

Notes of informal meeting with Bolesworth Estate & Neighbouring Parish Councils.
Burwardsley Village Hall
Thursday 11th June 2026

Present

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

Burwardsley Parish Council – Roger Carroll, Peter Stockton.

Cheshire West & Chester Council (CW&C) – Mike Jones.

Handley & District Parish Council – Nigel Johnson, Jon Moseley, Stuart Rigby.

Tattenhall & District Parish Council – John Bailey, Jonny Kershaw, Ann Wright (Clerk).

Apologies: Mark Henshall, Neil Matthews.

Notes of previous meeting

The notes of the previous meeting held on the 5th February 2026 were agreed.

Presentation slides from the meeting attached.

Estate Community Action Update

The Estate continues to support a number of projects in Tattenhall including Growing Children and the Barbour Institute. The Estate is sponsoring the new Green Beats Festival. It was reported that the Open Gardens had raised over £5k for the National Garden Scheme.

Events Update

The meeting discussed the No Art event which had taken place on Saturday 30th May. It was noted a strong operational plan was in place for the event which had been approved by the Safety Advisor Group (SAG) and CW&C. On review the following issues were identified:

- The event was advertised as being in Manchester and this was not changed on main communications by the operator as requested by the Estate on multiple occasions.
- The demographic of those attending was young with a very high proportion being dropped off and were relying on taxis/Uber.
- The Estate had raised with the operator and CW&C the traffic management plan was not the right plan but were ignored.
- The proof tickets had the wrong postcode on them; the operator was advised of this but did not correct them.
- The coach route was agreed but ignored by 5 coaches, and 1 broke down.
- When leaving the site, the lack of mobile signal was a huge issue, people could not connect with taxis or those picking them up.
- The site security did not manage people leaving the site.
- The amount of litter dropped in the area was unexpected and the Estate organised litter picks as soon as was possible.

As a result, the Estate is now working with a reputable traffic management company to create a traffic management plan for major events which anyone wishing to use the venue must sign up to. The draft plan will be shared with the Councils for comment.

It was confirmed the venue is not suitable for events where attendees are relying on public transport.

It was noted there are 2 more events due to take place, the International Horse Show and Together Again and traffic arrangements are being reviewed in light of the No Art Event.

A concern was raised regarding the noise from the event. It was confirmed there are strict noise levels set for events which are adhered to.

The following 5 key issues were learning points were highlighted:

1- Events must have a strong traffic plan which requires CW&C to fully understand the natural of the rural roads and transport systems.

It was stated that both the SAG and Operation Team believed the No Art event had a robust traffic plan and the Estate raised that it was not before the event took place .

2 – The traffic plan must be enforced to stop drivers taking the wrong route.

3 – Licence conditions must be complied with and enforced.

It was confirmed that there were 14 sniffer dogs at the No Art Event and bag searches undertaken.

4 – There has to be clear communication between the event operators and those on the ground.

5 – The Event operators must have management in place to control the event.

Cllr Jones confirmed he has asked Andy Challinor at CW&C to investigate the Event and present his report and findings to this group.

It was noted that there is fibre down the A41 to Broxton roundabout which could be extended to connect temporary masts to.

Events Planning Application

It was confirmed the Estate will be submitting an application to extend the number of event days that can be held on the site. It was explained the event days allowed include setting up and dismantling days. The Estate currently has 27 days where events take place however with the setting up and dismantling it is classed as 110 event days.

It was confirmed the Estate is only looking to hold 4 or 5 major events pre year and increase the number of smaller low impact events.

Developments

Land South of Frog Lane

It was noted the application had been submitted for the development off Frog Lane.

It was discussed that Tattenhall Parish Council is looking for land to install a pump track and Multi Use Games Area (MUGA). It was agreed the Council and Estate discuss this in more detail.

It was confirmed that the Estate is working on producing a guide which will identify what will be delivered by S106 agreements and what needs to be provided via a unilateral agreement including the flood prevention works and green car park.

It was confirmed the Neighbourhood Plan has been submitted and was now undergoing Reg. 16 consultation.

Cheshire Workshops (Candle Factory)

It was reported that it had taken CW&C 9 months to respond to the pre-application for this site. The response is being reviewed and an outline application is likely to be submitted.

It was noted due to the lack of clarity from CW&C regarding the affordable element of the development and viability it is likely the outline application will be for up to 9 dwellings in-line with discussions with Burwardsley Parish Council regarding positioning.

Vacant Properties

An update was given on various vacant properties.

Ridding Bank

This application has now been approved, and the site is likely to be sold.

Flute Buildings

The Estate is considering converting these to residential and selling.

Beehive

Permission has now been granted, and a tenant is being sought.

Portico

The Estate is in discussion with small scale developers to deliver 7 properties on this site including 2 affordable properties.

Sandstone Inn

The Estate is reviewing the future of this property possibly looking to convert it to residential and sell.

Concern was raised regarding the loss of the car park which provides parking for those walking the Sandstone Ridge. The Estate was asked to discuss this with Broxton Parish Council.

Chowley Oak

It was reported that the business park is to be relaunched as Bolesworth Campus.

Canalside

Works are planned to upgrade Canalside removing two buildings including the former Boneyard.

It was suggested the Estate has a conversation with CW&C regarding the household waste centre.

Pigeon House Farm

The farmhouse is to be rented out on short term let and the yard is being brought back into use. It was agreed that vehicles leaving the yard would use the southern access avoiding houses.

Flood, Drainage & Water Quality

It was reported that work is now taking place on the technical modelling of the flood mitigation works. It was discussed if the scheme is just in the Tattenhall Parish or whether some of it is in the Burwardsley Parish.

Clayley Hall Farm

The Estate is in discussion with the Farm regarding improving the cattle crossing.

Land Management Update

It was agreed that concerns regarding tree safety should be emailed to gemma.roberts@bolesworth.com using what3words to identify the location.

The hedge by Ridding Bank was highlighted as narrowing lane to a single track.

Other Matters

Burwardsley Parish Council

It was noted repairs have not been undertaken on the Post Office door, it was agreed this would be chased up by the Estate.

Tattenhall & District Parish Council

It was reported that there had been very positive meetings with CW&C and the Canal and Rivers Trust. Designs have been drawn up to upgrade the towpath from Christleton to Beeston creating an accessible route for pedestrians and cyclists from Chester to Beeston. It was noted the works are estimated at £5.3m but it was hoped this could be raised.

It was reported the creation of a new station at Beeston is still be promoted and the working group have met with both the Conservative and Labour candidates for the mayoral election on the 6th May 2027.

Next Meeting

October 2026 – 6.30pm start.

Ann Wright
12/03/6/2026

Bolesworth & Parish Councils meeting



11th June 2026

Events Update



Events update: No Art Open Air

We recognise that the No Art event had a significant impact on residents, businesses and the community, particularly in relation to traffic congestion, litter, attendee behaviour and the strain placed on mobile connectivity.

We understand the frustration experienced by those affected, including residents and businesses who encountered difficulties communicating and operating as normal during the event. The feedback received has been invaluable in helping us understand where improvements are needed.

As we look ahead, we are committed to working closely with our neighbouring parish councils, local authorities and other stakeholders to identify lessons learned and strengthen future planning arrangements.

Our aim is to ensure that the Estate continues to provide opportunities that support the wider area, while placing equal importance on protecting the local environment, respecting neighbouring communities and minimising disruption to those who live and work around us.



Event dates

Plans for remainder of 2026

- Bolesworth International 26th June – 5th July
- Together Again Festival 24th – 26th July
- Bouquet & Belles Wedding Fayre 19th – 20th September

No further dates or events are currently confirmed for 2026. We will update you as soon as any additional events are agreed.



Developments



Land South of Frog Lane Planning Application

Planning was submitted on the 13th February 2026, and validated 13th March 2026. The Application (Number: 26/00486/OUT) being for:

‘Outline planning application with all matters reserved (except for principal means of access), for development comprising up to 400 no. dwellings (Use Class C3) and new Medical Centre (Use Class E), with associated open space, landscaping, allotments and other associated works including earthworks and drainage’

We’re awaiting the remaining statutory consultee responses.

Laural Bank Surgery set to receive funding from the ICB towards a new Medical Centre at Barbour Square.

Neighbourhood Plan

The application site (Phase 1), and the land to the north of Frog Lane (Phase 2) are both within the emerging Tattenhall Neighbourhood Plan for up to 600 homes. CWaC are understood to have undertaken a Habitat Regulations Assessment (HRA) after which the Neighbourhood Plan will be ready for Regulation 16.



Cheshire Workshops (former Candle Factory)

The Estate received pre-application response after 265 days!

In Summary:

- The site is previously developed land.
- It would deliver housing (against Council's lack of 5-year supply).
- It could provide affordable housing.
- Demolition of large-scale Factory buildings could be seen as an improvement
- Would not have a significant impact on highway safety and congestion over and above the sites previous use.
- Separate car park for visitors of Sandstone Trail welcomed.

The Estate are considering preparing an outline planning application, in-line with the parameters discussed on-site with Burwardsley Parish Council representatives and the owner of The Brow in November.



Vacant Properties



Vacant Properties

▪ Ridding Bank, Burwardsley

The application for a replacement dwelling is awaiting determination.

▪ Flute Buildings

The Estate are considering changing the use to residential.

▪ Beehive, Tattenhall

The planning application to allow outdoor usage permitted 10 Feb 22.

▪ Portico, Tattenhall

The Estate remain in discussions with a developer about delivering the original scheme of 7 properties and S106 being progressed (to secure affordable housing).

▪ Sandstone Pub, Brown Knowl

Concrete blocks installed at the PC request to prevent access to the car park. The Estate are considering its future use, given the repeat closures as a Public House.



Flooding, Drainage & Water Quality



Flood, Drainage & Water Quality

- **Flood Mitigation**
 - Hydrological consultants are working on the next phase of Hydrological modelling with the completion of this modelling due in Autumn 2026. Once completed this will lead into a more detailed design of the scheme.
- **Drainage**
 - The Estate continues to work with Farm Tenants, the EA and LLFA to target any problem areas in relation to flooding and run off.



Land management update



Land Management Update

- Roadside Tree Survey has been completed and the works required within the 1-3 month period have now been completed. The 6 months recommendations are being carried out currently. The next formal survey will be carried out in 2028.



Community update



Community Update

Ongoing Support Initiatives

Greenbeats Festival: We're delighted to have sponsored the first ever Greenbeats Festival which takes place on the 13th June in Tattenhall.

Cheshire Community Foundation: We're proud to have renewed our commitment as donors to the 'For Cheshire West' fund for 2026/27, supporting a wide range of local charities that make a real difference in our community.

National Garden Scheme

For the fourth year running Mrs. Barbour was delighted to open the Castle Gardens on the 8th & 9th May to raise funds for the National Garden Scheme. Over £5,000 was raised for this fantastic charity. It is also possible to book private group visits for 15+ people during April & May 2027. If anyone would like further details, they can contact Vicki Ball on vicki@bolesworth.com

