

Neighbourhood Plan Review – Meeting with Bolesworth Estate on Site Allocations Tuesday 20th January 2026.

Present:

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

ONH – Leah Coney, Brendan O’Neill.

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

Purpose of meeting: To discuss site allocations in the Neighbourhood Plan.

Background

It was confirmed the Parish Council had agreed to proceed with a scenario 4.

As such the revised Neighbourhood Plan will include 2 new policies:

Policy 7 – New site allocation.

Policy 8 – Land for natural flood alleviation scheme.

It was noted that the Plan will need to demonstrate the overall vision of the allocations, noting there is already a lot of detail available for the site between Frog Lane and Rocky Lane which will be presented as Phase 1.

Phase 2, land between Frog Lane and Chester Road will be dealt with at a higher level with less detail included.

Phase 1 (Frog Lane – Rocky Lane)

It was noted that ONH require the size of both sites and the red line boundary for each site.

The policy will include a description of the number and varied style of houses to be delivered including 30% affordable houses and bungalows or self-build.

It was agreed the bungalows will be built to M43 standards and all other properties to M42.

Access

It was noted the proposal shows 2 accesses onto Frog Lane. It was discussed that it is important to retain the ability to create an access onto Rocky Lane in the future. It was noted the differences in height levels make positioning of an access road more difficult particularly near Edge Croft. Guy Vernon agreed to revisit the topographical surveys and review if an access point could be achieved in that area.

It was noted the access point off Rocky Lane needs to be future proofed to allow access for buses/public transport.

It was noted that the Rocky Lane access will be included in the Reg 14/Neighbourhood Plan although it will not be included in the outline planning application, although it was discussed that any potential indicative access location could be included in the application.

Neighbourhood Plan & Planning Application

It was noted there is a distinction between the Plan and any planning application. The plan has aspirations beyond that which is delivered by any single planning application and it is important the viability of these aspirations can be demonstrated and are not ruled out by any application.

Cllr Matthews joined the meeting following technical difficulties.

It was agreed the Estate will forward the technical plans for the originally proposed ‘link’ road.

Doctors' Surgery / Health Centre

Wording will be included for provision of or finances for a new health centre.

It was discussed the Council would like to the surgery to be provided as early in the process as possible.

Multi-use Community Space and Parking

Wording will also be included for the provision of a multi-use community parking area.

It was noted that discussions are taking place with the Sport Tattenhall about possible future provision of paddle courts on the current car park area.

A possible piece of land (3/4 acre) has been identified as a public a car park which could achieve this goal although discussions are in the really early stages.

Commercial Premises

It was agreed that provision of commercial premises will be included in the supporting text of the policy rather than in the policy wording as the identified building in Barbour Square is owned by Bolesworth. It is therefore in their gift who it is leased to but the aspiration for a potential local retail facility is noted and considered to be an appropriate location.

Other Details

- The scheme will have defendable boundaries on the western and southern edges.
- Mature trees and hedgerows will be retained.
- Max use of renewable energy.
- Surface water alleviation scheme (details to be provided).
- Safe routes to village centre and primary school.
- Former railway line preserved for future use as an active travel route.

It was noted the former railway line includes a designated wildlife area and copse which are protected in the Local Plan.

Draft NPPF

It was noted that the Plan will be written in conformity with the new/draft NPPF.

Phase 2 (Frog Lane – Chester Road)

It was confirmed a red boundary site map is required with estimated capacity.

Wording will reflect that used for Phase 1, residential led development with usual landscaping and layout requirements.

Will include through road connecting Frog Lane and Chester Road.

Community Benefit

It was recognised that the community benefits are front loaded as part of the Phase 1 development. The following items were raised:

- Play areas
- Allotments
- Sports facilities
- Appropriate location for cemetery provision

It was discussed if a care home might be considered as a 'community benefit. It was noted that a care home had been a major part of the original Gifford Lea application which had been supported by the community however that was not what was delivered. As such the

community is likely to view the promise of a care home with scepticism, although it was not ruled out.

It was noted there is a lack of publicly accessible open space for play and sport which does not require a membership which would ideally be addressed in phase 2.

Policy 8

It was agreed a redline site map was required showing the location of the flood alleviation project.

Primary School

It was confirmed the Estate is in the process of arranging a meeting with the school to discuss its capacity.

Strategic Environmental Assessment (SEA)

The Estate agreed to share information for the SEAs which will be required for the development of sites.

Next Steps

- Policies 7 & 8 will be written up and shared with the Estate as soon as possible.
- Meeting with Estate to discuss policies and receive updates – 3rd February 3.00 to 4.30pm.
- Parish Council Extraordinary Meeting to approved document for Reg 14 consultation – 9th February.

Ann Wright
21/01/2026.