

**Informal meeting with Bolesworth Estate representatives
16th September 2025 at the Barbour Institute.**

PRESENT

Bolesworth Estate Team – Nina Barbour, Gaurav Batra, Andrew Gilsenan (Pegasus), Nick Maguire (Pearwood), Sebastian Tibenham (Pegasus), Guy Vernon.

Tattenhall & District Parish Council – Pat Black, Dorothy Darnborough, Christine Elliott, Iain Keeping, Jonny Kershaw, Neil Matthews, Andy Scarratt, Robert Smith, Brent Wilson, Ann Wright (Clerk).

Cheshire West & Chester Council – Cllr Mike Jones.

Purpose of Meeting: To allow Bolesworth Estate (BE) to present their draft development proposal to parish councillors.

The slides from the presentation are attached to these notes.

Gaurav Batra thanked the Parish Councillors for meeting with the Estate and considering the Estate's proposals. He confirmed the Estate has been for some time looking at how to improve Tattenhall and make it thrive. He confirmed the intention is to share the plans with the wider community to obtain their feedback during the autumn.

The BE team (including BE's consultants) were introduced including Frances Steer (Balfours) who leads on the natural environment and flooding and Beth Sharp (Lexington Communications) who will lead on community engagement both of whom were not attending the meeting.

Family History

Nina Barbour explained to the PC that the Barbour family has been in the area for 200 years and is looking to deliver long term benefits for the village. It was noted over the last 5 years the Estate has been building a team to deliver the next chapter of the Estate's story and that Tattenhall's quality as a place to live was a priority for the Bolesworth Estate.

The plans have been developed by looking at the Estate as a whole.

It was noted the Estate is and always will be intertwined with Tattenhall.

Planning Context

It was noted the housing numbers imposed on CW&C from central government have significantly increased as a result Tattenhall is experiencing speculative planning applications which will be difficult for CW&C to refuse.

It was stated the only way the Community can gain any control of the planning system is to renew the Neighbourhood Plan and allocate development sites.

It was discussed that the CW&C Local Plan consultation had suggested 500+ homes for Tattenhall. It was discussed that given other development options e.g. development on green belt land, that 400 homes may be a realistic target for Tattenhall. It was highlighted that there is a difference between land available for development and infrastructure to support it.

Site

The proposed 50-acre development site is between Frog and Rocky Lanes bordered by the former railway. On the slides the light green areas would accommodate 400 homes while the dark green areas are c.23 acres accessible open space.

The Plan includes 2 play areas and 2 accesses of Frog Lane and a possible location for a doctor's surgery. It was hoped the scheme would help preserve the village's character.

It was noted the Doctor's surgery is merging with Malpas, Laurel Bank Surgery but it hoped the scheme will provide a facility to not only keep but expand medical services in Tattenhall.

5 Features of the development

- Intelligent meeting of housing needs.
- Respect Tattenhall's character
- Increase active travel options and improve highways.
- Provide amenities including possible GP surgery.
- Provide strategic flood risk solution.

Housing Need

The proposal is to provide supply of 3 bed and smaller properties for young families, first time buyers and those seeking to downsize as well as single storey dwellings if supported by CW&C. BE presented that in its plans nearly 60% of the scheme will be houses of 3 beds or less.

Affordable Houses

The proposal seeks to deliver 30% affordable homes approximately 120 properties:

- 18 social rented (15%)
- 42 affordable rented (35%)
- 60 shared ownership (50%)

The intention is to include a legal S106 agreement to give priority to those who have a local connection to Tattenhall. It was pointed out that the Estate already operates a scheme locally that prioritises local allocation.

Future Homes Standards

It was noted that properties will have to be built to the future homes' standards. It was confirmed that thought will be given to make the homes as environmentally sustainable as possible.

Character

It was noted that Tattenhall is a special place with open spaces that connect a feature which will be built into the design of the proposed development. Landscape features, hedges, ponds and trees on the site will be retained, except where accesses require their removal for safety.

The site is designed to allow people to walk into the village without having to walk along roads.

It was noted the High Street provides an example of many of the different housing styles in the village. The site is divided into parcels which can have their own style and feel based on various design cues found in the village while respecting the adjacent conservation area. It was suggested each area could have its own characters as part of a site wide specific Design Code.

It was noted BE is not a large-scale house builder and can't deliver the site itself.

It was highlighted that Tattenhall largely has low density developments and that ensuring open space within the development will be a priority for this development if approved. It was stated the scheme would be a mix of densities, possibly including terrace houses like the Nine Houses and other more space out homes.

It was confirmed that S106 legal agreements will ensure what is being promised is what is delivered as far as possible. It was noted that BE will submit an outline planning application, but a developer or developers will submit the reserve matters applications based on the Estate's specific Design Codes.

It was discussed that the site would lend itself to be developed by different developers although these matters had not yet been definitely resolved by BE.

Travel

The Estate recognises the issues of safety and congestion in Tattenhall including on the High Street. It was confirmed the Estate has done more research into traffic than would usually be done at this stage of an application.

The research suggested that the development would result in less than 1 extra vehicle per minute on Frog Lane and Rocky Lane at peak times and as such would not require a new spine road as had previously been considered and that CW&C had also indicated such a road wasn't necessary. Disappointment was expressed at CW&C stance on this matter.

It was discussed that a new road would be very expensive to deliver and if not necessary it would be better to invest that money in amenities actually required by Tattenhall. Highways improvements will be undertaken including on Rocky Lane along with measures to reduce speed, village gateways and pedestrian crossings.

It was highlighted that the Parish Council has been made promises in the past by developers which have not been delivered, how can the Parish Council be sure these promised will be delivered? It was stated the Estate will apply its full efforts to deliver everything it can and is under its control but admitted not everything will be in its gift.

Amenities

Discussions with CW&C have highlighted the Doctors' surgery is under pressure and is highly constrained as it is. There is currently a feasibility study taking place to see if it can be expanded. It was noted although the proposed development site includes space for a surgery another option might be to site it on Barbour Square.

The following were identified as possible amenities required by the village:

- Village centre parking.
- Cycle parking
- Sports Facilities
- Allotments
- Play areas

It was noted many of these facilities are already provided by the Estate and that BE is happy to work with the community to explore how these could be expanded. BE would seek further feedback from the community to identify and agree local priorities so that the right level of investment can be achieved in the different areas.

It was suggested there was a need for more retail opportunities and choice in the village to encourage more visitors.

A discussion took place regarding the potentially substantial CIL funding the Parish Council will receive if this development goes ahead. It was suggested some of these could be used to build a youth facility.

Flooding

It was reported that the Estate has been working with Environment Agency (EA) and Binnies, part of RSK, to look at water flow across the whole of the Estate. It was noted that 95% of the Mill Brook's catchment is on Bolesworth land along with 75% of the water that ends up in Goldbourne Brook.

Given this the Estate has the ability to subtly alter the flow of the Brooks slowing their flow into Tattenhall via bunds etc over a 100-acre area while also improving biodiversity. It was reported that EA modelling has stated 12,200 cubic meters of water needs to be held back to accommodate a 1 in a 100-year storm, the scheme proposed by the Estate plus the works already completed is estimated by Binnies to be able to hold 13,100 cubic meters.

It was believed this will also help water quality by reducing the water flow into the drains which are a combined sewerage and surface water drains. BE is already participating in a local study that is exploring the matter of local water quality.

It was asked how foul water from the development will be managed given the sewerage treatment plant is at capacity. It was stated discussions are still taking place with CW&C regarding this, noting the Estate owns the land around the treatment plant.

It was discussed that building on green field sites and agricultural land will not improve drainage. It was noted that the land proposed for development is a lower flood risk than the other application sites in the village and that the proposed site will include a properly scoped out SUDS scheme in addition to any strategic measures that BE might undertake.

It was noted the area proposed for flood mitigation is 100-acres of land currently used for farming and would be permanently repurposed towards natural flood management. There would need to be substantial capital works to build the scheme along with maintenance costs in perpetuity.

It was stated that it is important the farming community is included in these discussions.

Parish Council Position

The Estate sought the Parish Council's support, which was described as critical for this project noting no development is not an option and that, in BE's view, its proposals represent the best development for Tattenhall.

Neighbourhood Plan

Cllr Keeping reported that following the Regulation 14 consultation it has become clear that the goal posts for neighbourhood planning have moved significantly and that the only way the community can have any control over planning is by allocating sites in the reviewed Neighbourhood Plan.

It was noted that discussions with CW&C have indicated if Tattenhall allocates sites via a robust process these are likely to be adopted by CW&C.

It was noted the Parish Council intends to complete the process as soon as possible and hopes that once the Plan goes to examination applications may be delayed allowing the Plan to be processed to be completed.

All were thanked for attending the meeting.

Ann Wright 17/09/2025.

Ensuring Sustainable Development in Tattenhall - Land south of Frog Lane

Pre-App Engagement with Tattenhall PC, 16 September 2025



The Bolesworth Estate

What we hope to achieve during today's session



Develop a common understanding of Tattenhall's situation – Planning context as well as key local issues.



Share our draft plans for the site on Frog Lane – update on our work and plans.



Listen carefully to feedback – Opportunity to refine plans and re-order priorities



Take guidance on next steps – How can we optimise efforts to engage the whole community and earn local support .



Introductions Bolesworth Team



Nina Barbour
Bolesworth



Gaurav Batra
Bolesworth



Sebastian Tibenham
Planning



Nick Maguire
Project Delivery



Andrew Gilsenan
Design



Guy Vernon
Placemaking



Frances Steer
Natural Environment



Beth Sharp
Community



Bolesworth – a committed member of the community

The family's home for nearly 200 years – reputation and custodianship at the heart of the family's values.

A key contributor to village life – commitment of assets and resources to help make Tattenhall special.

A constructive partner – Widespread engagement completely intertwined with local community voices.

A huge interest in preserving Tattenhall's quality – No-one has a bigger (self-)interest.



Contributing to village life



Key Local Partners

- Tattenhall PC
- TCA
- Barbour Institute
- Sports Tattenhall
- Transition Tattenhall
- Tattenhall Gardening
- TWiG
- Sandstone Ridge Trust
- Tattenhall Flood Group
- Tattenhall Kind



The current planning environment



The Bolesworth Estate

The imperative to deliver 1.5m new homes

- **Housing need:** 1.5m new homes is a key government deliverable
- **Shortfall:** Current CWAC supply covers less than two years supply against a minimum requirement of 5 years; there is a real housing problem
- **Local target:** CWaC must deliver nearly 2,000 homes every year
- **Implication for the Borough:** CWAC no longer has an up-to-date local plan; a new plan is in development (but some way off – Autumn 2027?)
- **Policy Consequence:** Presumption in favour of speculative sustainable development, enforceable by the Planning Inspectorate



It is likely that Tattenhall can only influence how, not whether development is delivered

- **Emerging Local Borough Plan:** suggests between 500+ new homes will be allocated to Tattenhall
- **Speculative Developer Interest:** TW and Gladman applications have been validated; We believe they could be determined as early as Oct 2025 and, failing that, be decided at appeal by Q1 2026
- Neighbourhood Plans can allow communities to shape growth and protect against inappropriate development
 - **only if they allocated sufficient sites**
 - Timing is critical and additional opportunities for the PC may be limited



The proposed development on Frog Lane



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Our draft masterplan (site south of Frog Lane)



-  Site red line
-  Up to 400 homes
-  c. 23 acres open space
-  2 x vehicle access points
-  Play areas
-  Potential GP surgery



Five key features of our proposal



**Intelligently
meeting
Tattenhall's
housing
needs**



**Respecting
the village's
special
character**



**Improving
active travel
and
highways for
the
community**



**Delivering a
GP surgery
and other
amenities**



**Delivering a
'game-
changer' on
flood risk**



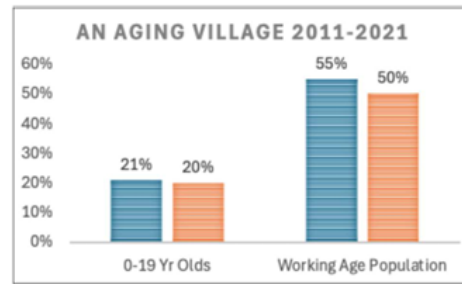
Intelligently meeting local housing needs



The Bolesworth Estate

Intelligently meeting local housing needs

- **Housing need** – The Estate sees the biggest need for smaller properties to cater for first-time buyers, young families, and downsizers.
- **Proposed mix** – Our draft plan shows c.60% of the scheme to 3 bed and smaller properties.
- The Estate would also like to deliver bungalows and self/custom-build housing.
- **Status** – We are preparing an outline application and the final housing mix will be determined at Reserved Matters stage.



Tattenhall faces the challenges of an over-subscribed GP surgery vs. an under-subscribed primary school



Delivering local affordable housing

- **Our scheme includes c.120 pepper-potted affordable homes.**
 - 18 units will be Social Rent (15%)
 - 42 units Affordable Rent (35%)
 - 60 units Intermediate Property (50%) – Sh. Ownership / Discounted Market)
- Rental property allocation is controlled by CWAC based on Borough-wide needs, not Ward needs.
- **We will explore with CWAC a potential 'local connection' first allocation system, similar to the policy on lettings of our Burwardsley and Gifford Lea affordable rent properties (17 units).**
- Any such mechanism would need to be agreed with the Local Authority and their Housing Team, and form part of the s106.



Respecting the village's special character



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Maintaining open spaces; preserving the village feel



Avoiding uniformity; maintaining the village's special feel through design and character areas



Improving active travel and connectivity for the community



The Bolesworth Estate

We share local concerns

- **Limiting congestion** – Congestion through and village centre parking
- **Enhancing safety** - Concerns about additional village trip generation particularly past the primary school
- **Active Travel integration** – Easy walkable access to High Street, school, and sports facilities.
- **Safe, direct vehicular access to A41 (avoiding village centre)** – Homes predominantly accessed via Frog Lane & Rocky Lane, keeping cars out of the village centre.



Integrating the site into the village through active travel

Improving active travel connectivity to amenities:

- Connecting active travel routes to existing footpaths
- Enhancing pedestrian crossing points (incl. dropped curbs, tactile paving & localised street lighting).
- Focused on desire lines e.g. to the School; High Street; Sports Facilities.
- Cycle Parking at Barbour Square



Our highways analysis suggests the site is sustainable and that very little would be required to secure planning

Our initial work has focused heavily on highways

- Undertaken comprehensive traffic counts (beyond typical scope) and reviewed accident statistics.
- Estimated development distribution of our site using accepted methods.
- Tested a 'worse case' scenario for Frog Lane
- **Indications suggest less than 1 additional vehicle/minute in peak times on Frog Lane and Rocky Lane**
 - Need to scope distribution assessment with CWaC Highways but the site appears to be sustainable from a highways and NPPF standpoint



Enhancing Tattenhall's vehicular connectivity

We would like to explore the following (non-essential) highways improvements :

- Upgraded bus stops (incl. Shelters)
- Localised road widening and realignment of Rocky Lane (main route south of Tattenhall)
- Village Gateway Features - to denote to drivers entering the village to reduce speed.
- Speed Reduction Features - incl. deflection features, changes in surface material etc.
- Can be enhanced with public realm funding.



Enhancing Amenities Critical to Local Quality of Life



The Bolesworth Estate

Tattenhall needs an expanded modern GP surgery

- The challenges with existing GP provision in the village are widely understood – over-subscribed, crowded.
- A feasibility study is underway for expanding the existing site and we would be happy to make the appropriate S106 contribution to this.
- If the existing site is not appropriate, CWAC has fed back that our site could need to accommodate this requirement. **We do not believe either of the other applications have the ability to offer this.**
- **The Estate may be able to offer an even better solution through its building in Barbour Square.** This is being explored and feedback would be welcomed.



Bolesworth is in a position to assist in enriching other amenities within Tattenhall

- Village centre parking
- Bicycle parking
- Sports facilities
- Allotments
- Play areas
- **The Estate is keen to engage with the PC and the community to identify and prioritise needs, so that our development enhances general quality of life for all Tattenhall's residents.**

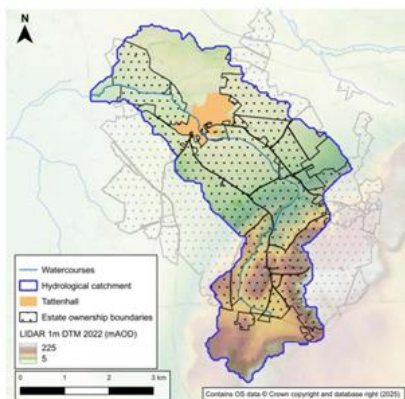


Delivering a 'Game-Changer' on Flood Risk



The Bolesworth Estate

Bolesworth could play an important role in addressing our deteriorating flooding situation



- We have been working on local flooding issues – collaboratively and with Binnies (part of RSK).
- 95% of Mill Brook's catchment area is on the Estate
- 75% of the water in Goldbourne Brook comes off the Estate
- The Estate's topography materially impacts the flow of water through the village



A potential Bolesworth solution (modelled by RSK)



- Expansion of Mill Brook NFM at a significantly greater scale
- 5 x 0.5m high bunds in strategic locations
- Further landscape scale river restoration (100 acres of land); Land management changes elsewhere on Estate
- Water storage of c. 13,100m³

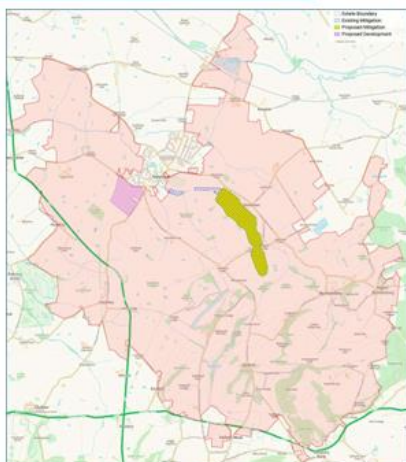


Potentially a game-changer for flood risk in Tattenhall

- Current defences provide 4,800m³ of water storage.
- EA modelling: 12,192m³ of water storage is required to protect the village from a 100-year storm.
- The proposed scheme would provide 13,100m³ (2.7x current storage levels). i.e. **potentially sufficient protection for Tattenhall against the risk of a 100-year storm.**
- Water quality improvements and habitat creation can reasonably be expected
- Initial feedback from the EA (David Brown) is highly supportive



Bolesworth contribution and link to development



- The proposed scheme would require significant Estate investment
 - >100 acres of land at the heart of the Estate irreversibly repurposed
 - Significant capital works
 - In-perpetuity maintenance
- The trustees would make this investment as part of a growth partnership with the community
- The partnership would further community collaboration with Bolesworth to develop and support the best development for Tattenhall.



Where we are on the journey



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Regaining control of Tattenhall's development

- Gladman and TW's applications should be determined by CWAC this October. Should CWAC not reach a decision or refuse either application, both could appeal to the Planning Inspectorate and potentially be determined by March 2026.
- **Without a well-progressed Neighbourhood Plan that at a minimum delivers CWAC's allocated housing need for Tattenhall, we believe the presumption in favour of sustainable development would apply to both applications.**
- We hope that the PC will be able to allocate Frog Lane in the Neighbourhood Plan as the most suitable development option, with village wide benefits.
- Support for Bolesworth's application at submission, (even before the Neighbourhood Plan is finally adopted) could valuably demonstrate to CWaC and PINS the credibility of the PC's site selection process.



Concluding remarks



The Bolesworth Estate

We want to earn your support



Intelligently
meeting
Tattenhall's
housing
needs



Respecting
the village's
special
character



Improving
active travel
and
highways for
the
community



Delivering a
GP surgery
and other
amenities



Delivering a
'game-
changer' on
flood risk

We want to work with you to develop and deliver the best
development for Tattenhall.



Further Discussion



The Bolesworth Estate