

Neighbourhood Plan Review – ONH Consultation Results

Wednesday 12th November 2025

Present:

Parish Council – John Bailey, Pat Black, Richard Carden, Carol Dzelzainis, Christine Elliott, Iain Keeping, Jonny Kershaw, Kirsty Williams, Neil Matthews, Lesley Morris, Andy Scarratt, Brent Wilson, Ann Wright (Clerk).

CW&C Councillor Mike Jones.

ONH – Leah Coney.

Purpose of meeting: To consider results of survey.

It was noted that the scenario presentation meeting was attended between 80 and 100 people and the drop-in session was also really well attended. There were over 200 surveys returned over the 2 week period which is a very high response rate.

Scenario 1 – 66% respondents were against.

Scenario 2 – just under 50% respondents supported this scenario.

Scenario 3 – 90% respondents were against.

Key issues

Key issues/concerns raised included:

- Traffic & road safety.
- Flooding & drainage.
- Schools capacity.
- Doctors capacity.
- Fragmented approach to development
- Lack of infrastructure/funding.
- Preserving character of Tattenhall.

Scenario.

Seen as least damaging scenario, in the most logical location. However it was noted there was no complete community buy-in for the proposal and that more work was required to refine the scenario and identify infrastructure which can be delivered.

Infrastructure discussed:

- Effective flood management.
- Improvements to A41 junction
- Link Road between Chester Road and Frog Lane.

It was discussed at what point the infrastructure costs would not be viable given the development size.

It was noted all landowners had been contacted as part of the consultation.

CW&C Position

It was discussed that CW&C are unlikely to decide on their preferred option until December 2026. The NPPF states that if the local authority does not provide a housing number the Group can establish their own based on a housing needs survey.

It as noted there will soon be applications adding up to 620 new homes.

It was agreed the scenario process allows for a more structured, master planned approach rather than site by site.

Next steps

If CW&C does not provide a housing number we will continue this process which will identify a number which we need to convince CW&C is acceptable. It was thought by next spring or summer CW&C must have a clearer idea of numbers.

Scenario 3

It was noted that scenario 3 is not plausible as development of that scale would require such massive investment in infrastructure it is unaffordable. It was discussed that CW&C Local Plan option A is unaffordable.

Next Steps

- Meet with appropriate landowners.
- Further community engagement.
- Meetings with CW&C Highways & Planning.

Ann Wright
22/11/2025