consultant to identify sources of pollution as part of their investigation.

It was noted that flooding is still taking place on the A534. Cllr Jones confirmed he would forward the location of the flooding to Frances Steer.

Tree & Woodlands Management

It was reported the Estate monitors roadside trees and those in high-risk areas along public rights of way etc, the next full survey is due in 2026. In addition, after high winds and storms trees are reviewed by qualified people.

If residents see trees they believe might be dangerous, they should report them to the Estate.

Hedgerows

It was confirmed most of the hedgerows are the responsibility of tenants to maintain.

It was reported that there are still hedges which require cutting back on Harthill Road and on Burwardsley Road beyond Manor Farm.

Concern was raised about the condition of the trees in the woodland off School Lane in Burwardsley which is used by the outward-bound centre. The Estate confirmed that the surveys only cover rights of way and highways so this area may not have been surveyed and it is not feasible to survey all woodland. The Estate will assess the site following the meeting and act if there are health and safety concerns.

Woodland Management Plan

It was confirmed the Estate has developed a proactive woodland management plan which is a 10-year plan to improve the woodlands and their biodiversity. It was noted the some of the proposed works may seem severe however they will benefit the woodlands in the long term.

The Plan will be circulated for Councils to comment on.

It was asked what plans there are for the trees to the rear of Harthill. It was agreed the Estate would look into this if they are not covered by the Plan.

Development Update

Harthill School

It was confirmed the Estate is looking for a partner to bring forward this site which has been delayed due to the adverse economic environment for hospitality.

The Estate advised that it had received a communication from Natural England suggesting that the Sandstone Ridge designation as an Area of Outstanding Natural Beauty has been suspended due to government budgetary constraints.

Burwardsley Candle Factory / Cheshire Workshops

It was reported there has been some anti-social behaviour at Harthill and the Candle factory with the police attending both sites.

The Estate would like to create a small low-density development on the site of 8 to 10 homes but needs to look at the feasibility with CW&C and the local community.

It was emphasized that it is important that the public still has access to a car park and if anything, the car park needs to be bigger.

It was agreed the Estate would share the plan with Burwardsley Parish Council before having pre-application discussions with CW&C.

Concern was voiced about the Estate obtaining permission for the site then selling it to a developer who could then apply for something very different. It was confirmed the Estate wants to keep control of development and is very aware of how the wrong type of development would impact the Estate itself.

Portico Site

It was reported there had been a positive meeting with the Tattenhall and District Community Land Trust earlier in the year. However, the partner who was planning to develop the site has withdrawn and the Estate is looking for alternative solutions.

Beehive

It was noted that as part of the approval to formalise the property being a B&B CW&C had set a condition that the rear of the property cannot be used for commercial purposes as such the company due to take on the site has withdrawn. The Estate is seeking to have this restriction removed so that the site can again be used as a hospitality venue serving the village.

Land at Rear of Castlefields

The Estate has no plans currently to develop this land.

Flute Buildings

Plans developed for this site are no longer viable and need to be revisited.

Ridding Bank

The Estate is looking to get planning permission to replace this building.

It was agreed to share a sketch on the proposal with Burwardsley Parish Council.

Property Disposals & Holiday Lets

It was noted the Estate is selling Meshach, Manor View, Beeston View and Shadrach.

Darius Cottage, Camping Cottage and Park Lodge are being let as holiday cottages.

It was noted these cottages will generate a small amount of additional employment in the area for housekeepers as well as contributing to the local economy.

Amalgamation of Farms

It was confirmed the amalgamation of farms is a long-term goal which will not start until 2029 at the earliest. The creation of the large farms will make them more sustainable and large farm buildings will be in the less visually sensitive areas.

It was noted this will result in the freeing up of some agricultural buildings and farmhouses.

It was discussed the amalgamations may result in small plots of land becoming available which could be used as parking for those accessing the Sandstone Ridge.

Events

It was noted the Camping and Caravan Club are meeting at the Castle this weekend.

Together Again Festival 25-27 July 2025

It was noted the organisers of this event are very experienced and have already sold a large number of tickets. Currently the site is limited 29k attendees they have requested this is increased to 39k in 2026.

It was noted the event is family focused.

It was asked if local information can be provided with tickets, so visitors know about attractions and services in the local area.

It was confirmed that noise regulations are followed but sound can carry particularly in certain weather conditions.

Community Update

See presentation notes.

Other Matters

Nature Reserve & Brown Knowl

It was asked if the land near the Sandstone Inn could be considered as a nature reserve. It was confirmed the land is in a long-term tenancy agreement so this cannot be considered at this time.

Future Meetings

Thursday 18th September 2025 – 6.30pm

Thursday 22nd January 2026 – 6.30pm

Thursday 21st May 2026 – 6.30pm

Ann Wright
23/05/2025.

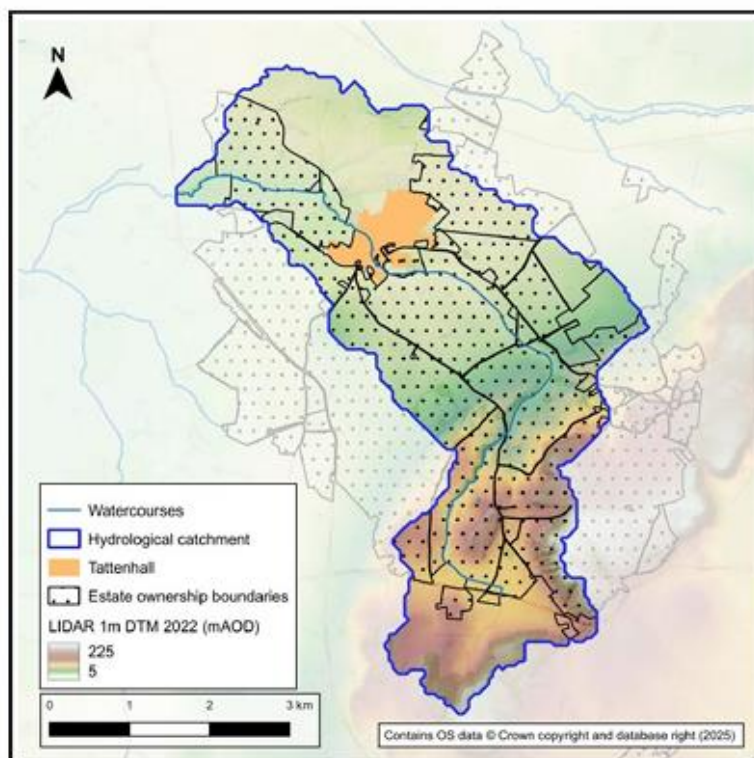


Bolesworth & Parish Councils meeting

22nd May 2025

Flood Mitigation

- Bolesworth have now engaged a Flooding and Hydrology Consultant to carry out a survey of the Estate water courses and topography. This will provide the framework to commence developing a water management and flooding strategy for the Estate. The initial report should be completed over the summer.
- Following the report, the Estate will engage further with the communities and statutory bodies to assess flood mitigation measures on the Estate focusing on known pinch points on highways and within Tattenhall.
- We have asked to meet Stuart Bateman from CWaC Highways to assess any ditching or drainage works which need to be completed over the summer to enable the Estate to liaise with Farm Tenants.



Overview of Catchment and Estate Ownership

Woodland / Tree Surveys

- The Estate assess Roadside Trees via an external contractor, with the next survey due in 2026. Where there are issues with trees between reports, we use Tree Surgeons to remove any trees considered a hazard.
- The Estate, with their Woodland Consultants, have developed a ten-year woodland management plan. This plan provides consent from the Forestry Commission to follow a plan of woodland thinning, felling and re-stocking of the woodland. A copy of the draft plan will be shared with the Parish Councils concerned. The local Parishes have to be consulted before the plan is adopted and we are happy to discuss further at the meeting if required.
- The Plan aims to enhance and manage the woodland across the Estate and hopes to improve tree health and biodiversity within woodlands. There are areas, especially where Ash Die back is prevalent, where clear felling and re-stocking with different varieties will be prioritised.
- Squirrel and Deer Control is an important element of the woodland plan to ensure any young plantations have a chance to establish.

Planning Update: Policy

The Estate submitted representations to Tattenhall's Neighbourhood Plan Review.

We are happy to discuss the content of our representations with the Parish Council at the appropriate time.

- Sandstone Ridge - we understand is no longer to be designated as a National Landscape.

Planning Update: Leisure

- Harthill
- Beehive re-marketed - tenancy didn't progress as planning didn't allow use of outdoors area for use by customers.

Planning Update: Residential projects under consideration

- Land to the rear of 68-84 Castlefields - on hold given Tattenhall's Neighbourhood Plan consultation.
- Barbour Square - both buildings still leased. Considering if either are returned to The Estate what role they could have.
- Cheshire Workshops - further breaking and entering anti-social behaviour Easter half term (police attended). The Estate looking to establish the principle of small-scale residential development on the site with CWaC in the coming months. Happy to share plans with Parish Council prior.
- Community Land Trust - met 16th January and agreed to see if Muir interested in their site & Portico. Muir unfortunately no longer interested and The Estate to engage other parties.
- Ridding Bank - preparing planning application to construct a replacement dwelling in the same location as existing, together with a new detached garage.

Property disposals

- The estate has a small selection of properties it has decided to dispose of as it is felt they are best suited to be owner occupied.
- Meshach – the sale of this property has been agreed.
- Manor View.
- Beeston View.
- Shadrach.

Events Update

Plans for 2025

- Clubfest: Camping & Caravaning Club event over May Bank Holiday 2025 (23rd – 27th).
- Bolesworth International taking place 27th June – 6th July. This year includes the addition of supercars and super trucks – lots of horsepower!
- Together Again Festival 25th – 27th July 2025.
- No dates or events confirmed for 2026 yet. We will update later in the year once confirmed.

Community Update

- 2025
 - Supporting the Tattenhall Park Primary Film & Art Project 2025.
 - Delighted to have supported the Tattenhall Beer Festival in May 2025.
 - Bolesworth Open Gardens was very successful this year raising over £5000 for the National Garden Scheme. Lots of local attendance and the plant stalls were a lovely addition.
 - Bolesworth is pleased to have agreed to sponsor the Village show again this year which will take place in September 2025.
- Continuing to support
 - Funding & support for Growing Children Project at Tattenhall allotments continues.
 - Continue to work with CWAC & Cheshire Easts PRow officers to address any issues on public footpaths across the estate.
 - Providing further funding to the Tattenhall Tornadoes (U11's girls netball) in 2025/26 as team is growing up!
- Towpath
 - Estate is keen to support this initiative, if it is what the community wants, however the 2025/26 Bolesworth community budget is already allocated to existing projects and donations.