

**Notes of
Meeting held by Tattenhall & District Parish Council on
Tattenhall Settlement Spatial Plan
Held 23rd October 2025 at the Barbour Institute.**

PRESENT

Councillors

Chairman – N. Matthews.

R. Carden, J. Bailey, P. Black, I. Keeping, R. Smith, A. Scarratt, B. Wilson.

Clerk – Ann Wright

Public – approx. 60

Cllr Iain Keeping gave a presentation using the attached slides.

It was noted that the review of the Neighbourhood Plan has been on-going for 5 years during which time the goal posts have moved significantly.

Cheshire West & Chester Council (CW&C) no longer has the required housing numbers and Tattenhall already have 2 large speculative planning applications.

It was explained that the Council has employed consultants ONH to support this process and the allocation of sites.

It was noted that there is a big issue with the existing planning system in that it delivers houses but not infrastructure. Development does bring with it funding via the Community Infrastructure Levy (CIL), 75% of this goes to CW&C and can be spent anywhere in the Borough.

Timescales

It was stated the hope is to submit the revised Neighbourhood Plan (Plan) for examination in early 2026.

It is hoped that once the Plan has been 'made' it will be regarded as up to date and with the allocation of sites will have weight in the planning process and result in speculative applications being refused.

It is understood CW&C are taking legal advice on whether applications can be refused on the grounds of prematurity.

It was confirmed that there is no guarantee when current applications will be decided.

The closer the Plan gets to being made the more weight it will have in the planning system.

Education

It was asked what impact all the development will have of schools. It was noted school capacity is taken into consideration with developers making payments to increase capacity if required. The question was raised where secondary pupils would go to school.

Key Service Centre

It was noted that Tattenhall is the smallest of the key service centres, it was asked where this classification has come from and if it could be downgraded. It was confirmed the classification came from the CW&C Local Plan and it was very unlikely it would be downgraded.

High Street

It was raised how would the High Street cope with even an additional 100 houses. Also access onto the A41 is a major issue.

Availability of Brown Field Sites

It was noted that the number of brown field sites in CW&C is reducing resulting in more development of green fields sites.

Employment

It was asked where residents in the new homes will work, noting the vast majority will have to commute resulting in more traffic.

Doctors Surgery

It was stated that there is an urgent need for the bus service to pass the doctor's surgery.

Next Steps

Following the consultation which finishes on the 5th November the Council will seek to allocate sites then enter into the formal Reg 14 consultation process again. It is hoped the Plan will go to examination in early 2026 and will then go to referendum.

CW&C

It was noted for the Plan to be successful we need the support of CW&C officers and will be consulting with them regularly.

Scenarios

It was explained that there is flexibility in the scenarios and people should comment on the elements they support and those they don't and explain why. It was confirmed the Council will be organising a meeting with landowners very soon. It was noted that the community's opinion is essential.

Local Plan Allocation

It was noted that we need to allocate enough sites in the Neighbourhood Plan but not more than is likely to be allocated by CW&C.

Bolesworth Estate Proposal

It was noted that the Estate is proposing a development of 400 homes.

Realistic Site Allocations

It was agreed the Plan has to include realistic and deliverable sites which needs to be evidenced.

Neighbourhood Plan Funding

It was noted although Neighbourhood Plans still exist the Government has removed funding for them, as such the Parish Council is having to fund this work.

The Chairmen thanked all for attending, particularly Iain Keeping for all his hard work.

Ann Wright
28th October 2025.