

FILE NOTE

Project: Tattenhall Settlement Spatial Plan (SSP) and modified NP
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Circulation: Ann Wright – Clerk.
Cllr Iain Keeping

Project Progression Report for Full Council covering November and December 2025

At a meeting with the Council on the 12th November, the feedback from the parish meeting (23rd October), the drop-in session (25th October) and the two-week survey carried out between 23rd October and the 5th November, which generated over 190 responses, was discussed. The results showed strong opposition to Scenarios 1 and 3, while Scenario 2 attracted 50% support. It was discussed that there was more work needed to be comfortable that Scenario 2 may be the right option to take forward into the modified Neighbourhood Plan.

Key concerns raised by residents included traffic and road safety, flooding and drainage, school and GP capacity, lack of infrastructure funding, fragmented development, and preserving the character of Tattenhall. Whilst Scenario 2 was supported in principle the meeting took an action to undertake further work with land interests and other key stakeholders including CW&C to refine the scenario and have a better understanding of infrastructure and community benefits which may be deliverable through this growth option.

It was also considered that through this work a further scenario may emerge depending upon the results of the discussions.

As such, it was agreed to proceed with this further work ready to present a preferred scenario for review by the Parish Council in January, prior to subsequent refinement into a site allocations policy for the modified Tattenhall and District Neighbourhood Plan, in preparation for the Regulation 14 Consultation.

Four meetings were subsequently held as set out below, each attended by Cllr Iain Keeping, Clerk Ann Wright and ONH Consultant Leah Coney. CW&C Ward Councillor Mike Jones also attended the meetings with Bolesworth Estate and the CW&C Highways and Transport Officers. Cllr Neil Matthews attended the Bolesworth meeting.

1. Meeting with Bolesworth Estate

Date: Friday 21 November 2025

Purpose: To consider consultation results and discuss Bolesworth Estate's development proposals.

This meeting provided the opportunity to explain the rationale for the preferred scenario (scenario 2) and provide further information on the process to reach this point.

The Estate outlined their proposal for land to the SW of the village (between Frog Lane and Rocky Lane) and discussed details of the pre-application discussions they had undertaken with CW&C prior to their community engagement work being carried out at the beginning of December.

There was a good discussion over what the community needed to see from development but also a clear indication from the estate that they had committed considerable time and resource to their proposal and would not be prepared to relocate it to the land within scenario 2, much of which is in their ownership. However, they confirmed that the land adjacent to Gifford Lea, which forms part of Scenario 2 is controlled by the Estate and they would be prepared to offer this for inclusion in the neighbourhood plan, along with their current proposal, to effectively create a fourth scenario of a similar number to that proposed by scenario 2 – a hybrid option of the land to the west of the village and their land.

There was common ground in terms of the ambition for a long-term masterplan for Tattenhall and the Estate would be interested in a growth partnership with the Parish Council to ensure that development preserved village character through its design and brought forward the right housing mix, including affordable housing as well as delivering the community infrastructure sought including sports facilities, improved walking links and additional parking and ensuring resilience against future flood risk. There was some concern over the suggested link road between Frog Lane and Chester Road as the Estate felt this would not be supported by CW&C.

Subsequent to the meeting the Estate shared their Highways monitoring data and committed to sharing their community engagement results with TPC once available in January.

They also confirmed that they are discussing with the GP surgery use of Barbour Square rather than extending their existing premises. The Practice Managing Director has asked for an introduction to the Chair of Tattenhall Parish Council, which the Estate will facilitate.

Additionally, two areas they have explored further since the meeting are (a) the opportunity for further green car parking in the village centre, and (b) the opportunity for an improved/larger convenience store opposite the Barbour Square building they have earmarked for the GP.

2. Meeting with CW&C Planning Policy and Development Management.

Date: Wednesday 3 December 2025

Purpose: To discuss progress on the Neighbourhood Plan review.

This meeting reviewed the SSP process and the outputs of the community engagement and next steps. It was discussed that residents understood the need for development but there was significant concern about suggestions of up to 1,500 homes (as per option A in the Local Plan Regulation 18)

Discussion focused on why a medium-growth option of around 1,000 homes was discounted, as it would exceed infrastructure capacity without being sufficient to fund necessary improvements.

Scenario 2 was supported in part because it offered the possibility of relieving High Street traffic which was considered a key concern.

It was discussed that a fourth scenario could emerge for Tattenhall, informed by landowner discussions and highways input and this would be known in the coming weeks.

CW&C confirmed that they had received Counsels opinion on the circumstances in which the prematurity argument of the modified neighbourhood plan could be used against speculative applications and so were happy with the approach TPC was seeking to take. Housing numbers, Local Plan timescales, primary school capacity, and flood mitigation proposals were also discussed, with CW&C optimistic that they would be able to offer an indicative housing number in the next few weeks,

which if met by the Plan, would support engaging the prematurity argument as a material consideration once it had progressed through the Regulation 16 consultation stage.

There was also discussion over the HRA/Marine Plan screening opinion, which CW&C would undertake once the site allocations for the Plan are known. There was also confirmation that officers are considering the options for internal or external appointment, if required for the preparation of an appropriate assessment to support the Plan through the Regulation 16 stage, as this element of the Plan can no longer be provided by neighbourhood plan groups due to the withdrawal of the technical support funding by the government.

3. Meeting with CW&C Strategic Highways and Transport

Date: Thursday 4 December 2025

Purpose: To discuss scenario planning outcomes, landowner discussions and highways and transport constraints.

This meeting discussed the benefits of long-term scenario planning in delivering infrastructure improvements alongside development. It was felt that the location for Scenario 2, focused on the western side of the village, was logical and opened a number of opportunities for improved connectivity, public transport improvements and the potential for a road to connect Frog Lane and Chester Road to relieve High Street congestion.

Highways officers emphasised the importance of public transport, noting that development could be used to shape and improve bus services. Limitations of narrow rural lanes for walking, cycling and public transport were also acknowledged, particularly around Rocky Lane.

There was also discussion around options in the High Street with highways asking whether restricting on-street parking would relieve congestion issues and facilitate development to the north of the parish. There was strong pushback to this, with concern not just over where residents who live there would park but also that the unintended consequence of trying to relieve congestion in this way would be to encourage speeding traffic, as the cars currently have a traffic calming effect.

Whilst the meeting acknowledged the need for additional parking to serve the local facilities in the village centre CW&C's policy against large car parks was noted (there was discussion how any additional parking could be a multifunctional green space so as to lower its impact) and the need for any new link road to be sensitive to its rural setting. The lack of existing traffic studies on the A41 was noted.

Wider issues included alignment with the emerging Local Plan, the preference for a master plan for Tattenhall, options for Rocky Lane, proposals at Chowley Oak Business Park, and opportunities to use the former railway line and towpath for active travel.

The CW&C officers took an action to discuss the proposals internally and provide feedback and TPC would feed back the sites chosen for inclusion in the modified neighbourhood plan back to CW&C in January.

4. Meeting with Lexwood Developments

Date: Thursday 18th December 2025

Purpose: To consider consultation results and discuss Lexwood Developments proposals.

The meeting outlined the background, rationale and progress of the SSP in seeking to determine sites for inclusion in the modified NP to engage §14 NPPF and use the prematurity argument as a material consideration in determining speculative applications. The meeting acknowledged that in effect there is

a currently a race to submit schemes given the policy context. As such the intention from Lexwood was to submit an application for a residential scheme of 50 units off Shire Way early in the New Year.

It was noted that the location of land being promoted by Lexwood was not in the location of the preferred scenario and therefore TPC posed the question as to why it should be considered as an appropriate scheme.

Lexwood felt that the scheme offered benefits which were not being offered elsewhere, including being a smaller scheme (50 units – considered medium not major under the 2025 consultation NPPF) which would offer 100% affordable homes of smaller size (1, 2 & 3 bed) delivered by a registered provider whom they have been actively engaging with. The site is also low flood risk and has the potential to create a link to footpath 12 from Shire Way.

TPC raised concern that because CW&C do not prioritise local people for affordable rented housing therefore any scheme which was able to offer local priority or facilitate this through phased development over time to enable more local people to apply for housing, would help.

Lexwood agreed to provide a sketch plan for the land off Shire Way confirming that they would support priority allocation in perpetuity for those with a strong local connection to Tattenhall where possible and would be prepared to phase development.

Conclusions and Next Steps

The meetings confirmed that whilst there was support from CW&C for progressing with scenario 2 as a logical location for growth of an appropriate size and there was support for creating a road to link Frog Lane and Chester Road, the landowner engagement has indicated that not all of the land in scenario 2 would be available for inclusion in the modified NP at this time.

Therefore, the broad location of scenario 2 as presented to the community would likely only be available should the Bolesworth scheme, in its current location, be refused at the application stage. A 4th scenario has emerged which is in effect a hybrid of the Bolesworth Estate proposal and a reduced scenario 2 but with growth extending to the South and West rather than just to the West.

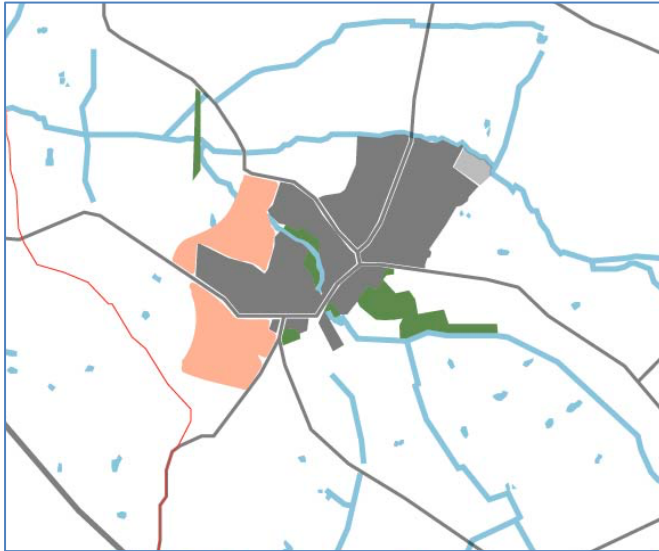
It would therefore seem logical for the Parish Council to consider the merits of scenario 4 which presents the opportunity for a master planned scheme, provides a commitment from the landowner (subject to unilateral undertaking) to provide a flood alleviation scheme for the village providing resilience to existing and future flood risk and offers a comprehensive package of community benefits including a new GP surgery, additional parking in the village centre, additional employment space for a shop or other employment use in the village centre, new sports and recreational spaces, allotments and play spaces as well as links into existing and improved footways and walking routes. Scenario 4 potentially offers the same connectivity improvement between Frog Lane and Chester Road as proposed in scenario 2, subject to confirmation from the landowner as to the extent of land offered in this location and the opportunity for improved public transport links and offering good accessibility to the A4, locating development in such a way as to not add to existing congestion issues in the village centre.

The Parish Council will also need to consider whether the 100% affordable scheme promoted by Lexwood Development at Land East of Shire Way, offers a social benefit which outweighs its proposed location on the eastern side of the parish.

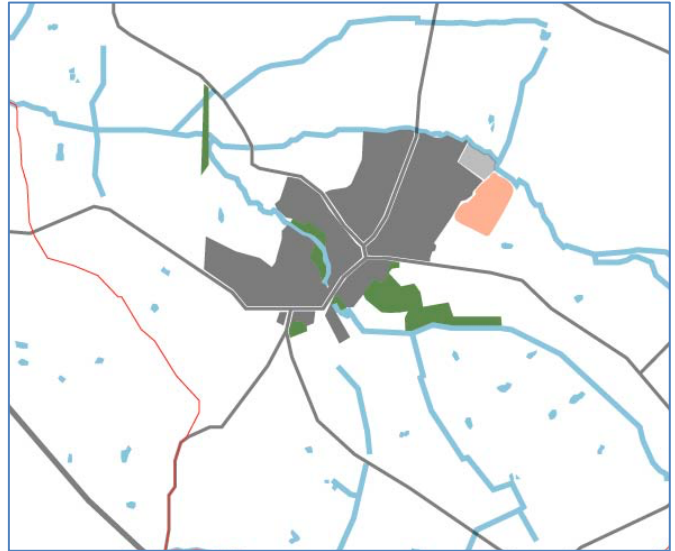
Once the Parish Council has decided on its preferred approach, further dialogue will be required with the affected land interests to refine the sites into an allocations policy for the modified TNP and to prepare the Strategic Environmental Assessment, which has thus far only been carried out in relation to the broader scenarios and with CW&C to ensure the indicative housing number is able to be met through the Plan. It is anticipated that this can be completed during January ready for the Regulation 14 to commence in early February. In the meantime, work has been ongoing to prepare the remaining

policies for consultation, taking the outputs of the previous Regulation 14 consultation to adjust Policies 2 – 5 where appropriate. Policy 1 will be rewritten to reflect the location of the chosen sites once known.

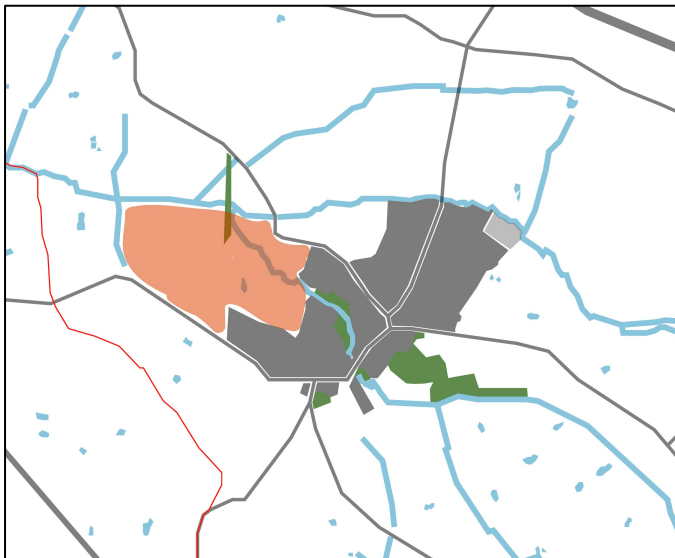
The Parish Council will also need to determine how to convey project progression more widely to the community to confirm broad support for the chosen approach.



Broad Location of Scenario 4



Broad location of Land East of Shire Way.



Broad Location of Scenario 2