

Neighbourhood Plan Review Spatial Strategy

Notes of meeting with representatives of Bolesworth Estate.

Friday 21st November 2025

Present:

Parish Council – Iain Keeping, Neil Matthews, Ann Wright (Clerk).

Bolesworth Estate – Vicki Ball, Nina Barbour, Gaurav Batra, Guy Vernon.

CW&C - Cllr Mike Jones.

ONH – Leah Coney (by video link).

Purpose of meeting: To consider results of survey and Bolesworth Estate's Development Proposal.

Background & Update

Cllr Keeping reported that the Neighbourhood Plan review has been taking place for 5 years. Changes to the NPPF have made it clear for the Plan to have weight not only does it need to have been subject to review within a 5 year period it must allocate sites for development. It was confirmed CW&C has been asked to provide a housing number for Tattenhall but to date has not supplied one.

It was noted that CW&C is required to build 28K homes over a 5 year period if no land is allocated in the Green Belt which makes up almost 50% of CW&C the majority of those homes will need to be allocated to the rural service centres of Farndon, Malpas, Tarporley & Tattenhall.

Spatial Strategy & Consultation

It was reported that broad strategies or scenarios had been presented to residents at a meeting and a drop-in session which had been followed up by a survey over a 2 week period.

It was noted there had been a fear that residents would reject all development however that had not been the case. There had been an understanding that development would take place and that allocating sites would give the community back some control.

This had been reflected in the 200 surveys returned.

Scenario 2

It was noted that scenario 2 had received the most support and included the following:

- 700 homes
- Closer to A41
- Opportunity for link road between Chester Road and Frog Lane providing a route avoiding the High Street.
- Within 800m to bus route.
- Pedestrian access to primary school.
- Extend green corridor to Goldbourne Brook.

Wish List

The survey results highlighted a need for infrastructure to be delivered before development including:

- Drainage & Sewerage.
- Tackling of surface water.
- Health centre/Doctor's Surgery.

- Preservation of Tattenhall's character.
- Provision of 'affordable' housing.
- The ability to downsize.

There was also a recognition of the value of agricultural land.
What is not needed is another 500 executive homes.

It was noted that the community must support allocation of sites or the Neighbourhood Plan will fail at referendum.

Bolesworth Proposal

It was noted that permission is not a given for the Bolesworth proposal which is on grade 2 agricultural land, located away from the village centre. There are concerns about how surface water will be managed. In addition its location does not address highways safety concerns.

Representatives of the Estate expressed their concern at the difference in the numbers of homes for each scenario presented particularly the inclusion of the 1500 scenario which was seen as emotive.

CW&C Pre-application discussions.

It was discussed that the following matters were raised in the pre-application discussions between the Estate and CW&C:

- The Estate's no.1 priority is to preserve the character of Tattenhall and that over time the development will feel like part of the village.
- The need to avoid urban sprawl.
- Highways was seen as a big concern and that the proposal was the right side of the village.
- It was indicated that Highways would not support major highways works.
- The need for a good mix of housing, affordable, starter and small family homes and downsizer properties.

It was suggested that the 400 homes being offered were better than the 1000 the Local Plan might allocate.

Scenario Numbers

It was explained that the Scenarios were conceived from a planning policy off position and then developed with constraints and opportunities. The numbers reflected the options advanced in the CW&C Local Plan Consultation.

The scenarios had demonstrated that Tattenhall could cope with around 700 homes without the requirement for large infrastructure changes beyond that were the breaking point. Where the cost of infrastructure required would be unaffordable.

It was noted the scenarios are looking to plan development for the next 20 or 30 years not just the Plan period.

Bolesworth representatives suggested that a better alternative to demonstrate the breaking point would have been to work in concentric circles of growth.

It was confirmed the Parish Council has not agreed the 700 homes allocation and is still investigating options.

Bolesworth said they had discussed with CW&C the need to protect the character of the village and did not support a link road. It was noted the Estate has done additional work including images to show how the development will be screened. The Estate's experts had taken a preliminary look the Scenario 2 location and stated that would have more impact on the character of the village.

Amenities

It was understood a feasibility study is currently being carried out by the doctors' practice. It was confirmed the Estate has had discussions with the Practice around the possibility of relocating to Barbour Square.

Consideration is being given to additional sports fields being donated to the Sports Club.

It was raised that the consideration needed to be given to additional parking if the Surgery is to move and that there is an ambition to deliver a 20 year master plan including green car parks which allow for other uses.

Common Ground

It was noted that there is significant common ground between what the Parish Council and Estate wants to achieve and that includes the desire to create a long-term master plan for Tattenhall and which the residents support.

It was discussed a process needs to be put in place so that the Parish Council and residents can be confident that what has been promised will be delivered.

Next Steps

- The Estate is holding its community consultation and will get residents feedback.
- The allocation process will continue, some work has been done on the Strategic Environmental Assessment (SEA) but more site specific work will be required. If the any of the Estates land is to be allocated then it would helpful if information can be shared to assist with these reports.
- Further Parish Council meetings are due to take place including with CW&C Highways.

It was emphasised this is being done at as accelerated a rate as possible.

Chowley Oak

Cllr Jones asked what the Plan was for Chowley Oak and was this being fed into the CW&C Local Plan. He emphasised the need for the junction with Chowley off the A41 to be improved as part of any extension to the business park.

It was noted the intention is to rebrand Chowley Oak as a centre of excellence for animal sciences and forming a corridor from Leahurst Veterinary School, Chester Zoo and beyond.

Former Railway Line

It was highlighted the former railway line could be utilised to create an active travel link from Tattenhall to Chowley Oak. Cllr Jones suggested the Parish Council might contribute some of its Community Infrastructure Levy (CIL) to a feasibility study into opening this route up with the Estate.

It was noted the proposed development does not including developing this route although it does not prevent its future use.

All were thanked for attending the meeting.

Ann Wright
22/11/2025