

**Minutes of Tattenhall & District
Extraordinary Parish Council Meeting
Held 29th July 2025 at the Barbour Institute.**

PRESENT

Councillors

Chairman – J. Kershaw

J. Bailey P. Black R. Carden D. Darnborough C. Elliott I. Keeping

P. Kerr N. Matthews A. Scarratt R. Smith B. Wilson

Clerk – Ann Wright

CW&C Cllr Mike Jones

Public – 130

Apologies

S. Chapman – Family commitment

Declaration of Interests

Cllr Carden confirmed he has an interest as he lives adjacent to the proposed site.

Presentation Taylor Wimpey Proposal

The following gave a presentation on the proposed development for land north of Chester Road:

Ian Harrison – Taylor Wimpey North West Land Director

Simon Devine – Taylor Wimpey North West Technical Director

Ben Edmundson – Taylor Wimpey North West Design and Planning Manager

Brian O'Connor – Lichfields Director of Planning

It was explained the proposed development will include:

110 Dwellings – range from 1 to 5 bed properties

30% Affordable dwellings

Public open green space

Multiple play areas

Wetland and wildlife areas including ponds

Retention of Oak tree belt

Development kept away from Keysbrook.

It was confirmed that there has been detailed pre-consultation with Cheshire West and Chester Council (CW&C) including the Highways Dept, Local Lead Flood Authority. The information from these discussions will be published as part of the application.

It was noted the site has a single access point off Chester Road and that CW&C are working with the developer to design a safe access.

It was stated that one of the grounds for refusal in 2015 was the visual impact of the development on the landscape. It was noted that the 2015 application was only outline and that the current application is a full application including detailed design and landscaping information.

It was stated the mix of housing had been determined by CW&C surveys on housing need.

The properties will be built to National Space Standards which ensure that properties have enough floor space and allow for working from home.

The dwellings will also be built to M4(2) accessibility standards.

It was stated the development would not be generic houses and would have features reflecting the character of Tattenhall. There will also be a significant number of additional trees planted.

Drainage & Flooding

It was noted the majority of the proposed development was in Flood Zone 1 (low probability of flooding) and avoided Zone 2 and 3.

The site will be developed with capacity to accommodate a 1 in a hundred years storm taking account of 45% climate change. This had been calculated using the green field run off rate.

It was noted that surface water run off from Rookery Drive crossed the site and this will be retained.

Design Code

It was noted that Taylor Wimpey had created a booklet of the various house designs which had taken account of the Tattenhall Design Code.

Biodiversity

It was confirmed that 10% biodiversity net gain will be delivered on site as required by government policy.

The proposal will maintain the Oak tree belt, replace 2 existing ponds and add 4 new ponds as well as have additional hedgerow planting.

Sustainability

The properties will be built to the Government's Future Homes Standards which the government is expected to publish soon. This is likely to include solar panels, insulation and controlled ventilation.

Public Participation

The following statements or questions were raised by members of the public:

The application in 2015 was refused as it represented a sprawling incursion into the countryside and its damaging impact on a key entrance point to Tattenhall. The application went to appeal and was dismissed by the Secretary of State due to its adverse impact on the landscape and rural setting. It was stated these objections are still valid.

In response it was highlighted that the planning situation is now different, CW&C does not have an up-to-date Local Plan and does not have a 5-year housing land supply. It was also highlighted the 2015 application was only outline and the new full application will address the previous objections.

It was noted that 110 houses could result in 220 cars which will leave home at peak times putting more strain on the roads and increasing carbon emissions as such what was Taylor Wimpey doing to improve access to public transport and bring about the reopening of Beeston Railway Station.

It was noted that that reopening of the railway was not within Taylor Wimpey's remit but additional properties may encourage more investment in transport including the railway. The homes will be designed to allow people to work from home and have car charging points.

Concern was voiced about developers failing to deliver on their promises including the provision of affordable housing. It was also stated that Tattenhall already has plenty of £1million homes.

It was confirmed 30% of the dwellings will be affordable and that this will be delivered by a legal S106 agreement through a registered provider who will agree the tenures and values.

It was asked how much off street parking each property would have as the lack of parking is an issue for estates in the village with cars having to park in the road causing obstructions particularly as the roads are narrow.

It was confirmed that the parking per property would meet CW&C standards and that the location of parking had been influenced by the Tattenhall Design Code:

1 Bed – 1 Space

2-3 Bed – Minimum 2 spaces

3-4 – 3 spaces (2 plus garage)

It was confirmed the minimum road width on the development would be 4.8m which would allow two cars to pass, the main routes will be 5.5m wide.

Affordable Housing

It was asked if someone with an average annual income of £25k would be able to afford any of the affordable housing. If not, it was highlighted that the proposed development did not meet the demographic of Tattenhall.

It was confirmed the registered provider who will be responsible for the affordable properties will agree the costs.

CW&C Cllr Mike Jones stated that the community and Parish Council should insist on the provision of rented properties as properties sold through part ownership schemes are unaffordable. He stated that properties should be made available at 50% market value.

Cllr Jones stated that Taylor Wimpey had treated the residents of Tattenhall and the Parish Council with contempt writing to meet them the week before the application was due to be submitted, he stated conversation about the development should have taken place in January/February this year to allow the developer to understand what the village needs, which includes:

- A modern versatile medical practice which can deliver a range of treatments in the village.
- A youth facility for teenagers.
- Improved access to the A41.
- Burial ground.
- Contribution towards Beeston Railway Station.
- Contribution to scheme to make the canal towpath from Christleton through to Beeston accessible.
- Contribution to providing a pedestrian/cycle route from Tattenhall to Chowley along the former railway.
- Expansion of the sewerage treatment works noting the current plant is frequently discharging into Goldbourne Brook.
- That affordable properties be allocated via a cascade system giving priority to those with a close connection to Tattenhall.

He confirmed the development does not propose a positive gateway into the village or a footpath.

It was suggested these details be submitted to Taylor Wimpey for consideration. It was also noted that the Parish Council would receive CIL (Community Infrastructure Levy) which could help fund these projects.

Sustainability & Biodiversity

It was asked if sustainability features mentioned (solar panels, air source heat pumps) would be additional extras which people would need to pay more for.

It was confirmed that government policy would determine what is installed and that these features would be standard to the properties. It was emphasized that government policy may not for example support the use of air source pumps as they are expensive to run.

It was noted that Taylor Wimpey are currently delivering solar panels etc on sites.

It was highlighted that despite being described as an inclusive development the proposal offers no bungalows, it was asked when Taylor Wimpey last built a bungalow.

It was raised by a resident that they own one of the Oak trees adjacent to the development site and that no survey has been done to the tree to assess what damage the proposed development may do to it and that no mention had been made of the bats in that tree which are highly visible in the evenings.

It was stated the team were confident the tree would not be impacted by the development and would be protected and that bat boxes will be installed on site.

It was noted that the site will include 1 bed maisonettes and that CW&C had not put forward a requirement for bungalows on the site.

Traffic

Concern was raised that vehicles already travel at high speed along Chester Road. With the possible addition of 300 more cars accessing Chester Road from the site near a blind bend this significantly increases the likelihood of serious accidents.

In addition, access onto the A41 is very difficult.

Residents were directed to the traffic assessment undertaken by Eddison's which CW&C highways dept has influenced.

It was suggested traffic surveys had been done during the school holidays and were therefore not realistic.

It was stated the traffic surveys were not done during the school holidays.

It was stated that the development will not enhance the gateway into the village.

It was noted that there are already queues to access the A41 at peak times and the development will make this worse given there is very little employment in the village. This is likely to result in an increased number of serious accidents at the junction of Chester Road and the A41.

It was noted that on Right Move before the meeting there were 11 new builds for sale in Tattenhall only 5 of which were under £300k and that Tattenhall will end up full of empty executive homes.

It was stated that the homes would sell.

It was noted that there is not enough employment in Tattenhall to support the development.

It was noted that CW&C are investing in the economy to attract more employment to the area.

Sewerage

It was noted that farmers have to provide storage for handling animal waste, and it was asked what measures were being put in place to handle wastewater from the proposed site.

It was confirmed the application will include a full risk assessment of this issue and Welsh Water will confirm what actions are required.

School Availability

It was noted there are no issues with availability of school places at the Primary School.

Health Services

It was confirmed that there are already issues with capacity from the medical practice and pharmacy.

It was noted there is only a private dentist in the village.

Flooding

It was noted that flooding is one of the biggest issues in the village with every road flooding and becoming impassable during heavy rain.

The chairman thanked all for attending the meeting.

Response to Presentation

It was confirmed the Council will consider the proposal when the planning application is received at a meeting which will be open to the public.

The meeting closed at 8.34pm.

Ann Wright
01/08/2025.

Next scheduled Parish Council Meeting
Monday 1st September 2025 at 7.30pm
Barbour Institute.

DRAFT