

Minutes of Tattenhall & District Parish Council Meeting Held 12th January 2026 at the Barbour Institute.

PRESENT

Councillors

Chairman – J. Kershaw

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

Clerk – Ann Wright

CW&C Cllr Mike Jones

Public – 13

Apologies

R. Smith – family commitment.

Declaration of Interests

No interests declared.

Public Participation

Bolesworth Development Proposal

It was confirmed that a group of residents had come together and raised a number of concerns and questions regarding the Bolesworth Estate development proposal and had submitted these queries in advance to the Council.

It was stated that the report by ONH which had been published with the agenda had provided some of the information.

Option 4

It was raised what justification would be provided for the introduction of scenario or option 4 of land for allocation for development. It was asked if this would be the only option for consideration or would other options be put forward for consideration.

Concern was raised that the option does not include a new link road.

Impact of 400 Homes

The impact the development of 400 new homes would have on the wider village was raised noting not all traffic would travel towards the A41 a large proportion will drive into and through Tattenhall.

It was suggested that the development would result in a disproportionate expansion of the village.

Additional Land

Clarification was requested on what additional land had been included in Option 4, it was stated this was land between Frog Lane and Chester Road.

Link Road

It was asked why the link road had been removed from the scheme. It was noted following discussion with CW&C they were not against some form of 'through' road. It was recognised that a 'through' road avoiding the High Street was crucial.

Flood Mitigation

It was asked if flood mitigation would be in place before the development takes place. As there are concerns regarding surface water coming off the proposed site.

Infrastructure

It was noted that Bolesworth had offered to provide a new doctor's Surgery and Store which was very 'seductive', it was asked if these would be tied down by S106 agreements and when they would be implemented.

Doctor's Surgery

CW&C Cllr Mike Jones confirmed that there were on-going discussions taking place with the doctors' surgery, CW&C and the Integrated Care Board (ICB) regarding the surgery moving to Barbour Square.

It was noted that a scheme had been considered to expand the existing building however this would reduce the size of the car park and would result in the practice having to function while works were taking place.

It was noted the current surgeries in both Farndon and Tattenhall were no longer fit for purpose and do not have enough consultation rooms for the growing population or the services that are expected of a modern doctor's surgery.

It was reported that Malpas has around 8k patients the same as Tattenhall and Farndon, this is likely to increase to a combined total of around 23k with development taking place in each of the areas.

Proposed Flood Defenses

It was confirmed the proposed flood defenses cannot be included as part of the planning application for the development as it is on a separate site. As such there will need to be some form of legal agreement between the Estate and the Parish Council that these work will be delivered.

S106 Agreements

It was noted that S106 agreements would need to be negotiated and agreed and specifically name the Parish Council and confirm when infrastructure etc will be delivered.

Link Road to Rocky Lane

CW&C Cllr Jones stated the development could be designed to have ability for a link road to be completed at a later date possibly funded by the Community Infrastructure Levy (CIL).

He stated the junction with Rocky Lane, the A41 and Chowley Oak needs to be redesigned to make it safe and accommodate additional traffic. This was particularly important as the Bolesworth has plans to extend the Chowley Oak Business Park.

Frog Lane Flooding

It was noted there have been issues with flooding up to existing properties. Cllr Mike Jones confirmed CW&C have undertaken extensive works on Frog Lane to resolve flooding issues and that one property owner was seeking to install additional drains.

Minutes

RESOLVED 26/436 –That the Council approve the minutes of the meeting held on the 3rd November and the extraordinary meeting held the 1st December 2025 as a true and proper record.

Neighbourhood Plan Review & Site Allocations

1) Update & Project Progression

Cllr Keeping provided the following update.

It was noted that changes to the National Planning Policy Framework (NPPF) particularly paragraph 14 means for a Neighbourhood Plan to be classed as up to date it needs to have been reviewed or made within 5 years and must allocated sites for development.

To have weight in planning the Neighbourhood Plan needs to allocated enough development sites to meet the required housing numbers.

Housing Numbers

It was noted Tattenhall has not yet received its indicative housing numbers from CW&C it is hoped these will be provided during January.

The CW&C Local Plan consultation has stated the housing numbers would be between 500 and 1500, we expect it to be between 500 and 600.

Developers are well aware of the weakness in the planning system and Tattenhall already has 2 major applications for a total of 220 new homes.

Bolesworth Estate Proposal

It was noted that Bolesworth has initially developed plans for 600 new homes but this had been reduced to 400 on land between Frog Lane and Rocky Lane.

The Estate has agreed to share the results of their public consultation as soon as they are ready but is understood to be concentrating on responding to questions raised which will also be published.

If sites are not allocated in the Neighbourhood Plan all applications are likely to be approved and we will have no say what is developed where or obtain any benefits for Tattenhall. It was noted that both the Taylor Wimpey and Gladman applications will only provide what is required by policy with no additional community benefits.

Prematurity Argument

It was highlighted that speed is of vital importance as the further down the process the Neighbourhood Plan is it will gain more weight in planning and will get to a point where planning applications will be delayed until the Plan is made.

Non-Determination

It was noted developers can send applications to be decided on appeal if CW&C does not decide an application in a set amount of time.

Bolesworth Estate Proposal

It was noted that the Estate had made it clear that they will submit their application even though it is on land outside the scenarios originally presented. However it is close to the area supported by 50% of those who responded to the recent community consultation. They are also willing to consider future development on land between Frog Lane and Chester Road which will allow for through road avoiding the High Street.

This allows for a 4th scenario which would allocate 500/600 new homes.

The development of this scale allows for the following community benefits:

- Doctors Surgery
- New shop and business opportunities
- 100 acres flood mitigation
- Recreational improvements
- Walking routes to village centre and schools

Surface Water

A surface water drainage system will have to be agreed for permission to be granted.

Other Developers

It was confirmed all landowners/developers had been given the opportunity to meet and discuss their proposals for consideration for inclusion in the Neighbourhood Plan and that 1 further developer had responded.

Further Meetings

It was noted positive meetings had taken place in December with CW&C planners including spatial planners and CW&C highways officers.

Both supported the process being undertaken.

It was noted that Highways had little up to date figures on traffic movements onto the A41 and the Bolesworth Estate has shared their traffic survey results which are being reviewed by our consultants.

Possible Development adjacent to Shires Way

It was reported there had been a meeting with a local developer who was progressing a project to delivery around 50 homes on land adjacent to Shires Way which are likely to be 100% affordable.

Next Steps

The importance of proceeding as quickly as possible was emphasized. It was hoped the Regulation 14 consultation will begin in early February which will also be used as a local, community consultation.

Once the Reg. 14 is completed comments will be considered and any modifications required made the Plan will then be submitted to CW&C for Regulation 16 through to Referendum.

2) Preferred Scenario

Councillors noted the Report provided by ONH and the summary from Cllr Keeping.

RESOLVED 26/437 –That the Council progress Scenario 4 as outlined in the report, from page 520 of the Minutes.

It was agreed not to include the land adjacent to Shires Way at this time as concern was voiced about having a development which was made up of 100% affordable properties. It was also noted that the proposed site is not in the preferred location.

3) Public engagement

It was agreed to undertake public engagement as part of the Reg.14 consultation and that this will include a meeting and/or drop-in session and a leaflet to be delivered to every home. It was noted that paper copies of the information will also be made available in the village in various locations.

Bolesworth Estate Proposed Development

Councillors noted the comments made during public participation and the note circulated in advance of the meeting much of which had been addressed during the previous agenda item. The Clerk confirmed to detailed responses to matters raised will be attached the minutes (from page 525)

Planning

1) Planning Register

The meeting noted the planning register pages 197 to 199.

25/03906/TPO - TPO - T36 Veteran Lime - Remove dead and diseased wood. Re-pollard to previous pruning points. Silver Birch - Remove large limb overhanging neighbours boundary. Maple x 2 - 20% crown reduction to suitable pruning points. - Foxcroft Farm Burwardsley Road Tattenhall CH3 9NS.

RESOLVED 26/438 –That the Council submit a comment of no objection.

2) Further Planning Applications

No further applications recieved.

3) Lead Planners

It was noted Councillors Elliott, Matthews & Lesley Morris are lead planners until the March meeting.

Allotments Fees

RESOLVED 26/439 – That the Council agree the following allotments fees for 2026-2027:

Full Plot £40.00 – Concession £32.00 (-20%)

Half Plot £60.00 – Concession £48.00 (-20%)

Budget & Precept 2025-2026

1) Budget for 2026-2027

RESOLVED 26/440 – That the Council agree the following budget:

Item	Predicted Year End 2025-2026	Suggested 2026- 2027 Budget	Suggested 2027-2028 Budget (+3%)
Salary (Clerk & Watering) & NI	20,431	20,850	21,476
Admin			
Clerk's Expenses			
Audit Fee			
Payroll			
insurance			
Photocopying & Printing			
Stationery			
Legal & Professional			
Website	3,042	5,000	5,150
Garage Rental			
Room Hire (inc Refreshments)	1,479	1,800	1,854
Maintenance 1& 2 - General inc. Play Area			
Maintenance & Inspections			
Grounds Maintenance			
Rent (£1)	13,600	14,000	14,420
Play Area - Replacement		35,000	
Spinney & Trees			
	5,000	5,500	5,665
Allotments	300	400	412
Community Events inc. Christmas	4,110	6,000	6,180
CLT	-	-	-

Grants & Donations			
Parish News Donations			
Church Yard Maintenance			
Poppy Wreath			
Millfield Mowing			
Clock Maintenance			
Community Funding	10,300	10,500	10,815
Neighbourhood Plan	31,000	10,000	
Projects - Art Trail/Projects		1,500	1,545
Projects - Youth Work		3,000	3,090
Community Safety - speed limits		5,500	5,665
Visitor and Business Improvement			
CIL - Towpath & MUGA		102,364	
Total	89,262	221,414	76,272

2) Precept 2026-2027

RESOLVED 26/441 – That the Council agree a precept of £76,314, 2% Band D increase to £56.90.

Flooding Working Group

The Council notes the notes of the meeting held on the 20th November, from page 527 of the Minutes.

It was noted that a number of the flooding issues have not reoccurred to date however it was highlighted that rainfall has significantly reduced from 37 inches in 2024 to 23 inches in 2025.

Multi-Use Ganes Area (MUGA)

It was reported a meeting is due to be scheduled with the school shortly to discuss the MUGA proposal.

Water Supply Issues

The Clerk reported that she had been contacted by the Clerk of Hargrave & Huxley Parish Council asking for the Council's support in contact United Utilities and the MP regarding the poor water supply which is regularly impacted by leaks.

It was suggested that representatives from Hargrave & Huxley Parish Council and Handley Parish Council meet up and identify issues together to take forward including to the MP noting the Handley has issues with sewerage.

Cllrs Carden, Dzelzainis, Kerr, Matthews and Williams agreed they would be interested in attending this meeting.

Barnfield Adverse Possession Claim

It was reported that the owners of the Rookery had submitted a revised adverse possession claim before Christmas claiming more land including part of Glebe Meadow. A response had

been submitted objecting and including copies of invoices and extracts from the Neighbourhood Plan. It was noted that Sanctuary Housing were aware of the claim.

Speed Indicator Signs

It was reported that a speed activated or radar sign for approx. £2.5k had been sourced. The Clerk reported she had contacted CW&C highways to ask what the process would be if the Council wanted to install signs in the village.

The matter will be considered at a future meeting once the information has been received from CW&C.

Accounts & Payments

1) 3rd Quarter End

RESOLVED 26/442 –That the Council agree the 3rd quarter end accounts including the below payments and the Bank reconciliation as circulated page 22 of the Cash Book.

Unity Bank	Bank Charge	6.00
PJ Hellmers Ltd	Grounds Maintenance	1989.60
CW&C	Event Licence Fee	252.00
Barbour Institute	Room Hire - Oct	188.05
A. Wright	REIM: Xmas & Admin	159.54
P. Black	REIM: Stars	77.94
Unity Bank	Bank charge	6.00
P. Kerr	REIM: Lights, fuel & Mileage	244.20
A. Wright	Salary - Nov	1241.49
PJ Hellmers Ltd	Xmas, Planters, trees	444.00
ONH Ltd	Nplan works	2730.00
BSB Sound Ltd	PA system for Xmas	595.34
Martin Bond Electrical	Xmas tree power supply repair	90.00
P. Black	REIM: Cable Ties	8.69
Water+	Allotments water	9.67
A. Wright	Tractors Donations - Givewheel	410.00
Play Inspection Company	Play area inspection	186.00
Barbour Institute	Room Hire - November	104.79
Barbour Institute	Room Hire - December	22.05
MJBs	Youth shelter payment	650.00
Unity Bank	Bank charge	6.00

2) Accounts & Payments

RESOLVED 26/443 –That the Council agree the accounts and payments including the below payments as circulated page 23 of the Cash Book.

My Group	Planter payment	120.00
SSE	Memorial Power	145.96
PJ Hellmers Ltd	Various maintenance	547.20
A. Wright	Salary - December	1241.69
Water +	Allotments Water	9.44
Nest	Pension Contribution - Nov	92.81
HMRC	PAYE/NI - November Salary	230.46

Unity Bank	Bank charge	6.00
Nest	Pension Contribution - Dec	92.81
HMRC	PAYE/NI - December Salary	230.26

3) Additional invoices

RESOLVED 26/444 –That the Council agree the following payments:
Groundworks & Leisure Services Ltd – play area repairs £1,236.00 once it has been confirmed the works have been completed.

4) Internal Auditor

RESOLVED 26/445 –That the Council delegate authority to the Clerk to appoint the internal auditor in consultation with Cllr Scarratt.

5) Grant Applications

RESOLVED 26/446 –That the Council advertise for grant applications to be considered at the Council's March meeting.

Christmas Event

It was agreed the Christmas event had been very successful and had raised £4027 which had been split between Cancer Research UK and Prostate Cancer UK. It was agreed meet informally to review the event in more detail.

Tattenhall Calendar & Cards

It was agreed to investigate further the idea of creating Christmas cards and calendar for sale to raise funds.

Annual Parish Meeting & Village Cup

It was noted the Council had not present the village Cup in 2025, it was agreed to look to hold the Parish Meeting in September and present to the village cup then.

RESOLVED 26/447 –That the Council move into private session and ask members of the public and public to leave.

Play Equipment

It was noted there is soak away under the play area which will need to identified along with any services before works commence.

RESOLVED 26/448 –That the Council proceed with the purchase and installation of the Playdale Roundel Plastic slide unit and Timber snake swing. It was agreed to seek alternative quotes for the installation including the wet pour.

The meeting closed at 9.15pm.

Ann Wright
15/01/2026.

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

FILE NOTE

Project: Tattenhall Settlement Spatial Plan (SSP) and modified NP
Ref: 4024_014
Date: 2nd January 2026

Circulation: Ann Wright – Clerk.
Cllr Iain Keeping

Project Progression Report for Full Council covering November and December 2025

At a meeting with the Council on the 12th November, the feedback from the parish meeting (23rd October), the drop-in session (25th October) and the two-week survey carried out between 23rd October and the 5th November, which generated over 190 responses, was discussed. The results showed strong opposition to Scenarios 1 and 3, while Scenario 2 attracted 50% support. It was discussed that there was more work needed to be comfortable that Scenario 2 may be the right option to take forward into the modified Neighbourhood Plan.

Key concerns raised by residents included traffic and road safety, flooding and drainage, school and GP capacity, lack of infrastructure funding, fragmented development, and preserving the character of Tattenhall. Whilst Scenario 2 was supported in principle the meeting took an action to undertake further work with land interests and other key stakeholders including CW&C to refine the scenario and have a better understanding of infrastructure and community benefits which may be deliverable through this growth option.

It was also considered that through this work a further scenario may emerge depending upon the results of the discussions.

As such, it was agreed to proceed with this further work ready to present a preferred scenario for review by the Parish Council in January, prior to subsequent refinement into a site allocations policy for the modified Tattenhall and District Neighbourhood Plan, in preparation for the Regulation 14 Consultation.

Four meetings were subsequently held as set out below, each attended by Cllr Iain Keeping, Clerk Ann Wright and ONH Consultant Leah Coney. CW&C Ward Councillor Mike Jones also attended the meetings with Bolesworth Estate and the CW&C Highways and Transport Officers. Cllr Neil Matthews attended the Bolesworth meeting.

1. Meeting with Bolesworth Estate

Date: Friday 21 November 2025

Purpose: To consider consultation results and discuss Bolesworth Estate's development proposals.

This meeting provided the opportunity to explain the rationale for the preferred scenario (scenario 2) and provide further information on the process to reach this point.

The Estate outlined their proposal for land to the SW of the village (between Frog Lane and Rocky Lane) and discussed details of the pre-application discussions they had undertaken with CW&C prior to their community engagement work being carried out at the beginning of December.

There was a good discussion over what the community needed to see from development but also a clear indication from the estate that they had committed considerable time and resource to their proposal and would not be prepared to relocate it to the land within scenario 2, much of which is in their ownership. However, they confirmed that the land adjacent to Gifford Lea, which forms part of Scenario 2 is controlled by the Estate and they would be prepared to offer this for inclusion in the neighbourhood plan, along with their current proposal, to effectively create a fourth scenario of a similar number to that proposed by scenario 2 – a hybrid option of the land to the west of the village and their land.

There was common ground in terms of the ambition for a long-term masterplan for Tattenhall and the Estate would be interested in a growth partnership with the Parish Council to ensure that development preserved village character through its design and brought forward the right housing mix, including affordable housing as well as delivering the community infrastructure sought including sports facilities, improved walking links and additional parking and ensuring resilience against future flood risk. There was some concern over the suggested link road between Frog Lane and Chester Road as the Estate felt this would not be supported by CW&C.

Subsequent to the meeting the Estate shared their Highways monitoring data and committed to sharing their community engagement results with TPC once available in January.

They also confirmed that they are discussing with the GP surgery use of Barbour Square rather than extending their existing premises. The Practice Managing Director has asked for an introduction to the Chair of Tattenhall Parish Council, which the Estate will facilitate.

Additionally, two areas they have explored further since the meeting are (a) the opportunity for further green car parking in the village centre, and (b) the opportunity for an improved/larger convenience store opposite the Barbour Square building they have earmarked for the GP.

2. Meeting with CW&C Planning Policy and Development Management.

Date: Wednesday 3 December 2025

Purpose: To discuss progress on the Neighbourhood Plan review.

This meeting reviewed the SSP process and the outputs of the community engagement and next steps. It was discussed that residents understood the need for development but there was significant concern about suggestions of up to 1,500 homes (as per option A in the Local Plan Regulation 18)

Discussion focused on why a medium-growth option of around 1,000 homes was discounted, as it would exceed infrastructure capacity without being sufficient to fund necessary improvements.

Scenario 2 was supported in part because it offered the possibility of relieving High Street traffic which was considered a key concern.

It was discussed that a fourth scenario could emerge for Tattenhall, informed by landowner discussions and highways input and this would be known in the coming weeks.

CW&C confirmed that they had received Counsels opinion on the circumstances in which the prematurity argument of the modified neighbourhood plan could be used against speculative applications and so were happy with the approach TPC was seeking to take. Housing numbers, Local Plan timescales, primary school capacity, and flood mitigation proposals were also discussed, with CW&C optimistic that they would be able to offer an indicative housing number in the next few weeks,

which if met by the Plan, would support engaging the prematurity argument as a material consideration once it had progressed through the Regulation 16 consultation stage.

There was also discussion over the HRA/Marine Plan screening opinion, which CW&C would undertake once the site allocations for the Plan are known. There was also confirmation that officers are considering the options for internal or external appointment, if required for the preparation of an appropriate assessment to support the Plan through the Regulation 16 stage, as this element of the Plan can no longer be provided by neighbourhood plan groups due to the withdrawal of the technical support funding by the government.

3. Meeting with CW&C Strategic Highways and Transport

Date: Thursday 4 December 2025

Purpose: To discuss scenario planning outcomes, landowner discussions and highways and transport constraints.

This meeting discussed the benefits of long-term scenario planning in delivering infrastructure improvements alongside development. It was felt that the location for Scenario 2, focused on the western side of the village, was logical and opened a number of opportunities for improved connectivity, public transport improvements and the potential for a road to connect Frog Lane and Chester Road to relieve High Street congestion.

Highways officers emphasised the importance of public transport, noting that development could be used to shape and improve bus services. Limitations of narrow rural lanes for walking, cycling and public transport were also acknowledged, particularly around Rocky Lane.

There was also discussion around options in the High Street with highways asking whether restricting on-street parking would relieve congestion issues and facilitate development to the north of the parish. There was strong pushback to this, with concern not just over where residents who live there would park but also that the unintended consequence of trying to relieve congestion in this way would be to encourage speeding traffic, as the cars currently have a traffic calming effect.

Whilst the meeting acknowledged the need for additional parking to serve the local facilities in the village centre CW&C's policy against large car parks was noted (there was discussion how any additional parking could be a multifunctional green space so as to lower its impact) and the need for any new link road to be sensitive to its rural setting. The lack of existing traffic studies on the A41 was noted.

Wider issues included alignment with the emerging Local Plan, the preference for a master plan for Tattenhall, options for Rocky Lane, proposals at Chowley Oak Business Park, and opportunities to use the former railway line and towpath for active travel.

The CW&C officers took an action to discuss the proposals internally and provide feedback and TPC would feed back the sites chosen for inclusion in the modified neighbourhood plan back to CW&C in January.

4. Meeting with Lexwood Developments

Date: Thursday 18th December 2025

Purpose: To consider consultation results and discuss Lexwood Developments proposals.

The meeting outlined the background, rationale and progress of the SSP in seeking to determine sites for inclusion in the modified NP to engage §14 NPPF and use the prematurity argument as a material consideration in determining speculative applications. The meeting acknowledged that in effect there is

a currently a race to submit schemes given the policy context. As such the intention from Lexwood was to submit an application for a residential scheme of 50 units off Shire Way early in the New Year.

It was noted that the location of land being promoted by Lexwood was not in the location of the preferred scenario and therefore TPC posed the question as to why it should be considered as an appropriate scheme.

Lexwood felt that the scheme offered benefits which were not being offered elsewhere, including being a smaller scheme (50 units – considered medium not major under the 2025 consultation NPPF) which would offer 100% affordable homes of smaller size (1, 2 & 3 bed) delivered by a registered provider whom they have been actively engaging with. The site is also low flood risk and has the potential to create a link to footpath 12 from Shire Way.

TPC raised concern that because CW&C do not prioritise local people for affordable rented housing therefore any scheme which was able to offer local priority or facilitate this through phased development over time to enable more local people to apply for housing, would help.

Lexwood agreed to provide a sketch plan for the land off Shire Way confirming that they would support priority allocation in perpetuity for those with a strong local connection to Tattenhall where possible and would be prepared to phase development.

Conclusions and Next Steps

The meetings confirmed that whilst there was support from CW&C for progressing with scenario 2 as a logical location for growth of an appropriate size and there was support for creating a road to link Frog Lane and Chester Road, the landowner engagement has indicated that not all of the land in scenario 2 would be available for inclusion in the modified NP at this time.

Therefore, the broad location of scenario 2 as presented to the community would likely only be available should the Bolesworth scheme, in its current location, be refused at the application stage. A 4th scenario has emerged which is in effect a hybrid of the Bolesworth Estate proposal and a reduced scenario 2 but with growth extending to the South and West rather than just to the West.

It would therefore seem logical for the Parish Council to consider the merits of scenario 4 which presents the opportunity for a master planned scheme, provides a commitment from the landowner (subject to unilateral undertaking) to provide a flood alleviation scheme for the village providing resilience to existing and future flood risk and offers a comprehensive package of community benefits including a new GP surgery, additional parking in the village centre, additional employment space for a shop or other employment use in the village centre, new sports and recreational spaces, allotments and play spaces as well as links into existing and improved footways and walking routes. Scenario 4 potentially offers the same connectivity improvement between Frog Lane and Chester Road as proposed in scenario 2, subject to confirmation from the landowner as to the extent of land offered in this location and the opportunity for improved public transport links and offering good accessibility to the A4, locating development in such a way as to not add to existing congestion issues in the village centre.

The Parish Council will also need to consider whether the 100% affordable scheme promoted by Lexwood Development at Land East of Shire Way, offers a social benefit which outweighs its proposed location on the eastern side of the parish.

Once the Parish Council has decided on its preferred approach, further dialogue will be required with the affected land interests to refine the sites into an allocations policy for the modified TNP and to prepare the Strategic Environmental Assessment, which has thus far only been carried out in relation to the broader scenarios and with CW&C to ensure the indicative housing number is able to be met through the Plan. It is anticipated that this can be completed during January ready for the Regulation 14 to commence in early February. In the meantime, work has been ongoing to prepare the remaining

policies for consultation, taking the outputs of the previous Regulation 14 consultation to adjust Policies 2 – 5 where appropriate. Policy 1 will be rewritten to reflect the location of the chosen sites once known.

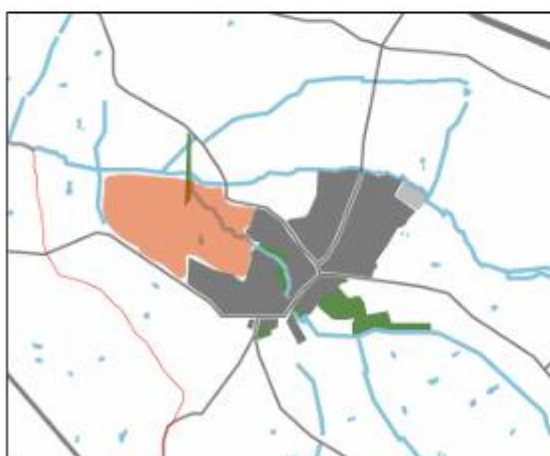
The Parish Council will also need to determine how to convey project progression more widely to the community to confirm broad support for the chosen approach.



Broad Location of Scenario 4



Broad location of Land East of Shire Way.



Broad Location of Scenario 2

BOLESWORTH ESTATE PUBLIC CONSULTATION ON EMERGING PLANS DECEMBER 2025

1. CWaC Local Plan – we ask the Parish Council to seek clarification on when it is to be completed and what influences it has on new development proposals being put forward in the meantime.

The CWaC Local Plan timetable states that they are seeking to submit the Plan for examination by the government imposed December 2026 deadline, if they do not meet this, they will have to prepare a new style “30 month” plan, which would clearly protract the time until adoption. At the moment, plans are taking around 18 months to conclude examination, so you are looking at some time in 2028 for adoption if they meet the Dec 26 date.

In terms of influence on new proposals in the interim, the emerging Local Plan holds no/little weight until it has completed the Regulation 19 stage (before it is passed to the examiner) . At that point it does hold some weight with the prematurity argument being able to be applied (as it does for the NP at the end of its Regulation 16) and provide a material consideration for refusal if it can be demonstrated that it undermines the plan spatial strategy but in the meantime, no, the LP has no influence on current proposals.

2. Neighbourhood Plan - what data has been collated since the autumn consultation? Which option is the Parish Council proposing? What is the Referendum timeline and for the submission to CWaC?

As set out in the note to council, a number of meetings with planning (both development management and policy), Transport and Highways and land interests. The PC may decide their preferred option at the PC meeting. Timeline would be Regulation 14 to start shortly on draft version. Updating and Plan and submission to CW&C Spring 26, Regulation 16 late Spring/early Summer (so prematurity argument could be applied as early as summer 26) Examination Autumn 26 and referendum to follow.

2. Bolesworth Public Consultation - is the Parish Council intending to request detailed feedback from Bolesworth on the results of the consultation?

This has already been requested and will hopefully be provided shortly.

3. Traffic/highway safety/ impact on local infrastructure. What capacity is left in and around the village to cope with vehicle movements from/to 400 new properties? The consequences at major road junctions -A41 at Milton Green, Chowley and Chester Road need assessment. Also, we are concerned that only 2 entry/exit points are identified off Frog Lane, adjacent to traffic flows in/out of the Covert Rise estate and Gifford Lea.

We ascertained from CW&C that they do not have any recent junction/road capacity studies to draw upon but Bolesworth have and they have shared the data with us, which will be reviewed as part of the consideration of allocations in the NP. We will continue to investigate and iterate proposals for movement and connectivity improvements including options to reduce traffic on the northern end of Rocky Lane and a road to link Frog Lane and Chester Road as well as walking and cycling upgrades and options for improved bus frequency/routing. The Parish Council does not have the funds (nor would it be commensurate for a NP, to commission technical highways works) which is a cost met by developers at the application stage. The neighbourhood plan site allocation policies will set out what is expected of development and the application will demonstrate how this can be achieved.

4. Flood Risk and Drainage Management – there are serious concerns as the site currently functions as permeable greenfield drainage, helping to manage surface water during periods of heavy rainfall. Failure to properly address this would have a direct impact on nearby homes and roads.

Yes, and this would be written into any policy wording and expected to be satisfied by the developer at the application stage.

5. Impact on current village infrastructure provision, eg, healthcare and education. Whilst Bolesworth has implied it has solutions, they would not be introduced until the plans are agreed, building underway, properties' sales begun and S106 funds delivered.

There are discussions with both the school and surgery as to how to manage that interim period – we are aware the school has capacity for a number of additional pupils in the shorter term without any physical extension

6. Environmental considerations – what real environmental and ecological impact assessments has Bolesworth undertaken so far, as little was said in the documentation? The site is currently prime agricultural land, heavily used by the Clayley Hall dairy farm.

Yes, the land is predominately grade 3 but with some higher grade 2 land to the south/eastern corner and any application will need to address this loss of best and most versatile land. These assessments would be prepared and submitted by the developer at the application stage, which would then be reviewed by the EA and other statutory bodies including the Parish Council.

**Flooding Working Group
Thursday 20th November 2025
Barbour Institute.**

Present:

Parish Council – John Bailey, Iain Keeping, Jonny Kershaw (Chairman), Neil Matthews, Ann Wright (Clerk).

Bolesworth Estate – Frances Steer.

CW&C - Cllr Mike Jones.

Environment Agency (EA) – David Brown.

Transition Tattenhall – Nick Benefield.

Welcome

The Chairman welcomed all to the meeting.

Notes of Meeting 2nd September 2025

The meeting agreed the notes of the meeting held on the 2nd September 2025.

Flooding Updates

Environment Agency

Keys Brook

David Brown reported that works have been undertaken on the Keysbrook to prevent flooding of properties on Castlefields. It was confirmed the Brook as a main river and is maintained by EA, the culvert under Tattenhall Road is the responsibility of CW&C. Debris has been cleared and a further inspection is scheduled for December.

He confirmed that the main flood risk to the properties had been the attenuation pond which had not been built in accordance with the approved plans. It was understood that corrective works have now been completed.

It was noted the culvert under Tattenhall Road is about 300m from the properties which flooded and that the road level is 1m lower than the properties as such any blockage at the culvert will result in overflow onto the road rather than flooding of the properties.

It was noted that EA prioritises protection of the highest value assets as such they will work to prevent flooding of homes over flooding of roads.

Mill Brook

David Brown confirmed that EA have been involved in discussions with the Bolesworth Estate to increase attenuation of the Mill Brook upstream enhancing works which have already taken place.

It was stated the bunds as passive structures will throttle flow and allow it the gradually drain away.

It was reported that there had been concerns that the existing bunds had been activating too early which had a knock on impact on the Brook's flow. As such works are taking place to improve this.

It was noted the gauge is now monitoring the Brook's flow.

It was confirmed that more water storage is required.

It was confirmed that the current scheme is not forcing water around the back of the BT Exchange.

Stone Drain

It was reported that there is a large stone built drain in the hedge on land at the rear of Tattenhall Centre. It was discussed that this could be drain from Bolesworth Lake past Wood Lake Farm.

Francis Steer reported that the Estate is currently assessing the Lake and where it drains to.

Action – To identify this drain and where it flows from and to.

Ditch Clearance

It was reported that the Duke of Westminster is undertaking ditch clearance works on his Estate and was asked if Bolesworth are planning the same. It was reported that a section of the Millbrook near Gatesheath had around 9 foot of silt in it.

It was discussed that historically EA undertook a lot of ditch clearance works but no longer has the resources to do this and has to prioritise what works it undertakes. However it was noted that silt does not necessarily stop flow and during heavy rain and high flows scour the ditch. Vegetation is more likely to reduce flow.

It was confirmed tenants are responsible for keeping their ditches cleared. Given the number of ditches on the Estate it is impossible to monitor them all as such any concerns about blocked ditches should be reported to the Estate to investigate.

It was noted the Land Drainage Tribunal will investigate cases where land is being flooded.

Bolesworth Estate

Keys Brook

It was reported the Estate has carried out a large amount of work clearing the bank along the Keys Brook. They are also working with EA to install a drain including a non-return valve along Keys Brook and Castlefield's to take any runoff away from properties.

Rocky Lane

It was confirmed a large grass margin has been planted on land adjacent to the road.

Bolesworth Road

More works taking place with CW&C Highways to resolve issues.

Mitigation Scheme

It was reported discussions are taking place with Welsh Water about the mitigation scheme being developed also removing surface water from the combined sewer reducing pressure on that.

It was confirmed the next stage is a detailed modelling of the scheme to re-meander the Brook and install bunds. It was noted this is a significant investment costing £25k.

David Brown confirmed the project could make a real difference.

It was noted the scheme will require planning permission.

It was reported the modelling will take around 8 months to complete and is very detailed.

Frog Lane

Concerns had been raised that flooding on Frog Lane was coming from the adjacent land however CW&C Highways have identified a culvert under the road which was blocked and also one nearer Gifford Lea which have now been cleared.

Water Quality Checks

Nick Benefield reported that water quality checks are taking place in various locations around the village, the checks are for phosphates and solids, see attached notes. The dry summer

has made it difficult to undertake tests and the 12 month testing period might be extended to next year.

It was noted that clear water had been identified flowing during the summer dry period in the Spinney.

Old Mill Place Borehole

It was noted that this borehole had been capped however water can be seen seeping up through the car park. It was reported that CW&C are looking to see if this can be resolved.

Action – CW&C provide an update on Borehole.

Hazard Log

The meeting reviewed the hazard log which had been circulated.

The flooding noted had been reported at meetings and drop-in by residents.

It was agreed to update the Log including a key for the colours used and pictorial evidence and then post on the Council's website.

It was agreed to focus on the floods which are highest risk and consider what further mitigation is required.

It was noted that post incident reporting is very important so that the risks can be reassessed.

Mitigation Scheme – Future Discussion

It was raised that there a number of questions which need to be considered when the flood mitigation modelling has taken place particularly around its long-term maintenance and whose responsibility it will be and how it will be funded.

It was discussed that there needs to be a clear understanding of what the scheme is for and how it works to protect it in the future.

Recent Wet Weather

It was noted that despite recent wet weather some of the usual flooding particularly on Rocky Lane had not occurred. It was stated that the ground is only now reaching its saturation point and that further wet weather will prove if works to prevent flooding have been successful.

Next Meeting

It was agreed to hold a meeting if there is an incident of severe flooding.

Thursday 16th April 2026.

Ann Wright
22/11/2025

Water Quality Monitoring in Tattenhall

Transition Tattenhall has a new project initiative we have begun in partnership with the Welsh Dee Trust.

As we are sure you will agree we are all concerned to ensure that the cleanliness and biodiversity our rivers and streams in the UK are brought to and maintained at the highest level of health.

As water is such vital requirement in our lives we believe that whatever action we can take to support this objective is all our best interests. We have on this basis begun a year long citizen science programme where trained volunteers will monitor the streams and ditch flows that cover water flows from the different micro catchments in the Tattenhall locality.

Project Context

Healthy streams and rivers are an essential part of nature, providing a huge number of benefits including water for people, industry and farming, habitats for wildlife, flood and drought resilience, and opportunities for recreation and wellbeing.

An important element of stream and river health is water quality, but on many sites this is compromised by human activity, due to sewage discharges, agricultural pollution, soil erosion, poorly functioning septic tanks and runoff from roads and developments. Water quality is particularly poor in the streams flowing through Tattenhall. The Welsh Dee Trust have been undertaking citizen science monitoring on sites on Golborne Brook and Mill Brook for several years, feeding data into the Wildfish Smart River Monitoring Project [SmartRivers | Scientifically Robust Citizen Science | Wildfish](#). Based on 2022 data, Golborne Brook has the worst water quality of all 55 rivers included in this national project, with Mill Brook 53rd.

The Project Proposal

A 12-month citizen science water quality monitoring project on the watercourses flowing through the parish towards the River Dee. This will provide a finer resolution of monitoring data than currently available and enable better targeting of interventions to improve water quality.

It is proposed to establish a group of volunteers, who commit to at least monthly field testing of phosphates and turbidity at agreed accessible points on watercourses within the parish. Sampling will follow the Welsh Dee Trust methodology, using rapid La Motte testing strips to test phosphate levels and turbidity using a Secchi tube to gauge turbidity. Equipment and training has been provided by the Welsh Dee Trust, and results will be uploaded into their monitoring system so it can inform national data.

Outputs

The dataset produced through the project will provide information on water quality at several locations on streams within the parish. This can then be used to:

- Raise awareness within the community of water quality issues
- Inform conversations with residents and land managers on measures to improve water quality
- Target incentives and advice by organisations such as the Welsh Dee Trust

- Provide intelligence for regulatory bodies such as Environment Agency
- Identify further investigations and/or actions required

In the process of carrying out this monitoring programme we will of course ensure that permission is granted by tenants and landowners where monitoring would involve entry to their land. Almost all sites are currently on footpaths and public roads so this will generally be a straight forward matter.

On each waterway we are interested to include the flow from the lake at Bolesworth and the flows that pass from Brown Knoll through the fishing lake and through the Coombs. Bolesworth Estate have kindly agreed to allow us access and are keen to be involved in the outcome of the project and any subsequent changes we might need to make. Francis Steer will be the link person between the Project and the Estate.

Rob Arden (Project Lead)
Nick Benefield (Chair)

Transition Tattenhall

Testing Sites

