

## **Notes of Site Allocations Meeting Barbour Institute, 18<sup>th</sup> September 2025.**

### **PRESENT:**

Tattenhall & District Parish Council – Pat Black, Richard Carden, Dorothy Darnborough, Iain Keeping, Jonny Kershaw, Neil Matthews, Brent Wilson.  
Neil Homer (ONH).

### **Purpose of Meeting: To discuss site allocations process.**

Slides used at the meeting are attached to these notes.

### Scenario Planning (Stories)

It was explained that this process seeks to look long-term at how Tattenhall should develop taking account of how the following different factors interrelate:

- Population
- Employment
- Housing
- Infrastructure

The process will test out different future scenarios including breaking points.  
The scenarios are based on publicly available information as well as the knowledge and experience of those who live there.

The scenarios will then be subject to public consultation and engagement as well as consultation with other stakeholders including landowners/agents.

The results will be refined, and sites will be allocated in the Plan, the practical output from a theoretical process.

### Considering Scenarios – Working Assumptions

To consider the scenarios we need to accept the following:

- The Neighbourhood Plan will be aligned with the CW&C Local Plan (2050) noting we should not exclude thinking beyond that period.
- Remove planning constraints.
- National planning policy strategy taken as is. It was discussed that there are likely to be changes to planning policy in the next 4 or 5 years but the general direction is expected to stay the same.
- Where factors can go 2 ways take into account both possible results.
- Keep it simple – unlikely that Tattenhall largely due to its location will be allocated large employment sites to deliver.

### Context

- 2 live applications:  
25/01764/OUT – Gladman application, Land off Tattenhall Road/Greenlands – up to 110 houses.  
25/02070/FUL – Taylor Wimpey application, land off Chester Road/Rookery Road (previously referred to as Adari site) – up to 110 houses.

It was discussed that applicants might go to appeal if they do not get a decision within the statutory 13-week period, although it was noted there is also a backlog of applications at appeal.

It was noted that the culminative impact of the developments is not being taken into account, one applicant has highlighted in correspondence that planning policy does not require them to do this.

- Bolesworth Estate proposal for approx. 400 homes currently at pre-application stage.
- CW&C Local Plan (LP) Consultation possible allocation of between 500 and 1500 homes to Tattenhall.  
Option A of the LP consultation looks to retain green belt protection, given almost half of CW&C is in green belt the decision to retain or reduce this protection will have a huge knock-on impact on Tattenhall's allocation. If green belt is retained the allocation will be much higher.
- It was noted that infrastructure does not grow in line with housing needs. It is generally delivered at point where growth results in a step change.
- It was noted that CW&C are planning to submit their Plan for examination by the end of 2026 which means they have a huge amount of work to do. Cheshire East has agreed to wait until the Government publishes details of the new Plan making process.

### Mapping

Neil Homer shared a map of Tattenhall which showed various factors which influence where development should take place, including the following:

- Green Spaces – highly visible in the village.
- Conservation Area – extensive area which flows out into the Countryside.
- Flood Zones – Zone 2 (1 in 1000-year flooding) Zone 3 (1 in 100-years flooding + climate change). These zones should not be built on and it was noted where applications include flood zones they have been left for landscaping etc.
- Surface Water Flooding – Map from EA shows prevalent surface water flooding in and around Tattenhall.  
It was noted that development should improve surface water flooding by installing SUDs, balancing ponds etc. But this has to be done right and managed properly.  
It was noted that there needs to be a whole village solution to surface water flooding as well as individual site solutions.  
It was noted that the government has introduced new legislation on surface water flooding today.
- Locations of PROWs, Bus stops and services.  
It was noted that Tattenhall's bus service is classed as reasonable despite its limitations. However, as the village grows the service also needs to increase.

It was discussed that a high allocation of housing would require a total step change in terms of highways and public transport which will require significant investment.

It was noted that Tattenhall is a circular traditional style settlement with facilities within 800m (walking distance) of the majority of properties.

It was noted however that the primary school in the centre of the village generates a large amount of traffic. Many parents drive to the school and then out on Chester Road to the A41.

It was stated that historically the Keysbrook on Tattenhall Road has always been seen as the village's natural boundary to the North. It was agreed this needs to be assessed against the other boundaries.

### Social Infrastructure - Health Services

It was noted that the Cheshire & Merseyside NHS had responded to the Reg. 14 consultation stating the Doctor's surgery is beyond capacity.

It was discussed that 600-1000 new homes are unlikely to deliver a significant step change in infrastructure.

Key question – How many houses & where?

### Scenarios or Stories

Neil Homer presented a number of scenarios:

#### #1 – Grow but stay the same

- +600 houses
- Unlikely to break infrastructure inc. primary school
- Developments distributed around village rather than concentrated in one area.
- Some impact on character but no fundamental changes.

#### #2 – Larger service centre

- +1500 houses
- Growth around all edges of Village, within 800m of village centre.
- Require big ticket investment in the primary school, highways and flooding.
- Big step changes required for highways and public transport.

### Sewerage

It was highlighted that the existing sewerage system and treatment plant is at capacity and frequently overflows into Golbourne Brook. It was noted there would need to be a discussion with Welsh Water.

### Tourism

It was noted that the Ice Cream Farm generates a huge amount of traffic particularly on Newton Lane and its junction with the A41.

### Bus Service

It was noted the A41 bus service is commercial to Tattenhall and then subsidised to Whitchurch and only provides direct links to Chester and Whitchurch.

It was discussed someone spending £500,000 to £1m on a house is unlikely to use the bus service.

#### #3 – Walkable Village

- +600 houses.
- Flooding.

It was discussed that infrastructure is needed before the new houses. As such it was agreed that the development needs to be phased along with infrastructure delivery.

### Allocation of Sites & Infrastructure

It was asked if the Plan allocates a site can it also include the necessary infrastructure as part of the policy. For example, Site Q, application for 50-60 houses will be supported if it includes x number parking spaces.

It was confirmed this was the case and an example can be found in Deddington's Neighbourhood Plan<sup>1</sup>.

To do this the landowner/developer/agent must agree the policy is viable.

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<sup>1</sup> <http://www.deddingtonneighbourhoodplan.org/>

It was asked if CW&C will support and enforce such a policy. It was agreed they should as once made the Plan will be planning policy, but it was important to work with CW&C developing these policies.

It was discussed that Local Authorities like CW&C have to work with general planning policies which are not specific enough and that Neighbourhood Plans provide that level of detail.

#### #4

- development north will reduce the gap between Tattenhall and Newton-by-Tattenhall (spatial consequence).
- Impact on Newton Lane and A41 junction traffic.
- Significant flooding and flood zones.

#### #5 – Commuter Village

- Development to the west of Tattenhall.
- Flooding issues (Frog Lane) as water flows from the northwest to southwest through the village.
- Further away from center of the village

#### #6 – Eco-Village

- Huge impact on heritage and character of Tattenhall.
- Includes land identified by Bolesworth Estate for flood mitigation works.

It was agreed to continue to investigate scenarios 1, 2 and 5.

ONH will now look in more detail at the scenarios and required infrastructure. Welsh water and highways will need to be contacted.

All were thanked for attending the meeting.

Ann Wright  
19<sup>th</sup> September 2025.