

Neighbourhood Plan Review – Meeting with CW&C on Spatial Assessments

Wednesday 3rd December 2025

Present:

CW&C – Bethan Armstrong (Principle Planner), Catherine Morgetroyd (Spatial Planning), Cllr Mike Jones.

ONH – Leah Coney.

Tattenhall Parish Council - Iain Keeping, Ann Wright (Clerk).

Purpose of meeting: To discuss Plan review progress.

Background

It was noted the Parish Council had presented 3 scenarios from an original 6 to the public through a public meeting and drop-in session which had been followed up by a 2 week online survey. It was noted the meetings had been well attended and that over 200 surveys had been returned.

It was noted the public had demonstrated an understanding of the need for some development to take place. However that had been alarm at the suggested of 1500 new homes being allocated to Tattenhall.

It was noted Tattenhall currently has 2 large live planning applications with more to follow, with approximately 680 new houses being applied for.

It was noted a meeting had taken place with Bolesworth Estate to discuss the results of the scenario consultation and their development proposal. Bolesworth Estate were due to hold drop-ins for the public about their development. The Estate had discussed a number of solutions to problems faced by the community including GP Surgery, additional playing fields, flood mitigation and another shop.

It was noted that the Western Scenario #2, which was preferred by residents, located on land between Frog Lane and Chester Road, does not quite fit with the Bolesworth's plans, which include development on adjacent land south of Frog Lane.

Cllr Jones joined the meeting.

It was noted that when assessing the impact of the new development through the scenario planning, it was identified that 1000 new homes would exceed Tattenhall's infrastructure capacity but would not be enough to fund developing the necessary infrastructure, hence why a medium growth option of this level had been discounted as implausible, leaving 2 options of around 600 - 700 and 1 at 1,500

It was noted the development site proposed by the Bolesworth had not been included due to its location with significant surface water issues and near the highest concentration of heritage assets in the village.

It was discussed one of the reasons the community had supported scenario #2 was that it provided an alternative route to the High Street, which has existing traffic management issues.

It was discussed that it may be that a 4th Scenario is developed which is a complete masterplan for Tattenhall, following land interest meetings and with key stakeholders such as highways.

It was noted that Scenarios 1 and 3 were north of the existing built up area where the 2 large applications are located has a number of constraining factors including moving development into the protected gaps between Gatesheath and Newton-by-Tattenhall. There are also serious flood risks associated with these sites.

Timescales

It was noted the current planning applications are not ready for decisions as yet.

It was hoped the Reg 14 will take place in January/February.

It was noted that both the live applications (Taylor Wimpey and Gladman) have been strongly objected to by residents.

Prematurity

It was noted that CW&C had taken Counsels opinion in respect of using the modified Neighbourhood Plan to deploy a prematurity argument when determining speculative applications which do not accord with the Plan. They had received confirmation that this was a valid approach but could only be claimed at the publicity stage of the Plan review (Regulation 16) How an application's approval would prejudice the emerging Plan would need to be demonstrated.

Housing Numbers

It was confirmed CW&C hope to issue indicative housing numbers soon and is reviewing the process of how these will be issued.

Local Plan

It was confirmed it has not yet been decided what period the new Local Plan will cover. It was hoped more information will be available mid-2026.

The Plan's timetable will be updated soon.

Primary School Capacity

It was discussed that the primary school's capacity needs to be tested against a development of around 600 homes. It was noted that in 2015-2016 the Primary School was extended to 45 PAN but has just reduced it to 35.

It was confirmed that 600 homes would result in 127 mainstream pupils.

Flood Mitigation

It was noted Bolesworth Estate has plans for a flood mitigation scheme on 100 acres of land and is in discussions with EA and the LFA about this. It was discussed that there needs to be some form of unilateral undertaking to make sure these works are undertake given they cannot be tied to the development application.

Next Steps

It was discussed that once the Reg 14 is completed the desire is to submit the Plan as quickly as possible for the next stage in the process as such there is a need to confirm the HRA process. CW&C confirmed they would be able to undertake the screening opinion for the need for HRA/Marine Plan once the site allocations were known. They would then review, if screened in,

whether this could be undertaken in house alongside emerging Local Plan work, or undertaken externally. It was thought the Reg 15 and 16 could take place in March/April 2026.

Ann Wright
22/11/2025