

Minutes of Tattenhall & District Parish Council Meeting Held 3rd November 2025 at the Barbour Institute.

PRESENT

Councillors

Chairman – J. Kershaw

J. Bailey P. Black R. Carden I. Keeping N. Matthews

R. Smith B. Wilson

Clerk – Ann Wright

CW&C Cllr Mike Jones

Public – 4

Apologies

C. Elliott – Family commitment.

P. Kerr – Family commitment.

A. Scarratt – Unwell.

R. Smith – Family commitment.

Declaration of Interests

I. Keeping declared a pecuniary interest in application 25/02893/S73 as he lives opposite the application site and confirmed he would leave the meeting when the matter is discussed.

Public Participation

Freedom of Chester

CW&C Cllr Mike Jones reported that Cllr Sheila Chapman had been posthumously awarded Freedom of Chester for all the works she did as a Parish Councillor and volunteer in Tattenhall.

Co-option of Councillors

RESOLVED 25/420 –That the Council co-opt Lesley Morris.

RESOLVED 25/421 –That the Council co-opt Kirsty Williams.

RESOLVED 25/422 –That the Council co-opt Carol Dzelzainis

All signed the acceptance of office form and joined the meeting.

Minutes

RESOLVED 25/423 –That the Council approve the minutes of the meeting held on the 1st September 2025 as a true and proper record.

Planning

1) Planning Register

The meeting noted the planning register pages 188 to 192.

Cllr Keeping left the meeting and took no part in the following discussion.

25/02893/S73 - Demolition of existing bungalow and development of four new houses, associated landscaping and creation of new site access - variation of condition 2 (approved drawings) of application 17/03827/FUL - Low Ridge, Burwardsley Road, Tattenhall, CH3 9QF.

RESOLVED 25/424 –That the Council submit a comment of no objection.

Cllr Keeping rejoined the meeting

2) Enforcement Notes

The notes of the meeting held with the CW&C head of enforcement on 4th September were noted, from page 508 of the Minutes.

3) Further Applications

No further applications received.

4) Lead Planners

It was noted Councillors Bailey, Kershaw & Wilson are lead planners until the January meeting.

Neighbourhood Plan Review

It was reported the consultation was on-going on the 3 scenarios which were presented at the meeting on the 23rd October. It was noted that the online survey had already received well over 100 responses.

Work has been undertaken to identify various landowners to contact them regarding possible site allocations.

The notes of the meetings held on the 23rd and 24th October were noted, from page 510 of the Minutes.

Councillors were reminded there is a meeting to discuss the next steps on the 12th November following which further public consultation will take place.

Bolesworth Estate

The notes of the meetings with Bolesworth Estate on the 16th and 25th September 2025 were noted from page 514 of the Minutes.

Towpath Project

Cllr Kerr had provided the below update:

"I met up with Dave George from Canal River Trust, and we walked from Golden Nook Bridge to Beeston Lock at the A49. Dave looks after towpath projects for the North of England and has a colleague who covers the south. Dave had already met with John from Christleton to look at the towpath from Christleton to Golden Nook Bridge.

Dave was shocked at the state of the towpath in terms of the vegetation that made walking along it difficult in places with low branches and hedges that need to be cut back as well as the ground vegetation making the path narrow. Dave said he would speak to the manager responsible as he would need this cutting back to properly survey the available towpath width to draw up his plans.

I explained to Dave that the plan was about connecting Tattenhall to both Chester and the planned reopened railway station at Beeston. In addition, I explained how we'd converted 70 stiles to Kissing Gates, creating a number of walks that incorporated the towpath which were now accessible to the less agile.

Dave will return to do a full survey over a few days when hopefully the vegetation has been dealt with."

Cycle Tool Station

It was agreed that the Council seek donations or sponsorship towards a cycle Toolstation including from local cycling clubs.

Spinney Pond Area

The Clerk read comments from Cllr Kerr who requested the Council undertake further works to ensure the pond holds water given the pleasure it provides residents young and old. It was noted the Clerk has contacted a local ecologist who had agreed to review the pond and has visited it in early September. He had confirmed that it was difficult to gauge how much water it is holding and is due to visit again in the next couple of weeks. He did state the flora is really diverse which is a huge plus for invertebrates.

It was agreed to wait until he has undertaken the second visit before taking further action.

Graveyard Extension

The Clerk reported that she had confirmation from CW&C planners that using Glebe Meadow to extend the Cemetery would require the land used to be replaced elsewhere due to its designation as a protected wildlife area.

It was agreed to establish a working group to investigate future options including a representative from the Church, Councillors Black, Kershaw and Wilson.

Newall Close Verge

The Clerk reported a resident had raised concerns regarding the state of the roadside verge at Newall Close. It was agreed to get the verge reinstated in Spring 2026 and include in the Council's maintenance schedule.

Speed Camera

PCSO McKevitt has confirmed that reported vehicles caught speeding with the speed gun would receive a letter from the Police advising them they were speeding. She also confirmed that the police provide a letter of explanation as to what the community speed watch group are doing. The PCSO stated she would help with speed checks when possible.

RESOLVED 25/425 –That the Council purchase a gun for up to £150.

It was noted that the council needs to be requesting speed indicators and speed reduction measures should developments be approved.

Christmas Event

The Clerk reported the plans for the event were proceeding well.

The Clerk present the below costs:

	CW&C Fees	Other Costs	Total
Christmas Lights	CW&C License £495.00	Installation £2350.00 (estimate)	£2,845
Raffle	Lottery License £20.00	Raffle tickets £43.50	£63.50
Suspension of Parking	CW&C License £210	Implementation £500	£710.00
Sound System & Lights		Hire £496.12	£497.00
Lights Hire		£150 (estimate)	£150.00
Printing & Misc		£150.00 (estimate)	£150.00
	£725.00	Total	£4,415.50

RESOLVED 25/426 –That the Council agree the above budget.

It was noted the streetlight wreaths are now falling apart and require replacing.

RESOLVED 25/427 –That the Council agree a budget of up to £150 to replace the wreaths.

It was noted that it needs to be promoted that there is no parking available in the centre of Tattenhall for the event and that residents should be encouraged to walk, it was agreed to try and establish a drop off point.

Accounts & Payments

1) 2nd Quarter End

RESOLVED 25/428 –That the Council agree the 2nd quarter end accounts including the below payments and the Bank reconciliation as circulated page 20 of the Cash Book.

Play Inspection Company	Play inspection	186.00
Barbour Institute	Room Hire - August	27.56
PJ Hellmers Ltd	Tree works	330.00
PJ Hellmers Ltd	Grounds Maintenance	1361.70
A. Wright	REIM: Lottery Licence	20.00
Unity Bank	Bank charge	6.00

2) Accounts & Payments

RESOLVED 25/429 –That the Council agree the accounts and payments including the below payments and the Bank reconciliation as circulated page 21 of the Cash Book.

Barbour Institute	Room Hire - Sept	210.84
ONH Ltd	Neighbourhood plan work	8071.20
G. Marsden	Watering	256.00
A. Wright	Salary - Sept	1241.69
A. Wright	REIM: Raffle, Zoom, Cloudnext, etc	131.30
Nest	Pension contribution - August	92.81
A. Wright	REIM: Lights license	495.00
HMRC	PAYE/NI	281.66
Shires Accountants	Payroll July 2025-April2026	382.80
HMRC	PAYE/NI	294.26

3) Additional invoices

RESOLVED 25/430 –That the Council agree the following payments:

A. Wright – Salary October - 1,241.69

HMRC – NI/PAYE October – £276.26

Nest – Pension Contribution October – £92.81

G. Marsden – Watering – £184.90

I. Keeping – Land Registry searches - £56.00

A. Wright – Reimbursement Various – £98.33

RBL Poppy Appeal – Wreath & Streetlight Poppies - £150.00

4) Budget Review

It was agreed that the Clerk would arrange an informal virtual meeting to review the budget in preparation of the precept setting in January.

RESOLVED 25/431 –That the Council move into private session and ask members of the public and public to leave.

Land Registry Updates

RESOLVED 25/432 –That the Council employ Keystone Law to update the ownership of Glebe Meadow, Barnfield and the Play area with the land registry.

RESOLVED 25/433 – The Councillors Jonny Kershaw, Richard Carden and the Clerk we named as the Parish Council, contacts with the Land Registry.

It was also agreed the Council register with the Land Registry to be notified if any attempt is made to purchase the land..

Barnfield Adverse Possession Claim

RESOLVED 25/434 – The Council writes to object to the adverse position claim.

The meeting closed at 8.40pm.

04/11/0205.

Informal meeting with CW&C Enforcement Officer 4th September 2025 at the Barbour Institute.

PRESENT

Tattenhall & District Parish Council – Pat Black, Iain Keeping, Neil Matthews, Ann Wright (Clerk).
Cheshire West & Chester Council – Cllr Mike Jones, Brian Leonard.

Purpose of Meeting: To discuss outstanding enforcement issues.

Brian Leonard introduced himself as the principle planning enforcement officer and reported there are 13 outstanding enforcement cases in Tattenhall.

The meeting reviewed the outstanding cases.

- Russia Hall – It was noted this case was now closed as permission had been granted for the Annex and Airbnb.
- Portico House – It was discussed the signage is put up to advertise events then removed, there are currently no signs up.
- Barbers Shop – It was reported enforcement officers have visited the shop and have confirmed the signs require planning permission or must be removed within 28 days.
- Shipping Container, Newton Lane – It was reported the site has permission for a permanent agricultural building granted in February 2025, the container can stay on site until the building is completed.
- Hill Garth Road – Wall not built between properties and field as required by Plans. It was confirmed this will be passed back to the planning officer who dealt with the application.
- Castlefields – Attenuation Pond not as approved, it was noted this is being handled by the LLFA officer and is on-going.

It was confirmed that CW&C has had a backlog of enforcement issues for a number of years and are reviewing how reports are handled. For example, referring cases back to the planning officers who dealt with the application.

- Hawthorn Cottage – it was noted the removal of the hedge had been reported, it was thought the tree officer had responded to this matter. It was noted there is still an outstanding report regarding the works done to the property which have been raised with the planning officer.
Concerns were raised regarding the barge installed on the field and the use of the property as an Airbnb although it was noted permission may not be required for this.
- Chester Road – a report has been made that the wildlife area has not been created as approved, this has been raised with the planning officer.

It was discussed that not all planning breaches result in enforcement action, officers will consider if it is in the public interest to pursue the breach and what harm the breach is causing. The investigation is just as thorough where action is not taken as when action is taken.

- Caravans – CW&C will provide a record sheet for residents to complete to record times when caravans are occupied to proof if caravans are being lived in.
- Manor Farm – concern was raised about a static caravan and septic tank which has been installed particularly regarding where the waste is being discharged to.

The meeting discussed the on-going flooding resulting from the infilling of the former railway line and the impact it is having on the adjacent farmland. Cllr Jones confirmed he as made an FOI request to EA to see if a licence had been obtained for this work.

It was noted retrospective permission had been sought for the infilling of the railway line but the application had been withdrawn or refused. An enforcement notice had been served but not complied with. It was understood the works to clear the area would have cost approx. £1m. No further enforcement had been taken as it would only have resulted in a fine and not resolved the issues.

It was noted a small pump had been used for a time to help lower the flood water.

It had been confirmed that the bridge and land below is owned by CW&C and there were concerns the bridge will be damaged by constantly standing in deep water.

A discussion took place about how officers prioritise what breaches they enforce. It was suggested that if action was taken where breaches are ongoing, they could be dealt with more effectively and stop works before they are completed. It was confirmed CW&C is reviewing how enforcement is undertaken.

Ann Wright
10/09/2025.

**Notes of
Meeting held by Tattenhall & District Parish Council on
Tattenhall Settlement Spatial Plan
Held 23rd October 2025 at the Barbour Institute.**

PRESENT

Councillors

Chairman – N. Matthews.

R. Carden, J. Bailey, P. Black, I. Keeping, R. Smith, A. Scarratt, B. Wilson.

Clerk – Ann Wright

Public – approx. 60

Cllr Iain Keeping gave a presentation using the attached slides.

It was noted that the review of the Neighbourhood Plan has been on-going for 5 years during which time the goal posts have moved significantly.

Cheshire West & Chester Council (CW&C) no longer has the required housing numbers and Tattenhall already have 2 large speculative planning applications.

It was explained that the Council has employed consultants ONH to support this process and the allocation of sites.

It was noted that there is a big issue with the existing planning system in that it delivers houses but not infrastructure. Development does bring with it funding via the Community Infrastructure Levy (CIL), 75% of this goes to CW&C and can be spent anywhere in the Borough.

Timescales

It was stated the hope is to submit the revised Neighbourhood Plan (Plan) for examination in early 2026.

It is hoped that once the Plan has been 'made' it will be regarded as up to date and with the allocation of sites will have weight in the planning process and result in speculative applications being refused.

It is understood CW&C are taking legal advice on whether applications can be refused on the grounds of prematurity.

It was confirmed that there is no guarantee when current applications will be decided.

The closer the Plan gets to being made the more weight it will have in the planning system.

Education

It was asked what impact all the development will have of schools. It was noted school capacity is taken into consideration with developers making payments to increase capacity if required. The question was raised where secondary pupils would go to school.

Key Service Centre

It was noted that Tattenhall is the smallest of the key service centres, it was asked where this classification has come from and if it could be downgraded. It was confirmed the classification came from the CW&C Local Plan and it was very unlikely it would be downgraded.

High Street

It was raised how would the High Street cope with even an additional 100 houses. Also access onto the A41 is a major issue.

Availability of Brown Field Sites

It was noted that the number of brown field sites in CW&C is reducing resulting in more development of green fields sites.

Employment

It was asked where residents in the new homes will work, noting the vast majority will have to commute resulting in more traffic.

Doctors Surgery

It was stated that there is an urgent need for the bus service to pass the doctor's surgery.

Next Steps

Following the consultation which finishes on the 5th November the Council will seek to allocate sites then enter into the formal Reg 14 consultation process again. It is hoped the Plan will go to examination in early 2026 and will then go to referendum.

CW&C

It was noted for the Plan to be successful we need the support of CW&C officers and will be consulting with them regularly.

Scenarios

It was explained that there is flexibility in the scenarios and people should comment on the elements they support and those they don't and explain why. It was confirmed the Council will be organising a meeting with landowners very soon. It was noted that the community's opinion is essential.

Local Plan Allocation

It was noted that we need to allocate enough sites in the Neighbourhood Plan but not more than is likely to be allocated by CW&C.

Bolesworth Estate Proposal

It was noted that the Estate is proposing a development of 400 homes.

Realistic Site Allocations

It was agreed the Plan has to include realistic and deliverable sites which needs to be evidenced.

Neighbourhood Plan Funding

It was noted although Neighbourhood Plans still exist the Government has removed funding for them, as such the Parish Council is having to fund this work.

The Chairmen thanked all for attending, particularly Iain Keeping for all his hard work.

Ann Wright
28th October 2025.

**Site Allocation Meeting with CW&C Officer.
24th October 2025.**

PRESENT:

CW&C – Catherine Morgetroyd.

ONH – Leah Coney.

Tattenhall & District Parish Council –Iain Keeping, Ann Wright (Clerk).

Purpose of Meeting: To discuss allocations process.

It was noted that we are working to a very accelerated timetable as such it is hoped all parties can be aligned.

We are currently going through a broad scenario planning process based on information in the CW&C Local Plan documentation.

We have held a successful meeting with the public and are now looking to hold a briefing with landowners and agents.

Housing Allocation

It was discussed that it might be 12 months before Tattenhall has its housing allocation number, and it might be 2 years before the new Local Plan is in place and that Tattenhall already has 2 applications for over 200 houses and another for 400 coming soon.

We are hoping to identify sites for allocation soon and then undertake a second Reg 14 consultation and go to examination in early 2026.

Prematurity Argument

It was confirmed that CW&C are seeking legal advice on the use of the prematurity argument to refuse planning applications.

It was discussed what the impact would be if the Local Plan allocated a higher housing number than allocated in the Neighbourhood Plan.

It was agreed to share potential sites with CW&C as the process progresses.

It was noted that ONH can use the standard method to calculate housing numbers but that could not take into account other factors facing CW&C.

It was noted that the absence of a housing figure is allowing a truly bottom-up approach.

It was noted Tattenhall is seeking to take a pragmatic approach and may seek to over allocate or consider having reserve sites.

Timescales

It was discussed that it is CW&C as the Local Planning Authority who is responsible for the Habitats Regulations Assessment (HRA) and Marine Plan and that Tattenhall must supply all the evidence required to undertake these assessments.

It was hoped these assessments can be undertaken in a timely fashion so as not to delay the Neighbourhood Plan's process. It was asked if these assessments could be undertaken during the Reg. 14 consultation.

Catherine Morgetroyd confirmed she would look into this noting that CW&C has limited resources and will need to employ a consultant to undertake these works which will also take time.

Regulation 14 Consultation

It was agreed the clerk would request the up-to-date statutory consultees list from CW&C a week before the Reg 14 is launched.

It was noted that Policy 1 will have to be updated. It was not clear if there would be 1 policy to allocated sites or a policy for each site.

Any changes to other policies resulting from the previous Reg. 14 consultation will not be material.

It was agreed to forward a copy of the slide pack from the meeting to Catherine Morgetroyd so that she can see the direction the process is taking. Given timescales it was agreed it was unlikely that CW&C will have an advanced copy of the Reg 14 document to comment on before the formal consultation.

It was discussed that the aim is for the Neighbourhood Plan to align with the new Local Plan period and but if it does not allocate enough sites it will cover the next 5 year period which would support the prematurity argument.

It was hoped the Plan will provide some certainty in Tattenhall while the Local Plan is still being formed.

It was noted that CW&C is struggling for capacity and that some works cannot be undertaken as quickly as they would like.

It was agreed that maintaining dialogue is essential.

Ann Wright
28th October 2025

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 move 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



The Bolesworth Estate

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



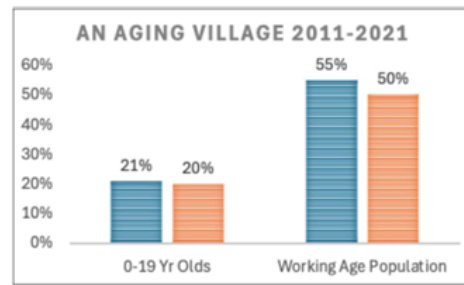
Intelligently meeting local housing needs



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



The Bolesworth Estate

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.**

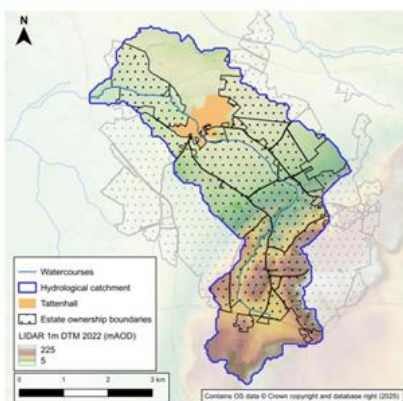


Delivering a 'Game-Changer' on Flood Risk



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



The Bolesworth Estate

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

**Notes of informal meeting with Bolesworth Estate & Neighbouring Parish Councils.
Brown Knowl Chapel.
Thursday 25th September 2025**

Present

Bolesworth Estate – Vicki Ball, Nina Barbour, Gaurav Batra, Frances Steer.

Broxton & District Parish Council – Kathryn Borman, Carol Shadbolt.

Burwardsley Parish Council – Roger Carol, Peter Stockton.

Cheshire West & Chester Council (CW&C) – Mike Jones.

Handley & District Parish Council – Nigel Johnson, Jon Moseley.

Tattenhall & District Parish Council – Neil Matthews, Robert Smith, Ann Wright (Clerk).

Apologies: Neil Matthews.

Notes of previous meeting

The notes of the previous meeting held on the 22nd May 2025 were agreed.

The presentation from the meeting is attached to these notes.

Planning

Tattenhall Proposal

It was confirmed that a week ago Bolesworth representatives had met with Tattenhall Parish Councillors to discuss future development plans. The notes from the meeting are now available online¹. The proposed development lies between Frog and Rocky Lanes and is for approximately 400 homes.

The proposed development is based on 5 key features:

- 1) Maintaining character & heritage.
- 2) Good quality housing with affordable properties for local people.
- 3) Active travel plans & highway improvements.
- 4) New Doctor's surgery
- 5) Resolve flooding issues.

Public consultation is planned during October & November with plans being submitted by or straight after Christmas.

Former Candle Factory

It was noted anti-social behaviour is still an issue on the site. Burwardsley Parish Council has received outline information about the development proposal for this site which has been sensitively designed and is low density. It was agreed a meeting will be arranged with Councillors and the Estate soon to discuss the application in more detail.

It was discussed that in principle the proposal had been quite well received although there was a lack of detail at this stage. It was noted that the majority of residents recognise that something needs to be done with the site.

It was asked if the whole site is regarded as brownfield or just the building footprint. CW&C Cllr Jones stated he believed it is the whole site including the car park. Cllr Jones agreed to confirm this with CW&C.

It was discussed if a barrier could be installed with a coded lock allowing use by locals but preventing anti-social parking. Cllr Jones suggested discussing the anti-social behaviour in the car park with CW&C officers.

Ridding Bank, Burwardsley

It was noted Burwardsley Parish Council had reviewed the pre-application for the demolition and replacement of this property. The application has now been submitted to CW&C.

¹ <https://tattenhallpc.co.uk/wp-content/uploads/2025/09/Notes-BolesworthEstate-Sept2025.pdf>

Beehive, Tattenhall

It was noted a new planning application had been submitted in June to allow outdoor usage it is hoped this will be allocated to a planning officer in October.

Sandstone Pub, Brown Knowl

It was noted the pub has closed, this raises the question of if it is in a viable location and what its future use should be.

Concerns were voiced about the car park being abused if the pub is closed and empty and a request was made to move the concrete blocks across the access.

It was noted the car park is well used by people walking in the area and it was suggested talking to the Sandstone Ridge Trust about the car park being part of the strategic plan for the Sandstone Ridge.

Portico, Tattenhall

It was reported the Estate is in discussion with a developer about delivering the original scheme of 5 open market and 2 affordable properties.

Flooding

It was confirmed the Estate has been investigating a strategic plan to reduce the impact of flooding in Tattenhall and the surrounding roads. A scheme is being developed which will restore flood plains and slow the flow of water into Tattenhall through a system of bunds. It was noted the scheme will result in the change of use from agriculture of 100 acres of land. Further collaboration will take place with EA and the working group which has been formed. It was asked who would pay for these works. It was noted that the Estate has undertaken the works to understand the water flow in the Estate and identify strategic solutions. It was stated that the Estate is part of the Community and is as invested as the community to resolve these issues.

Cllr Jones stated a resident on Frog Lane had requested permission to link a surface water drainage pipe to an adjacent ditch, it was agreed Cllr Jones would forward this request to Frances Steer.

It was asked if the issues of field run off were being addressed at Castlefields. It was confirmed there are on-going discussions regarding this between the Estate and EA.

Vacant Properties

It was noted that 2 prominent vacant properties in Burwardsley have now been sold, a further 2 properties have been converted to holiday lets.

The Estate is considering what to do with the Flute Buildings (former Curtain Factory).

Farms

It was noted that there was no further update on the future amalgamation of farms which is a long-term project that is likely to take place between 2029 and 2034.

It was noted Pigeon House is currently vacant although the land has been tenanted. It was stated that the Estate needs to review the long-term future of this and other similar buildings some of which are quite dilapidated.

Events

It was noted that Hampsons Car Auction will be taking place on the 21st to 23rd November, it was noted these auctions are open to the public.

There will also be the Hope House Dark Run on the 25th October.

There are no plans for a Christmas event.

Plans for 2026 include:

Warrior Dog Agility 4th & 5th April.

Open Gardens 8th & 9th May

Bolesworth International 25th June to 5th July.
Together Again Festival 24th to 26th July.

Traffic & Connectivity Issues

Traffic

It was noted that Bolesworth representatives were trying to arrange a meeting with CW&C events team to discuss the traffic management for events. It was discussed that the route agreed for the caravan event had caused a number of issues as the vehicles were not able to make the turn off Bolesworth Road on to Rocky Lane.

It was noted that there had not been any traffic issues for the Together Again Festival although the lack of information about which roads were to be closed had not been helpful.

Connectivity

It was noted that mobile and digital connectivity had been an issue during the Together Again Festival, this has been raised with the organisers to try and find a solution.

It was discussed that the digital signal is poor in the area and needs to be addressed particularly as the population grows.

Community Update

Vicki Ball provided the community update including sponsorship of the Village Show and Tattenhall Tornadoes.

It was also confirmed that a Red Acer is due to be planted to replace the dead tree on the Millfield.

It was noted that the Estate take part in the Cheshire Community Fund providing significant funding to the Fund and also having a representative on the committee. It was discussed the Fund has been focusing on supporting groups who work with the elderly, provide mental health support and tackle poverty. It was agreed information would be circulated about this funding.

Other Matters

Towpath Project

The Clerk reported that Tattenhall Parish Council with Christleton and Waverton Parish Councils was working on a project to resurface the towpath from where the A41 crossed it a Great Broughton to Beeston. The Canal and River Trust are now drawing up the scheme including costings for the whole stretch. Different surfaces will be required on the different sections of the path with the more urban areas wanting tarmac while the rural areas would suit some form of self-bonding surface.

The cost of the design works is £15k, £5k has been donated by the Trust, £5k from CW&C Ward Councillors Budgets from Cllr Jones and Cllrs for the Waverton and Christleton area and £5k from Tattenhall & District Parish Council.

It was noted the benefits of an accessible towpath to and from Chester are huge providing a safe walking and cycling route.

Trees

It was noted that Bolesworth trees are due to be routinely inspected in early 2026. Residents are still encouraged to report any trees that they are concerned about.

Harthill Development

It was noted that a commercial partner had still not been found for the Harthill Project. It was discussed that the Estate was willing to consider a reduced scheme and recognised the current economic situation which is particularly hitting the hospitality sector.

Hedge Cutting

It was discussed there are still issues with uncut hedges in the area, it was confirmed the Estate will take action where required to get hedges cut.

Future Meetings

Thursday 29th January 2026 – 7.00pm (TBC)

Thursday 21st May 2026 – 7.00pm.

Ann Wright
02/10/2025.

Bolesworth & Parish Councils meeting

25th September 2025

Planning updates

Tattenhall draft plans (Presented to Parish Council – 16 Sept 2025)



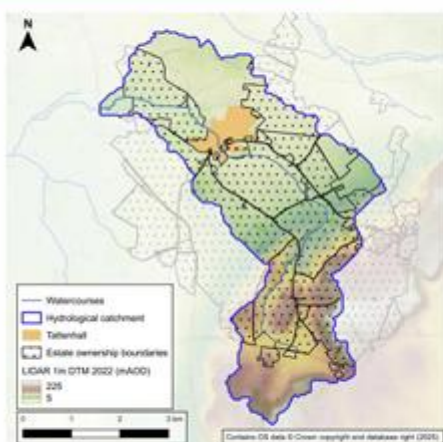
-  Site red line
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-  Play areas
-  Potential GP surgery

Other Planning Updates

- Candle Factory, Burwardsley – We are aware of further recent anti-social behaviour and the need for the site to be brought back to into viable use asap.
 - Pre-application submitted to CWaC 28th August for up to 9 no. dwellings, with a floorspace comparable to the existing built form, and enlarged Sandstone Trail car park.
 - The same pre-application has been shared with Burwardsley Parish Council to discuss fully at their next meeting on 1st October. The Estate are happy for pre-application to be shared with the wider community, so we can take account of any comments moving forward.
- Ridding Bank, Burwardsley – Planning Application pending for the demolition of existing house and coach house/garage and the construction of a replacement dwelling and detached garage. Awaiting Case Officer. The Estate would like to thank Burwardsley PC for reviewing the plans prior to submission.
- Beehive (re-marketed) - tenancy didn't progress as planning didn't allow use of outdoors area for use by customers. CWaC suggest it might be October before application validated in June is picked up an officer.
- Sandstone Pub – yet another tenant has ceased trading in recent years and the viability of the site as a pub looks fundamentally challenged. The Estate are looking to re-gain possession and thereafter consider change of use, potentially to residential.
- Other (Portico, Chowley Café) – verbal update

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Bolesworth contribution and link to development



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 - >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.

Events Update

Events update

Plans for 2025

- Hampsons Car Auctions: 26th – 28th September & 21st – 23rd November.
- Hope House Dark Run: 25th October
- There are no plans for a Christmas event this festive period.

Plans for 2026

- Warrior Dog Agility 4th & 5th April
- Bolesworth Open Gardens 8th & 9th May
- Bolesworth International 25th June – 5th July
- Together Again Festival 24th – 26th July

No other dates or events confirmed for 2026. We will update once anything further is confirmed.

Traffic Control & Connectivity issues

Traffic control & connectivity issues

Traffic control

The estate are arranging a meeting with CWaC to discuss traffic control arrangements.

Connectivity issues

The estate has contacted the organisers of the Together Again event, who are currently exploring the feasibility of installing a temporary mast to improve connectivity during their event. We will continue to apply pressure to them to avoid the issues that occurred earlier this summer.

Separately, we have been communicating with Aphra Brandreth MP's office. They have confirmed that they are actively working with CWAC to improve connectivity across the constituency. Their investigations have highlighted several "not spots" in the Tattenhall ward, particularly affecting EE users. Broxton has been identified as having significantly poor connectivity.

CWAC has assured the MP's office that addressing these "not spots" in Tattenhall is part of their strategic plan. Several new masts are being proposed across the borough to improve coverage.

Community update

Community Update

Bolesworth at the Village Show

We were proud to sponsor the Village Show once again this September, continuing our commitment to supporting local events that bring the community together.

Hope House Dark Run – Coming Soon

The first-ever Hope House Dark Run will take place at Bolesworth on **Saturday 25th October**. We're excited to host this meaningful event in support of a fantastic cause.

Tattenhall Christmas Fair – 28th November

Looking ahead to the festive season, Bolesworth will be supporting the Tattenhall Christmas Fair by funding toilet facilities and providing additional support - details to be finalised in the coming weeks.

Millfield Tree

In preparation for Remembrance Day, the estate will remove the dead tree in Millfield and replace it with a newly planted tree as a mark of respect and renewal.

Ongoing Support Initiatives

Growing Children Project: Our involvement with the Tattenhall allotments continues, helping children connect with nature and learn valuable skills.

Public Footpaths: We're working closely with Cheshire West & Chester and Cheshire East Public Rights of Way officers to maintain and improve footpath access across the estate.

Tattenhall Tomatoes (U11 Girls Football): As the team continues to grow (especially in height!), we're delighted to have provided additional kit for the 2025/26 season.

Cheshire Community Foundation: We're proud donors to the 'For Cheshire West' fund, supporting a wide range of local charities that make a real difference in our community.

Tattenhall & District Parish Council
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