

Neighbourhood Plan Review Spatial Strategy
Notes of meeting with representatives of Lexwood Developments.
Thursday 18th December 2025 Via Zoom.

Present:

Parish Council – Iain Keeping, Ann Wright (Clerk).
Lexwood Developments – Alex Wood.
ONH – Leah Coney

Purpose of meeting: To consider possible future development in Tattenhall.

Background & Update

It was discussed that CW&C cannot demonstrate a 5-year land supply and the Tattenhall and District Neighbourhood Plan is over 5 years old and does not allocate development sites and is therefore contrary to the NPPF.

The Council is working to bring the Plan up to date and regain some control over what is built where in Tattenhall.

It was noted there had been over 200 responses to the recent scenarios consultation.

It was noted the preferred option was for development to the northwest of Tattenhall, between Frog Land and Chester Road.

It was noted that there was an acceptance that some development would take place.

It was noted there are currently 2 applications submitted for a total of 220 new dwellings with an application for a further 400 dwellings expected soon from Bolesworth.

It was discussed that the Bolesworth site is not quite in the preferred location. It is clear the Estate has put significant investment into developing the scheme and there have been discussions regarding the infrastructure improvements they are offering.

Scenario 4

It was noted that a fourth scenario is likely to be developed in January.

Lexwood Proposal

Mr Wood confirmed he had submitted the permission in principle (PIP) application for the development of Park Road.

He confirmed that he is working on development of 2 fields with access onto Shire Way. The land equates to roughly 2.5 hectares and would accommodate approximately 50 dwellings. He noted the location is very logical for development.

It was discussed that the new draft NPPF has just been published and is emphasising the importance of small-scale developments of up to 49 dwellings. It was stated that smaller developments have smaller impacts.

It was discussed that the draft NPPF also emphasises the importance of sustainable transport links and that as a result CW&C might seek to blend options 2 and 3 of the Local Plan with large scale development to the North of Ellesmere Port and around Winsford.

It was discussed the current applications are proposing development on the wrong side of Tattenhall and lack positives. They have highways and flood risk issues.

It was noted planning policy allows small development of exception sites adjacent to the settlement boundary which allow for a 'small' element of market value properties to help fund the delivery of the affordable properties. It was noted the current planning climate and lack of 5-year supply would allow such sites to be development of 100% market schemes.

It was noted the aim is to proceed with the Plan to engage the prematurity argument and no assumption has been made that current applications will be approved.

It was discussed that not having an indicative number of houses to deliver has allowed the community to allocate sites more freely based on preference and community benefit.

It was discussed the Plan might allocates sites above the indicative number for robustness.

It was noted any site allocated must be deliverable.

It was noted there had been very positive conversations with CW&C regarding what we are seeking to achieve with the Neighbourhood Plan.

It was discussed that the proposed scheme is for 100% affordable properties in a lower density scheme. It was suggested the properties will be 2 and 3 bed properties, possibly some 1 bed properties.

Mr Wood agreed to provide sketch plan of the scheme and confirm the following:

- 100% affordable focused scheme
- Smaller units
- Access off Shire Way
- Potential link to FP12
- Ability to phase delivery and release of properties
- Priority to those with a close connection to Tattenhall in perpetuity.

All were thanked for attending the meeting.

Ann Wright
19/12/2025.