

TATTENHALL AND DISTRICT NEIGHBOURHOOD PLAN PRE SUBMISSION MODIFICATION PROPOSAL – FEBRUARY 2026.

The Tattenhall and District Neighbourhood Plan was made by the Local Planning Authority Cheshire West and Chester on the 4th June 2014. The Qualifying Body, Tattenhall and District Parish Council now proposes to modify parts of the made Plan. Following an initial Regulation 14 consultation in March 2025, a further review of the Plan has now taken place to introduce site allocations to the modified plan. This new iteration is now presented for a further Regulation 14.

The schedule below sets out each of the proposed material modifications to the made Plan alongside the original text. A clean version of the Neighbourhood Plan has been prepared and is submitted separately. The “clean” modified neighbourhood plan also contains other, non-material modifications to bring the new document fully up to date, including supporting text. It is not necessary for such modifications to be included in this Schedule.

- Proposed draft policies list:
- Policy 1 Housing Growth (modified)
 - Policy 2 Local Character (modified)
 - Policy 3 The Local Economy (modified)
 - Policy 4 Local Facilities (modified)
 - Policy 5 Transport and Communication (modified)
 - Policy 6 Landscape and Environment (retained)
 - Policy 7 Site Allocations (New)
 - Policy 8 Flood Management Land (New)

POLICY	EXISTING POLICY WORDING	PROPOSED POLICY WORDING (CHANGES IN RED/ STRIKETHROUGH)
Policy 1 Housing Growth	To enable managed housing growth in the Parish: - Proposals involving up to 30 homes will be allowed within or immediately adjacent to the built-up part of Tattenhall village over the period 2010 to 2030. - Smaller scale development of exception sites will be allowed within the hamlets of Gatesheath and Newton-by-Tattenhall over the period 2010 to 2030. Exceptions will be made where additional housing development involves the redevelopment of brownfield land (subject to its environmental value), the conversion of existing buildings or	A) The Neighbourhood Plan defines the settlement boundary at Tattenhall, as shown on the Policies Map for the purposes of applying the NPPF National Decision-Making Policies (NDMP) S3 on the presumption in favour of sustainable development. B) Housing proposals of 10 or more dwellings should: i) Provide a mix of types, tenures and sizes of homes, taking into account objectively identified housing needs (established through the Tattenhall Housing Needs Report December 2023 or subsequent update) and:

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	affordable housing-led ‘exceptions’ schemes. ‘Exceptions’ schemes will be allowed to contain an element of ‘enabling’ market housing, but no more than 30% in any individual scheme All housing proposals should: • Provide a mix of homes taking into account objectively identified housing needs, and include an element of affordable housing as specified in the Local Plan. The affordable housing will be subject to a S106 Legal Agreement, or planning condition, ensuring that it remains an affordable dwelling for local people in perpetuity. • Respect and, where possible, enhance the natural, built and historic environment. • Maintain Tattenhall village’s strong and established sense of place.	ii) include the provision of on-site affordable housing in accordance with NDMP HO8. The affordable housing will be subject to a S106 Legal Agreement ensuring that it remains an affordable dwelling for local people in perpetuity. iii) Off-site affordable housing provision or cash payment in lieu shall only be permitted where exceptional circumstances are demonstrated to justify off-site or cash contributions, in accordance with NDMP HO8. Any off-site or cash contributions sought should be used towards the provision of affordable housing in Tattenhall Neighbourhood Plan Area in the first instance, where there is an identified need.
Policy 2 Local Character	Development will be supported where it: • Respects the local character and historic and natural assets of the surrounding area, and takes every opportunity, through design and materials, to reinforce local distinctiveness and a strong sense of place • Incorporates, wherever possible, locally distinctive features such as Cheshire railings and fingerposts • Does not unacceptably erode the important, predominantly undeveloped gaps between the three settlements of Tattenhall, Newton-by- Tattenhall and Gatesheath. • Fully accords with the Tattenhall Village Design Statement • Respects local landscape quality ensuring that views and vistas are maintained wherever possible (See Appendix A) • Takes every opportunity, where practicable and viable, to incorporate features that improve its environmental performance	A) Development will be supported where it: • Respects Safeguards or enhances the local character and historic and natural assets of the surrounding area, and takes every opportunity, through design and materials, to reinforce local distinctiveness and a strong sense of place. • Incorporates, wherever possible, locally distinctive features such as Cheshire railings and fingerposts. • Does not unacceptably erode the important, predominantly undeveloped gaps between the three settlements of Tattenhall, Newton-by- Tattenhall and Gatesheath. • Fully accords with the Tattenhall Village Design Statement the Tattenhall and District Design Code (2022) or any subsequent version • Respects local landscape quality ensuring that views and vistas identified in Appendix A are maintained wherever possible (See Appendix A) • Takes every opportunity, where practicable and viable, to incorporate features that improve its environmental performance thereby

	thereby reducing carbon emissions. These can include both energy efficiency measures and green energy generation Development that does not meet these criteria will not be permitted. In order to gauge whether good design is at the heart of proposed new developments, applicants should include with their planning applications an assessment of how their scheme performs against the twelve criteria set out in Building for Life. Outdoor advertisements will be controlled to prevent an unacceptable proliferation of signage which would undermine the visual amenity of the village. The removal, or cutting back, of any trees that have a significant amenity value without an arboricultural report by a reputable company will be resisted. New development should not involve the loss of important trees and schemes should allow space for such trees to mature, to avoid any later pressure for their removal.	reducing carbon emissions. These can include both energy efficiency measures and green energy generation. Development that does not meet these criteria will not be permitted. In order to gauge whether good design is at the heart of proposed new developments, applicants should include with their planning applications an assessment of how their scheme performs against the twelve criteria set out in Building for Life. Outdoor advertisements will be controlled to prevent an unacceptable proliferation of signage which would undermine the visual amenity of the village. B) Where development is proposed in excess of 30 homes on any one site, to avoid losing the village character of the area, they should comprise of smaller areas with different types of housing setting as set out in the Tattenhall and District Design Code (2022) or subsequent edition. C) The removal, or cutting back, of any mature, native trees that have significant amenity value without an arboricultural report by a reputable company, to evidence that they are diseased, dying or otherwise pose a risk to health and safety, will be resisted. New development should not involve the loss of important trees and schemes should allow space for such trees to mature, to avoid any later pressure for their removal. Where there is a loss of trees they must be replaced with native species at the ratio of 2 for 1. D) Proposals must be designed to retain and protect ancient, veteran and mature native trees, hedgerows, ponds and areas of woodland in accordance with NDMP N6(2) E) Development proposals (except householder applications) within or adjacent to designated local wildlife sites or sites of nature conservation value, as shown on the Policies Map, should clearly demonstrate how they have incorporated appropriate measures to
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		safeguard and enhance these areas. Outside of these areas, new residential and commercial development should demonstrate the incorporation of habitat enhancement measures, including bat boxes, swifts' bricks and hedgehog routes, to encourage and protect local wildlife.
Policy 3 The Local Economy	The following types of employment development will be supported: • The conversion of existing buildings and the small- scale expansion of existing employment premises across the Parish. • Small-scale new build development within or adjacent to Tattenhall village and within or adjacent to the adjoining hamlets. • All new employment development should respect the character of its surroundings by way of its scale and design, not harm the surrounding landscape, and safeguard residential amenity and road safety.	A) The following types of employment development will be supported: • The conversion of existing buildings and the small- scale expansion of existing floorspace of employment premises across the Parish. • Small-scale new build development within or adjacent to Tattenhall village and within or adjacent to the adjoining hamlets. New commercial premises within the Tattenhall settlement boundary, or new premises appropriate to a countryside location outside of the settlement boundary. • All new employment development should respect the character of its surroundings by way of its scale, and design, type, not harm the surrounding landscape, and safeguard residential amenity and road safety, and demonstrate accordance with the Tattenhall and District Design Code (2022) or any updated version. B) Outside of the defined local centre a sequential test for main town centre uses will be applied, to prevent its erosion and to maintain neighbouring amenity.
Policy 4 Local Facilities	Proposals for development will be required to identify their likely impact on local infrastructure, services and facilities and to demonstrate how any such impacts will be addressed. Account should also be taken of the cumulative impacts arising from the new development combined with other schemes that have planning permission. Where new development proposals bring new utility services (particularly mains gas) to parts of the village that currently are not served by them, this will be seen as a positive benefit.	A) Proposals for development will be required to identify their likely impact on local infrastructure, services and facilities and to demonstrate how any such impacts will be addressed. Account should must also be taken of the cumulative impacts arising from the new development combined with other schemes that have planning permission. Where new development proposals bring new utility services (particularly mains gas) to parts of the village

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	• Development that supports the vibrancy and vitality of Tattenhall village centre by diversifying and enhancing the range of local shops and related commercial services for the local community will be allowed. • The loss of shops and related commercial services for the local community will be resisted unless it can be demonstrated that reasonable efforts have been made to secure their continued use for these purposes.	that currently are not served by them, this will be seen as a positive benefit. B) Development that supports the vibrancy and vitality of Tattenhall village centre by diversifying and enhancing the range of local shops and related commercial services for the local community will be allowed supported. C) The loss of shops and related commercial services for the local community will be resisted unless it can be demonstrated that reasonable efforts have been made to secure their continued use for these purposes.
Policy 5 Transport and Communications	Development should: • Identify the realistic level of traffic it is likely to generate. It must assess the potential impact of this traffic on pedestrians, cyclists, road safety, parking and congestion within the parish and include measures to mitigate any impacts. Development that would give rise to unacceptable highway dangers will not be permitted. • Maximise opportunities to walk and cycle, including between Tattenhall, Newton by Tattenhall and Gatesheath as well as supporting public transport where possible. • Make provision for high-speed broadband to serve it. Development of new, high- speed broadband infrastructure to serve the parish will be supported Car Parking in Tattenhall Village Centre – Schemes to increase car parking provision to serve Tattenhall village centre will be supported in principle.	A) Development should: • Identify the realistic level of traffic it is likely to generate. It must assess the potential impact of this traffic on pedestrians, cyclists, road safety, parking and congestion within the parish and include measures to mitigate fully any impacts. Development that would give rise to unacceptable highway dangers and road congestion will not be permitted. • Maximise opportunities to walk and cycle, including between Tattenhall, Newton by Tattenhall and Gatesheath, including the linking and upgrading of existing public rights of way, as well as supporting public transport where possible. • Make provision for 30 megabit per second high-speed broadband to serve it. B) Development of new 30 megabit per second high- speed broadband infrastructure to serve the parish will be supported.

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		C) Car Parking in Tattenhall Village Centre – Schemes to increase car parking provision to serve Tattenhall village centre will be supported in principle.
Policy 6 Landscape and Environment	The areas listed below are designated ‘Local Green Spaces’ which are protected from new development unless very special circumstances can be demonstrated: a. SITES OF OPEN SPACE VALUE Many of the estates in Tattenhall were designed and built with grassed areas within them and at the entrances to them. These areas provide relief to the built form of the village. They are an important feature in the village and contribute to its character, adding to the distinctive open feel and reinforcing the sense that you are in a village rather than an urban area. a1 Land adjacent to Flacca Lodge, Burwardsley Road at entrance to Field Lane a2 Land within Covert Rise with willow trees a3 Land adjacent to Gorsefield – small area looking towards the Continuing Care Retirement Community a4 Land adjacent to the Spinney and Millbrook End a5 Land enclosed within the curtilage of Rean Meadow a6 Land, with trees on the corner of Smithfields and Harding Avenue a7 Fenced land with trees, one a London Plane, adjacent to bungalow at the top of Harding Avenue a8 Land on right hand side of Park Avenue backing onto Rean Meadow a9 Land around junction of Keysbrook and Keysbrook Avenue (3 sides of road) a10 Land on High Street at entrance to Millbrook Park estate	The areas listed below are designated ‘Local Green Spaces’ which are protected from new development unless very special circumstances can be demonstrated. a. SITES OF OPEN SPACE VALUE Many of the estates in Tattenhall were designed and built with grassed areas within them and at the entrances to them. These areas provide relief to the built form of the village. They are an important feature in the village and contribute to its character, adding to the distinctive open feel and reinforcing the sense that you are in a village rather than an urban area. a1 Land adjacent to Flacca Lodge, Burwardsley Road at entrance to Field Lane a2 Land within Covert Rise with willow trees a3 Land adjacent to Gorsefield – small area looking towards the Continuing Care Retirement Community a4 Land adjacent to the Spinney and Millbrook End a5 Land enclosed within the curtilage of Rean Meadow a6 Land, with trees on the corner of Smithfields and Harding Avenue a7 Fenced land with trees, one a London Plane, adjacent to bungalow at the top of Harding Avenue a8 Land on right hand side of Park Avenue backing onto Rean Meadow a9 Land around junction of Keysbrook and Keysbrook Avenue (3 sides of road) a10 Land on High Street at entrance to Millbrook Park estate

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a11 Land on High Street at entrance to Newall/ Breen Close
a12 Open spaces within Oaklands, Greenlands, Rookery Drive areas
a13 Land in front of, and to rear of, Grakle Croft properties.
a14 Land at entrance to, and along, Ravensholme Lane
a15 Land on Castlefields

b. SITES OF SPORT, RECREATION AND AMENITY VALUE

These are sites valued for their open access for Sport, Recreation and Amenity. They are areas where residents can come together both informally and where community events are held

b1 Castlefields play area
b2 The Park playing field
b3 Sport Tattenhall playing fields (Recreation Club)
b4 Allotments on Rocky Lane and at Gatesheath

c. SITES OF NATURE CONSERVATION VALUE

There are a number of sites in the Parish that are significant in terms of their wildlife value which warrant protection. The sites listed below are all managed to safeguard and enhance their biodiversity.

c1 The Mill Brook Wildlife Corridor
c2 Jubilee Wood
c3 Glebe Meadow
c4 Barn Field (land behind flats at Ravensholme Court)
c5 Land bounded by Barn Field, Glebe Meadow and the Spinney
c6 The Spinney
c7 Mill Field
c8 Disused railway line between Chester Road and Frog Lane
c9 Wildflower meadow at the front of Tattenhall Hall.
c10 Allotment Pond, Rocky Lane
c.11 Land within curtilage of Tattenhall Marina

Appendix B contains a description of each of these areas.

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	New development in the Parish should: • Seek to protect and, where possible, enhance wildlife value, on the application site, surrounding sites and wildlife corridors • Respect local landscape character by reference to the Village Design Statement • Support the creation of a network of green- spaces for sport and outdoor recreation	A) New development in the Parish should: • Seek to protect and, where possible, enhance wildlife value, on the application site, surrounding sites and wildlife corridors • Respect local landscape character by reference to the Village Design Statement Tattenhall and District Design Code (2022) or subsequent edition. • Support the creation of a network of green- spaces for sport and outdoor recreation
	NEW POLICIES	
Policy 7 Site Allocations		The Neighbourhood Plan allocates land to the north and south of Frog Lane, for a phased, high-quality, mixed use, residential led development of up to 600 dwellings, as shown on the Policies Map. Development proposals will be supported, provided they accord with the site-specific requirements set out below and with other relevant policies of the development plan. A) Phase 1 (Land to the south of Frog Lane) shall comprise a residential scheme of approximately 400 homes and include the following: i) The housing scheme shall comprise a tenure mix to include 30% affordable housing as well as a wide range of property types and sizes including but not limited to, those looking to buy their first home, family homes, rental properties, downsizer homes, bungalows and/or self/custom build plots, subject to site specific considerations.

		ii) Any bungalows shall be built to M4(3)(a) wheelchair adaptable standard with all other properties strongly encouraged to M4(2) accessible standard, unless this is demonstrated to be unviable. iii) The site shall be accessed from Frog Lane with the layout allowing for a potential secondary access from Rocky Lane to enable direct vehicular and active travel links between Frog Lane and Rocky Lane as appropriate. The access shall be of a standard which will enable the site to be served by public transport and to the satisfaction of the Highways Authority. Bus stop infrastructure should also be installed to allow for public transport opportunities. iv) The creation of any road link from Frog Lane to Rocky Lane shall facilitate the redesignation of Rocky Lane to the north of the development site entrance to “quiet lane” status to limit vehicular movements to access only and enable safe walking and cycling along this stretch of road to access village amenities, subject to agreement and implementation by the Highways Authority. v) The scheme shall include up to 9.8ha of publicly accessible open space including play areas. vi) The scheme shall safeguard land on-site for the provision of a new GP surgery (Class E (e)) to be agreed with the local GP surgery and Integrated Care Board. Should the safeguarded land no longer be required within an agreed period, it shall revert to use as public open space to serve
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		the development. Any financial contribution towards the new GP surgery shall be secured via legal agreement. vii) The scheme shall also include the off-site provision, in the vicinity of Barbour Square, of a multipurpose “green” car park (Sui Generis) and ancillary community event space, secured by legal agreement with an option to transfer ownership to the Parish Council or nominated community body. viii) The layout and landscape scheme delivers defensible boundaries between the site and the adjacent countryside at its western and southern boundaries to create a definitive settlement edge. ix) The scheme shall be accompanied by a Heritage Statement which demonstrates compliance with NDMP HE4 (Securing the Conservation and Enhancement of Heritage Assets) relating to the Tattenhall Conservation Area and the Grade II listed building at Rose Corner. x) The scheme shall demonstrate, through a proportionate Transport Assessment and/or Active Travel audit, that residents will be able to safely and conveniently walk and cycle from the site to Tattenhall village centre, and Tattenhall Primary School, using accessible routes that are fit for purpose. xi) The development shall enhance the existing public rights of way network by upgrading and extending routes to provide direct access to the disused railway line and creating a new circular walk around the south west of the village linking
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		Frog Lane and Rocky Lane. xii) All mature trees and hedgerows within the site are retained unless their removal is necessary, and the minimum required to facilitate an efficient development layout. The existing tree belt along the boundaries shall be retained and reinforced. xiii) The scheme seeks to optimise opportunities to produce and use renewable energy on-site. xiv) The scheme ensures that adjacent watercourse and their catchments are protected and provides an appropriate surface water flood alleviation scheme to serve the development, to the satisfaction of the local planning authority. xv) Where the development is assessed by the Local Education Authority as generating additional demand that cannot be accommodated within existing capacity, appropriate mitigation will be required, secured through a planning obligation. B) Phase 2. Land to the north of Frog Lane shall comprise a residential scheme of approximately 200 homes and include the following: i) The housing scheme shall comprise a tenure mix to include 30% affordable housing as well as a wide range of property types and sizes including but not limited to, those
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		looking to buy their first home, family homes, rental properties, downsizer homes, bungalows and self/custom build plots. iii) The site will be accessed from both Frog Lane and Chester Road with the layout allowing for direct vehicular and pedestrian links between Chester Road and Frog Lane, and onward to Rocky Lane, of a standard which will enable the site to be served by public transport and to the satisfaction of the Highways Authority. Bus stop infrastructure should also be installed to allow for public transport opportunities. iv) The layout and landscape scheme delivers strong defensible boundaries between the site and the adjacent countryside along the length of its western boundary to create a definitive settlement edge and provide connectivity to existing wildlife corridors. v) The scheme shall include the provision of appropriate land to provide additional village burial ground space, to be secured by legal agreement and transferred to the Parish Council. vi) The scheme shall also include provision of accessible public open spaces, reflecting local identified need, including allotments and a mix of formal and informal recreation spaces including sufficient land for playing pitches as required, secured by legal agreement with an option to transfer ownership to the Parish Council or a nominated local community body.
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		vii) The scheme shall demonstrate, through a proportionate Transport Assessment and/or Active Travel audit, that residents will be able to safely and conveniently walk and cycle from the site to Tattenhall village centre, and Tattenhall Primary School, using routes that are fit for purpose. viii) The development shall enhance the existing public rights of way network by: i) Upgrading and extending routes to provide future direct access to the disused railway line, and ii) Creating new off-road walking and cycling links between Frog Lane and Chester Road. ix) The scheme ensures that adjacent watercourse and their catchments are protected and provides an appropriate surface water flood alleviation scheme to serve the development, to the satisfaction of the local planning authority. ix) The scheme seeks to optimise opportunities to produce and use renewable energy on-site. x) Where the development is assessed by the Local Education Authority as generating additional demand that cannot be accommodated within existing capacity, appropriate mitigation will be required, secured through a planning obligation.
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Policy 8 Flood Management Land		The Neighbourhood Plan safeguards land off Burwardsley Road, as shown on the Policies Map for the delivery of a natural flood risk management scheme. A. Proposals to expand the existing Millbrook scheme through the creation of new bunds and river re-meandering to reduce flood risk to people, property, infrastructure and deliver multi-functional environmental benefits, including biodiversity net gain, landscape enhancement, and improved climate change resilience will be supported, subject to agreement with the Environment Agency. B. The scheme shall be designed to respect the rural character and setting of Tattenhall and the surrounding countryside.
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