

**Minutes of Extraordinary
Tattenhall & District Parish Council Meeting
Held 9th February 2026 at the Barbour Institute.**

PRESENT

Councillors

Chairman – J. Kershaw

J. Bailey	P. Black	R. Carden	Carol Dzelzainis	Christine Elliott
I. Keeping	N. Matthews	Lesley Morris	Andy Scarrat	R. Smith
K. Williams	B. Wilson			

Clerk – Ann Wright

Public – 10

Apologies

P. Kerr – family commitment.

CW&C Cllr Mike Jones – other meetings.

Declaration of Interests

No interests declared.

Public Participation

It was asked if the Parish Council would support applications within the designated area if they met the conditions listed in the Plan. It was confirmed that would be the case.

It was asked why the link road between Chester Road and Frog Lane was not included in the Phase 1 development which would allow construction traffic to avoid the village centre. It was confirmed it was part of the development of the Phase 2 site.

It was confirmed that if the Plan is approved once the Regulation 14 consultation has started there will be a meeting where the Plan is presented in detail.

A question was raised about the housing numbers allocated. It was confirmed this would be discussed in the agenda item discussion.

Neighbourhood Plan

1) To approve pre-submission version of the modified Tattenhall & District Neighbourhood Plan

It was confirmed CW&C has not provided the Council with the indicative numbers although it is understood the numbers have been prepared, as such the Council has worked on the assumption that between 500 to 600 new homes will be allocated to Tattenhall. This assumption has been agreed as reasonable by a senior CW&C officer. It is hoped that the number will be confirmed by the time the Reg 14 consultation has been completed.

A briefing note had been circulated the councillors, attached from page 514 of the Minutes, explaining what changes have been made.

It was noted further changes are likely to the Plan as a result of the Reg. 14 consultation after which the Plan will be submitted to CW&C who then manage the process of examination and the referenda.

The most significant changes are to Policy 1 and the new Policies 7 and 8.

Policy 3 includes a sequential test which seeks to protect the vibrance of the High Street.

Policy 7 allocates land for development of up to 600 new dwellings in 2 phases the first phase being between Rocky Lane and Frog Lane and the second between Frog Lane and Chester Road.

It was noted that Bolesworth Estate has been very cooperative and are seeking to deliver considerable community benefits. It was noted that Phase1 section of the Plan is more detailed as the Estate has worked on detail for the planning application to be submitted shortly. It was noted that treatment of sewerage and foul drainage is not within the remit of the Neighbourhood Plan.

Concern was voiced about the provision of truly affordable housing for those with a close connection to Tattenhall. It was noted this is covered elsewhere in the Plan.

RESOLVED 26/449 –That the Council approve the Pre-submission version of the modified Tattenhall and District Neighbourhood Plan to go to Regulation 14 consultation.

2) Delegation of authority to the Clerk

RESOLVED 26/450 - That the Parish Council delegate authority to the Parish Clerk to undertake any minor, non-material changes to the approved Plan prior to publication for the Regulation 14 consultation.

The meeting closed at 8.20pm.

Ann Wright
11/02/2026.

Next Scheduled Meeting
Monday 2nd March 2026, 7.30pm
Billiard Room, Barbour Institute

Agenda Item 4 - Neighbourhood Plan briefing note

When the review of the neighbourhood plan was undertaken five years ago, the effectiveness of the plan was reviewed against the stated objectives. Although there were some shortfalls identified, it was felt the minimal change was needed. As we know, changes to the NPPF required a substantial increase in housing provision.

Following the decision at the last Parish Council meeting to accept scenario 4, the draft reviewed neighbourhood plan has now been adjusted to include two new policies. There are also necessary changes to policies 1 & 2, but the remaining policies are materially as presented in the reviewed draft plan 12 months ago. For the purposes of Reg 14 submission, the narrative of the plan has been reduced to a minimum.

Modified Policy 1 - Housing Growth

- Introduces a defined settlement boundary for Tattenhall.
- Establishes clear criteria for development within and outside the settlement boundary.
- Updates housing mix requirements with reference to the Tattenhall Housing Needs Report (December 2023 or subsequent updates).
- Strengthens affordable housing provisions, including clarification on on-site provision and circumstances where off-site contributions may be acceptable.
- Introduces additional design requirements for sites above 30 dwellings.

Modified Policy 2 – Local Character

- Strengthen wording to “safeguard or enhance” character.
- Update references to include the Tattenhall and District Design Code (2022 or subsequent versions).
- Clarify protection of important views identified in Appendix A.
- Strengthen tree protection measures, including clearer justification for removal and a requirement for replacement native planting at a ratio of 2:1.
- Introduce explicit protection for ancient, veteran, and mature native trees, hedgerows, ponds, and woodland.

Modified Policy 3 – The Local Economy

- Clarify that small-scale expansion relates to employment floorspace.
- Refine spatial references to development within or adjacent to the settlement boundary and hamlets.
- Introduce an explicit requirement for compliance with the Tattenhall and District Design Code.
- Introduce a sequential test for main town centre uses outside the defined local centre, to protect its vitality and viability.

Modified Policy 4 – Local Facilities

- Strengthen requirements to consider cumulative impacts of development.
- Clarify and reinforce support for appropriate development that enhances the vitality and viability of Tattenhall village centre, recognising that congestion is now a relevant consideration.
- Identify the need for walking and cycling connectivity improvements to make use of the existing public rights of way network and other corridors (disused railway and canal towpath).
- Make minor wording changes to improve consistency and readability, without altering policy intent.

Modified Policy 5 – Transport and Communications

- Strengthen wording to require full mitigation of traffic impacts, including congestion.

- Expand walking and cycling requirements to include improved connectivity and linking of public rights of way.
- Update broadband requirements to specify a minimum of 30 Mbps, reflecting current standards
- Retains support for village centre parking provision.

Policy 6 – Landscape and Environment

Essentially unchanged.

New Policy 7 – Site Allocations

Allocates circa 40 hectares of land north and south of Frog Lane for a phased, residential-led mixed-use scheme of dwellings, as shown on the Policies Map. The draft currently does not include housing numbers because we have not yet been advised by the LPA. The outline has been agreed with the landowner, Bolesworth Estate, but the details are yet to be finalised, particularly relating to the new health centre should an off-site provision materialise.

New Policy 8 – Natural Flood Management

A new policy which safeguards land off Bolesworth Road (as shown on the Policies Map) for delivery/expansion of a natural flood risk management scheme, including measures such as new bunding and river re-meandering, subject to agreement with the Environment Agency. Bolesworth Estate has accepted the policy.

IMK 05/02/2026

DRAFT

DRAFT

DRAFT