

Neighbourhood Plan Review – Meeting with Bolesworth Estate on Site Allocations Tuesday 3rd February 2026.

Present:

Bolesworth –Nina Barbour, Gaurav Batra, Guy Vernon.

ONH – Leah Coney.

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

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

It was noted that Neil Matthews had sent his apologies.

The Estate’s representatives confirmed they had reviewed the draft policies 7 and 8. They confirmed the intent of the policies matched their own and wanted to see the Neighbourhood Plan succeed.

It was discussed that it is important the Plan proceeds as when the Plan reaches Reg 16 it will start to gain weight in the planning process and applications can be stopped on the grounds of prematurity.

It was noted that we can evidence that the allocation process has been undertaken in a robust way should it be challenged. It was discussed that unlike a Local Plan the Neighbourhood Plan is more community based and is subject to a referendum.

The meeting discussed 3 areas which required clarification:

Policy iii & iv

Concerns were voiced that the policy indicated the link road between Frog Lane and Chester Road would be provided as part of the development. It was noted the policy states the planning application should allow for the link road, it was agreed to add additional wording.

It was stated that if the developer had to deliver the road it would impact the viability of other community benefits.

Policy vi

Concern was voiced regarding the delivery by first occupation.

It was agreed to amend the wording to allow for land to be safeguarded on the Phase 1 development site should it not be possible for a surgery to be secured elsewhere in Tattenhall and should the site not be required to deliver a surgery it be allocated as green open space or for some other form of community benefit.

Policy ii

It was agreed to retain (M4(2) standard in the policy but to amend the bungalows policy to ensure they are wheelchair accessible and have the ability to be adapted for full wheelchair based living.

National Planning Policy Framework (NPPF).

It was confirmed the Plan will meet the requirements of the NPPF (inc. new draft Policy).

Education

It was noted further information has been requested from the Primary School regarding pupil numbers, but it is understood they could accommodate the number of pupils that could be generated by proposed site allocations.

Ann Wright
03/02/2026