THE ENVIRONMENT PARTNERSHIP

Land West of Tattenhall Road, Tattenhall

Design and Access Statement



MAY 2025

IN10797.001

PLANNING I DESIGN I ENVIRONMENT



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Photographs contained within this Design and Access Statement are property of TEP and are included to help illustrate the Site and its surroundings, including the existing character and built form of the local area. This has informed the design development in order to ensure an appropriate response to the Site and its setting. Photographs have been taken from within the Site boundaries or from publicly accessible land.

1.0 Introduction



1.0 Introduction



Site Location Plan

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1.1 Introduction

This Design and Access Statement has been prepared by The Environment Partnership (TEP) on behalf of Gladman Developments Ltd to support an outline planning application for the erection of up to 110 residential dwellings (including affordable housing), introduction of structural planting and landscaping, public open space, sustainable urban drainage system and associated works (all matters reserved except for access) on land off Tattenhall Road, Tattenhall ('the Proposed Development'). As all other matters are reserved for determination, illustrative design principles are provided.

The Design and Access Statement sets out the design and access principles for the Proposed Development within the context of relevant national and local planning policy. The document aims to explain how the proposed development has considered the Site, its setting and how it can be accessed by a range of prospective users. The document is structured around the four steps identified by CABE guidance 'Design and Access Statements, How to write, read and use them':

- *Assessment;*
- *Involvement;*
- *Evaluation; and*
- *Design.*

Document Structure

Section 2 analyses relevant planning policy.

Section 3 provides an assessment of the Site and the wider site context.

Section 4 summarises the technical assessments of the Site.

Section 5 identifies the design evolution and the influence of community involvement.

Section 6 presents the proposed development and details use, amount and access.

Section 7 evaluates the design of the illustrative masterplan supporting the outline application.

Section 8 summarises the proposals.

1.0 Introduction

1.2 The Site

The Site comprises approximately 6.32ha of grassland which is currently in use for horse grazing.

The Site lies to the immediate north of the settlement edge of Tattenhall. The boundaries of the Site are formed by an unnamed road leading to Greaves Farm to the north, Tattenhall Road to the east, Keys Brook with residential development on Greenlands beyond to the south and an adjacent field of grassland to the west. Greaves Farm adjoins the north-west corner whilst Greaves Cottage adjoins the north-east corner of the Site.



Landscape Features

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1.0 Introduction



Development Framework Plan

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1.3 Scheme Summary

The application is made in outline with all matters reserved except for access. The proposal comprises residential development of up to 110 dwellings with open space, play provision, drainage attenuation and green infrastructure. Housing will be set away from the Site edges, with wide landscape buffers.

Vehicle access is proposed from Tattenhall Road. Pedestrian links are provided around the Site, integrating with local facilities.

Public open space will be provided throughout the Site, with children's play provision in the centre of the Site, along with amenity space and natural and semi-natural open space that enhances recreation and biodiversity. There will also be community allotments with parking provision.

The Proposed Development will be sensitively integrated into its wider natural and built surroundings, incorporating and enhancing existing trees and hedgerows to buffer the Site boundaries.

2.0 Planning Policy Context



2.0 Planning Policy Context

2.1 National Planning Policy

A Planning and Affordable Housing Statement has been produced in support of this application which includes an assessment of relevant national and local planning policies. The Design and Access Statement summarises policies relevant to the design and access of the Proposed Development and should be read in conjunction with the Planning and Affordable Housing Statement for further policy analysis.

Section 38(6) of the Planning and Compulsory Purchase Act 2004 identifies that decisions on planning applications must be made in accordance with the development plan unless material considerations indicate otherwise.

The Development Plan for Cheshire West and Chester Council in respect of this application comprises the Local Plan (Part One) Strategic Policies (adopted January 2015), the Local Plan (Part Two) Land Allocations and Detailed Policies (adopted July 2019) and the Tattenhall and District Neighbourhood Plan ('made' June 2014).

The planning policy guidance of the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) are all material considerations.

National Planning Policy Framework

The revised NPPF was published December 2024 and sets out the Government's strategic objectives for plan making and decision taking in England. The NPPF must be taken into account when local authorities are preparing their local plans and it is a material consideration in the determination of all planning applications.

The NPPF is purposefully positive, opportunity focussed and progrowth in seeking to facilitate development which will contribute to meeting the wider government objectives.

The NPPF at paragraph 7 identifies that "*The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner*".

At the heart of the NPPF is a presumption in favour of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- *An economic objective;*
- *A social objective; and*
- *An environmental objective.*

Section 12 of the NPPF emphasises the importance of good design in the creation of high quality buildings and places. Paragraph 131 states that good design is a key aspect of sustainable development.

In accordance with paragraph 139, development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

Significant weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

Planning Practice Guidance

The PPG was launched on 6th March 2014 and supports the NPPF and provides guidance on all aspects of the planning system, including the use of conditions and planning obligations, as well as on specific areas including transport, open space, flood risk and renewable energy.

'Design: process and tools' (revised October 2019) provides advice on the key points to take into account on design.

The PPG states that well-designed places can be achieved by taking a proactive and collaborative approach at all stages of the planning process, from policy and plan formulation through to the determination of planning applications and the post approval stage.

2.0 Planning Policy Context

2.2 Adopted Development Plan

The Application Site is in the administrative boundary of Cheshire West and Chester Council. The Development Plan for Cheshire West and Chester Council in respect of this application comprises the Local Plan (Part One) Strategic Policies (adopted January 2015), the Local Plan (Part Two) Land Allocations and Detailed Policies (adopted July 2019) and the Tattenhall and District Neighbourhood Plan ('made' June 2014).

The Site is not allocated for development, is not in Green Belt and lies adjacent to the settlement boundary.

Local Plan (Part One) Strategic Policies

Policy STRAT 1 (Sustainable development) states that the Local Plan seeks to enable development that improves and meets the economic, social and environmental objectives of the borough in line with the presumption in favour of sustainable development.

Under Policy STRAT 2 (Strategic development) the Plan will deliver at least 22,000 new dwellings over the period of 2010 to 2030.

In accordance with Policy STRAT 8 (Rural Area), the Council will support development that serves local needs in the most accessible and sustainable locations to sustain vibrant rural communities. Development should be appropriate in scale and design to conserve each settlement's character and setting.

Policy STRAT 9 (Green Belt and countryside) states that the intrinsic character and beauty of the Cheshire countryside will be protected by restricting development to that which requires a countryside location and cannot be accommodated within identified settlements. The general extent of the North Cheshire Green Belt will be maintained. The Site is not in Green Belt.

Policy STRAT 10 (Transport and Accessibility) states that development and associated transport infrastructure should contribute to safer and secure transport and promote forms of transport that are beneficial to health and ensure that transport helps improve quality of life and enhances the local environment.

Under Policy SOC 1 (Delivering affordable housing), affordable homes will be sought within all new residential development, including as part of mixed use schemes on sites that in the rural areas have a capacity of three or more dwellings or comprise an area of 0.1 hectares or more. The Council will seek to maximise the proportion of affordable housing provided up to a target of 30%. Affordable housing must be dispersed throughout the site unless there are specific circumstances or benefits that warrant otherwise. Market and affordable homes on sites should be indistinguishable and achieve the same high quality design.

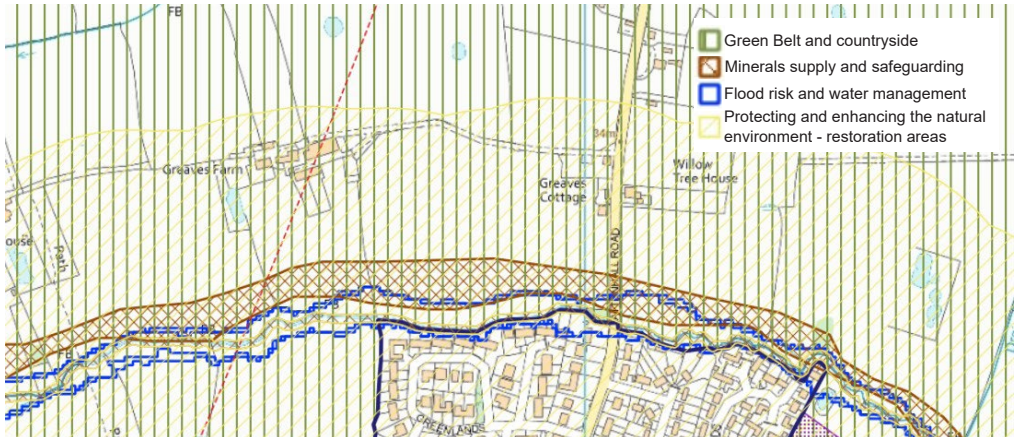
Policy SOC 3 (Housing mix and type) states that in order to support mixed, balanced and sustainable communities, the Council will seek to provide a mix of housing types, tenures and sizes of both market and affordable housing. Proposals for new housing should take account of the needs of that particular area.

Policy SOC 5 (Health and well-being) states that in order to meet the health and well-being needs of our residents proposals will be supported that promote safe and accessible environments and developments with good access by walking, cycling and public transport and promote high quality greenspace, and access to this across the borough, particularly in areas of recognised need.

In accordance with Policy SOC 6 (Open space, sport and recreation), the Council will seek to protect, manage and enhance existing open spaces, sport and recreation facilities to provide a network of diverse, multi-functional open spaces. Proposals will be supported that improve the quality and quantity of accessible open space, sport and recreation facilities in the local area.

Policy ENV 1 (Flood risk and water management) states that the Local Plan will seek to reduce flood risk, promote water efficiency measures, and protect and enhance water quality. The drainage of new development shall be designed to reduce surface water run-off rates to include the implementation of Sustainable Drainage Systems (SUDS) unless it can be demonstrated that it is not technically feasible or viable.

Policy ENV 2 (Landscape) states that the Local Plan will protect and, wherever possible, enhance landscape character and local distinctiveness. Development should take full account of the characteristics of the development site, its relationship with its surroundings and where appropriate views into, over and out of the site and recognise, retain and incorporate features of landscape quality into the design.



Cheshire West and Chester Local Plan Map

2.0 Planning Policy Context

Under Policy ENV 3 (Green infrastructure), the Local Plan will support the creation, enhancement, protection and management of a network of high quality multi-functional Green Infrastructure. This will be achieved by development incorporating new and/or enhanced Green Infrastructure of an appropriate type, standard and size and increased planting of trees and woodlands.

In accordance with Policy ENV 4 (Biodiversity and geodiversity), development should not result in any net loss of natural assets, and should seek to provide net gains. Where there is unavoidable loss or damage to habitats, sites or features because of exceptional overriding circumstances, mitigation and compensation will be required to ensure there is no net loss of environmental value.

Policy ENV 5 (Historic environment) requires development to safeguard or enhance both designated and non-designated heritage assets and the character and setting of areas of acknowledged significance.

Policy ENV 6 (High quality design and sustainable construction) states that the Local Plan will promote sustainable, high quality design and construction. Development should, where appropriate respect local character and achieve a sense of place through appropriate layout and design, provide high quality public realm and be sympathetic to heritage, environmental and landscape assets.

Local Plan (Part Two) Land Allocations and Detailed Policies

Policy DM 2 (Impact on residential amenity) requires all proposals for new development to safeguard the quality of life for residents within the development and those living nearby.

In accordance with Policy DM 3 (Design, character and visual amenity), development will be expected to achieve a high standard of design that respects the character and protects the visual amenity of the local area. Design solutions will be supported that respect and where appropriate enhance the prevailing layout, urban grain, landscape, density and mix of uses, scale and height, massing, appearance and materials.

Policy DM 20 (Mix and type of new housing development) states that proposals for residential development must take account of the housing needs of the local area to ensure a range of house types, tenures and sizes are provided across the borough.

Under Policy DM 23 (Delivering affordable housing), proposals for residential development should meet the affordable housing requirements set out in Local Plan (Part One) Policy SOC 1. Affordable housing should be provided on site.

Policy DM 29 (Health impacts of new development) requires development proposals to take every reasonable opportunity to promote and positively contribute to the health of the borough.

In accordance with Policy DM 35 (Open space and new development), all new residential development of 11 units or more must make provision for open space in accordance with the following standards (m^2 per unit):

- *Allotments – 3.45m^2 per unit*
- *Amenity / Natural Green Space – 23m^2 per unit (For developments between 20-65 dwellings, the minimum amenity/natural green space is 1500m^2)*
- *Parks and recreation grounds (excluding pitches and fixed sports space) – 11.50m^2 per unit*
- *Play Space (Children) – 1.15m^2 per unit*
- *Play Space (Youth) – 0.69m^2 per unit*

Policy DM 37 (Recreational routeways) states that development incorporating or adjacent to the following must protect and, wherever possible, enhance and extend:

- *Public Rights of Way*
- *footpaths/bridleways*
- *cycle routes*
- *canals and waterways*

Policy DM 40 (Development and flood risk) states that flood risk must be avoided or reduced by locating development within areas of lower flood risk. Development proposals for sites that are at risk will only be supported where the site-specific Flood Risk Assessment shows that there is no loss in floodplain storage resulting from the development and the development will not increase flood risk elsewhere.

In accordance with Policy DM 41 (Sustainable Drainage Systems) proposals for major development will be required to incorporate Sustainable Drainage Systems (SuDS).

Under Policy DM 44 (Protecting and enhancing the natural environment), development will be supported where there is no net loss of natural assets and, wherever possible, it delivers net gains within the borough.

Policy DM 45 (Trees, woodland and hedgerows) states that development will be supported where it conserves, manages and, wherever possible, enhances existing trees, woodlands, traditional orchards, and hedgerows. All significant healthy trees, woodlands, traditional orchards, and hedgerows should be integrated into the development scheme. Where possible, existing significant trees should be incorporated within public open space.

2.0 Planning Policy Context

2.3 Neighbourhood Plan

The Tattenhall and District Neighbourhood Plan was 'made' in 2014 and covers the period 2010 to 2030.

Policy 1 (Housing Growth) requires all housing proposals to provide a mix of homes taking into account objectively identified housing needs, and include an element of affordable housing as specified in the Local Plan, respect and, where possible, enhance the natural, built and historic environment and maintain Tattenhall village's strong and established sense of place.

Policy 2 (Local Character) states that development will be supported where it respects the local character and historic and natural assets of the surrounding area, and takes every opportunity, through design and materials, to reinforce local distinctiveness and a strong sense of place.

Policy 5 (Transport and Communications) requires development to maximise opportunities to walk and cycle, including between Tattenhall, Newton by Tattenhall and Gatesheath as well as supporting public transport where possible.

In accordance with Policy 6 (Landscape and Environment), new development should seek to protect and, where possible, enhance wildlife value, on the application site, surrounding sites and wildlife corridors, respect local landscape character by reference to the Village Design Statement and support the creation of a network of green-spaces for sport and outdoor recreation.

2.4 Tattenhall Village Design Statement

The Tattenhall Village Design Statement was published in 2009. The purpose of this document is primarily to manage change in both buildings and landscape in a way that reflects and harmonises with the local character of its buildings, spaces and landscape setting. It marks and retains the local distinctiveness of the village.

The Village Design Statement provides guidance and policies on landscape, built environment and highways, footpaths and public transport.

Landscape

The Parish is a generally low lying area of flat or gently undulating fields, with the village of Tattenhall at its geographic centre. Although the landscape features are largely unremarkable they nevertheless form part of a coherent and largely intact character that is increasingly rare and easily susceptible to debasement.

Although the area of the parish with woodland cover is not extensive, the large number of hedgerow trees make the parish seem more wooded than is actually the case.

Hedgerows with occasional mature hedgerow trees are the most common boundary feature within the parish. The considerable hedgerow network across the Parish provides important corridors for wildlife.

Access to the countryside is achieved via a network of public footpaths that cross the parish although a lack of circular routes often necessitates a return via local roads. Within the village, the Millennium Mile provides a circular route through and around the village of Tattenhall.

Views across the Parish are often restricted, due in part to the flat lie of the land and in part to hedges and trees.

- *The landscape resources (woodlands, hedgerows, ponds, streams/verges/ditches, geological features and views that contribute to the Parish's local distinctiveness should be preserved, enhanced or created in future development*
- *In considering proposals for new developments, the creation of boundary treatments of new native hedgerows and the panting of native trees on relevant sites will be encouraged*
- *When considering proposals for developments, the retention and enhancement of existing streams, verges and ditches will be encouraged*

Built Environment

The historic pattern of development of Tattenhall Village is essentially linear, with the High Street, which remains the commercial heart of the village, forking three ways at each of its ends to spread to the neighbouring settlements. The grain along the High Street is predominantly tight with terraced houses and groups of buildings fronting directly onto the street. The modern housing, in contrast to the historic parts of the village, has individual development-specific grain consistency and little variation to housing types and plot layouts.

Materials within the village vary according to the origin, type and original function of the building, the most common being soft red Cheshire brick walling.

Design policies include:

- *In considering new developments, the scale proposed should reflect the gradual incremental historical growth of the Parish that has formed part of its special character. New development should not be prominent in scale, visually dominate or significantly change the character of the village. Any proposals for new development should reflect the grain, density, quality, materials etc of the character zone within which it lies*
- *All new development should endeavour to be of a height, massing and appearance that does not adversely affect key distinctive views into and out of the Parish. Particular attention should be given to views to and from listed buildings, the conservation area and key landscape features*
- *The design of all new buildings should be appropriate to the setting of all adjacent buildings, particularly where they are historic*
- *When considering proposals for appropriate development within the built envelope of the village, immediately on its edge, or in the countryside the use of simple, rural building forms in new buildings, will be encouraged*
- *Although there is a presumption towards the use of traditional design and materials in new buildings, modern design of a very high standard should also be encouraged. Materials and scale should be appropriate to the context of the site*

2.0 Planning Policy Context

Highways, Footpaths and Public Transport

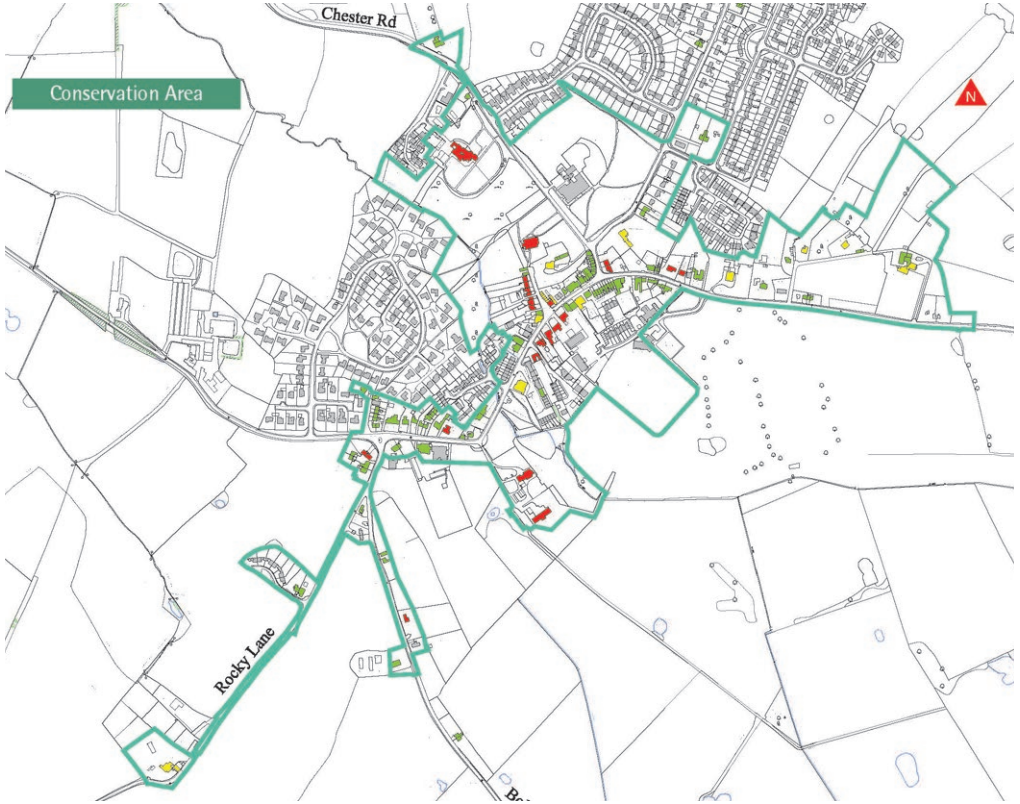
Tattenhall is remote from the major road network and is served by a number of Class C radial routes, two of which connect to the A41 with the others linking to other villages and hamlets.

All these rural roads have poor alignments and lack footways apart from those in close proximity to the village centre.

There are numerous Public Footpaths and one Restricted Byway in the Parish, including two long distance routes, the towpath of the Shropshire Union Canal and the Bishop Bennet Way.

Design policies include:

- *New highway, footway or footpath construction, maintenance or alteration works should utilise materials appropriate to their context*
- *Any new development should ensure that good and safe access for pedestrians and cyclists is maintained or enhanced in the Parish. Where new footways are created, provision should be made wherever possible for access by disabled persons or persons with restricted mobility*



Tattenhall Village Design Code - Conservation Area

2.0 Planning Policy Context

2.5 Design Policy

NPPF Part 12 Achieving well-designed and beautiful places

This states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

Paragraph 135 of the NPPF states that planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

National Design Guide

The National Design Guide 'Planning practice for beautiful, enduring and successful places' was published by the Ministry of Housing, Communities & Local Government in October 2019. It sets out the characteristics of well-designed places and demonstrates what good design means in practice. The National Design Guide forms part of the collection of planning practice guidance. The guide was prepared in the context of social, economic and environmental change with rapid developments in technology, a change in demographics and new lifestyles, and the increasing issue of climate change.



National Design Guide - The Ten Characteristics of Well-designed Places

The guide provides a basic overview of good urban design principles, beginning with Vitrivius's principles for good design: it should be *"fit for purpose, durable and bring delight*". It emphasises the importance of a development's context in its design and identifies the requirement for a compelling narrative in the creation of a concept. The guide is underpinned by ten characteristics of good design and is intended to foster local character, community and be sensitive to climate change. The ten characteristics are:

- *Context – There should be an understanding of the context, history and the cultural characteristics of a site and the surroundings. Well-designed developments respond positively to the surrounding context beyond the boundaries of the site.*
- *Identity – Identity and character stems from the way buildings, streets and spaces, landscape and infrastructure combine together. Well-designed places should appeal to all of our senses. Many places have positive elements of character which can help inform the character of new development. Where scale or density is very different to an existing place, creating a new identity may be appropriate.*
- *Built form – Built form can be defined as the three-dimensional patterns or arrangement of development blocks, streets, buildings and open spaces. Compact forms of development that are walkable, access to services, recognisable streets and memorable features can all contribute to well-designed places.*

2.0 Planning Policy Context

- *Movement – Successful developments depend on a network of movement that is accessible to all and functions efficiently. Well-designed movement networks should promote sustainable modes of transport and incorporate green infrastructure.*

- *Nature – Nature provides a number of benefits and can contribute towards the quality of place and to quality of life. Developments should integrate existing and new natural features into a multifunctional network, prioritise nature and provide attractive open spaces in accessible locations.*

- *Public space – The quality of public spaces is as important as the quality of buildings. The creation of well-located, high quality and attractive public spaces that are safe and support social interaction is key in well-designed places.*

- *Uses – Sustainable places should include a mix of uses that can support a variety of everyday activities to live, work and play. Well-designed neighbourhoods should have a mix of local services and facilities and housing tenures and types to support people at all stages of life and be socially inclusive.*

- *Homes and buildings – Well-designed homes and buildings should provide a healthy, comfortable and safe internal and external environment whilst relating to external amenity and public spaces.*

- *Resources – With concerns about the environment and climate change ever increasing, well-designed places and buildings are able to conserve natural resources including land, water, energy and materials. Developments should have a layout, form and mix that reduces resource requirements, be fit for purpose and adopt materials and technologies to minimise environmental impacts.*

- *Lifespan – Well-designed places, spaces and buildings should be made to last by ensuring good management, being able to adapt to changing needs and technologies and providing a sense of ownership to encourage users to really care for them.*

The proposals for the Site have been developed in accordance with the National Design Guide.

National Model Design Code

The National Model Design Code (NMDC) was published in July 2021.

The NMDC provides detailed guidance on the production of design codes, guides and policies to promote successful design. It builds on the ten characteristics of good design that are set out in the National Design Guide.

Building for a Healthy Life

Building for a Healthy Life (BHL) was published in July 2020. BHL is a Design Toolkit for neighbourhoods, streets, homes and public spaces and has been written in partnership with Homes England, NHS England and NHS Improvement. It also integrates the findings from the three-year Healthy New Towns Programme led by NHS England and NHS Improvement. Split into three categories, the twelve considerations all relate directly to the NPPF and the National Design Guide. The twelve considerations capture the areas of design and placemaking that need most attention but are often the most overlooked, these include:

Integrated Neighbourhoods

- *Natural connections*
- *Walking, cycling and public transport*
- *Facilities and services*
- *Homes for everyone*

Distinctive Places

- *Making the most of what's there*
- *A memorable character*
- *Well defined streets and spaces*
- *Easy to find your way around*

Streets for All

- *Healthy streets*
- *Cycle and car parking*
- *Green and blue infrastructure*
- *Back of pavement, front of home*

The proposals have been developed in accordance with BHL considerations.

Manual for Streets

Manual for Streets (MfS) was published by the Department for Transport in 2007 to advise how the design of streets can be enhanced and how street design can help create better places with local distinctiveness and identity. MfS mainly focuses on lightly-trafficked residential streets. The document emphasises the importance of placing a high priority on meeting the needs of pedestrians, cyclists and public transport users. MfS sets out the key principles of inclusive design:

- *Places people at the heart of the design process;*
- *Acknowledges diversity and difference;*
- *Offers choice where a single solution cannot accommodate all users;*
- *Provides for flexibility in use; and*
- *Provides buildings and environments that are convenient and enjoyable to use for everyone.*

The Chartered Institution of Highways and Transportation published Manual for Streets 2 in September 2010 as an accompanying guide to MfS. It builds upon the initial guidance and explores in greater detail where and how MfS' key principles can be applied to busier streets and non-trunk roads.

The proposals for the Site have been developed in accordance with MfS.

3.0 Appreciating the Site



3.0 Appreciating the Site

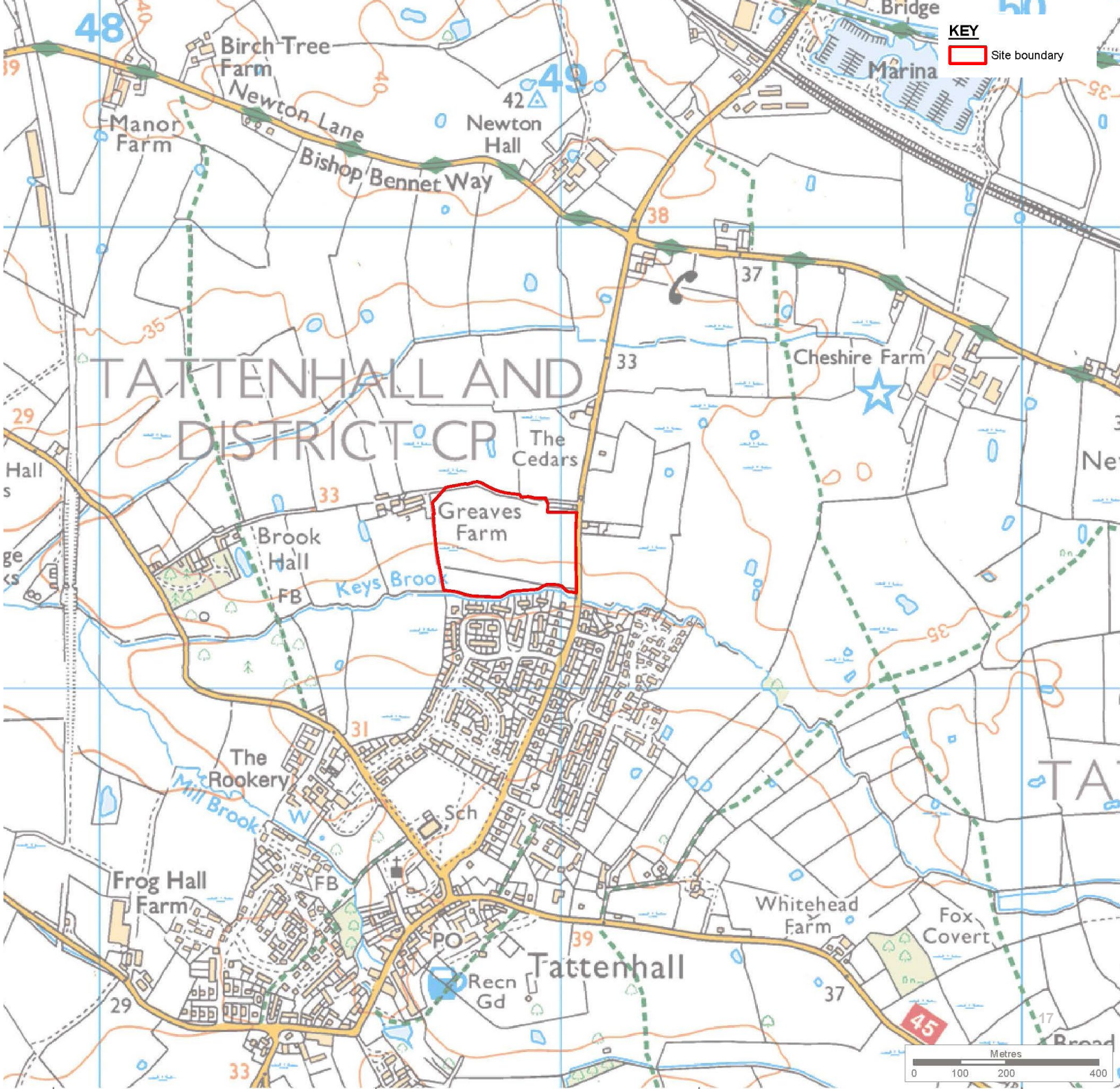
3.1 Strategic Context

Tattenhall is a village which lies within the district of Cheshire West and Chester. It is approximately 11km to the south-east of Chester and 22km to the west of Crewe.

The city of Chester is the borough's largest settlement with over 81,000 residents and is a key centre for employment, retail, education and tourism as well as being a main transport interchange and gateway. The other key urban areas include Ellesmere Port, Northwich and Winsford.

A third of the borough's residents live in the rural area that runs from Neston in the north to the boundary with Shropshire in the south.

In the Local Plan, Tattenhall is classified as a Key Service Centre. Key Service Centres provide a good range of facilities and services and are the focus for new development in the rural area.



Strategic Context

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3.0 Appreciating the Site

3.2 Local Facilities

The Chartered Institution of Highways and Transportation suggests a maximum preferred distance of a 2000m walk for commuting trips. MfS defines a walkable neighbourhood as one which has a range of facilities within 10 minutes walking distance (up to 800m). A 400m distance is the equivalent of a 5 minute journey on foot.

The Site is situated approximately 800m north of the centre of Tattenhall.

There are a number of local facilities within 800m of the Site including a convenience store, primary school, library, church, play area, medical facilities and post office.

The Site has access to public transport services with the closest bus stop approximately 260m from the centre of the Site.



Local Facilities
Aerial: DigitalGlobe, GeoEye, Earthstar Geographics, CNES/ Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community.

3.0 Appreciating the Site

3.3 Historic Context

Development of Tattenhall

At the time of the Domesday survey, Tattenhall had a population of 30 or 40 but it is thought to have existed long before it was recorded in the Domesday Book.

The completion of the Chester Canal in 1772 saw a change in architectural character in the parish with large villas built from the late 18th to mid-19th century. During the mid-19th century the population of the parish increased by 12% due to the influx of labourers for building.

Following the construction of the Chester – Crewe railway line, the village continued to expand with more decorative influences.

Significant growth also occurred in the 1970s with residents looking to move from towns to the countryside with the first 'mass' housing development at Keysbrook.

The Site

During the medieval period, the site had a continued agricultural use. In the mid-1800's the site was shown to be formed of two agricultural field parcels with the field layout reconfigured by the late 1800s. By 1899 the Site was further split into three field parcels. There was minimal change to the site in the early 20th century and by 1971 the Site was divided into two field parcels with the main area of the site merged. By 2005, satellite imagery shows the Site was formed of one agricultural field parcel.



Figure 1. The 1848 Tithe Map (The Genealogist). From p19 of the Heritage Statement

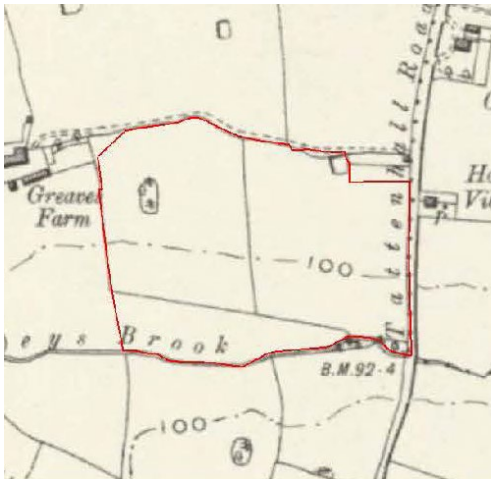


Figure 2. The 1899 Ordnance Survey Map (NLSM). From p21 of the Heritage Statement



Figure 3. The 1971 National Grid Map (NLSM). From p22 of the Heritage Statement



Figure 4. The 2005 Satellite Image (Google Earth). From p23 of the Heritage Statement

3.0 Appreciating the Site

3.4 Townscape Character

Village Core

A large extent of Tattenhall, including the village centre is designated as a Conservation Area. The Conservation Area was first designated in 1970 with subsequent alterations in 1985 and 1996.

The village is centred on High Street. Buildings are predominantly from the eighteenth and nineteenth centuries in red brick with some properties rendered white. Roofs are typically slate or clay tiled. The Tudor architectural style can be found along High Street with black and white timber framed buildings. Buildings are predominantly two storeys with some rising to three storeys. The village centre is dense with a near continuous street frontage. Density decreases towards the end of High Street with a more open character. Boundaries are typically defined by low to medium brick and sandstone walls or hedges.

Village Expansion

Tattenhall has expanded to the north and west of the village centre. Along Keysbrook to the north, properties are predominantly semi-detached in red brick, set back from the pavement edge by private driveways and front gardens.

Development from the 1960s and 1970s is evident to the west of the village centre at Covert Rise and to the north at Greenlands. Properties display architectural details typical of this era in brick with elements of render and cladding. Property heights vary between one and two storeys.



Traditional properties in red brick on Rocky Lane



View along High Street showing increase in density and building frontage



Tudor style building on High Street dating back to 1601



Three storey property on High Street



Traditional properties on High Street



Traditional terraced properties in the Conservation Area



Semi-detached properties on Keysbrook



Semi-detached properties on Greenlands to the south of the Site

3.0 Appreciating the Site



Late 20th century development adjacent to the Conservation Area on Newall Close



Boundary treatments on modern residential estate along Shire Way



21st century development on Frog Lane

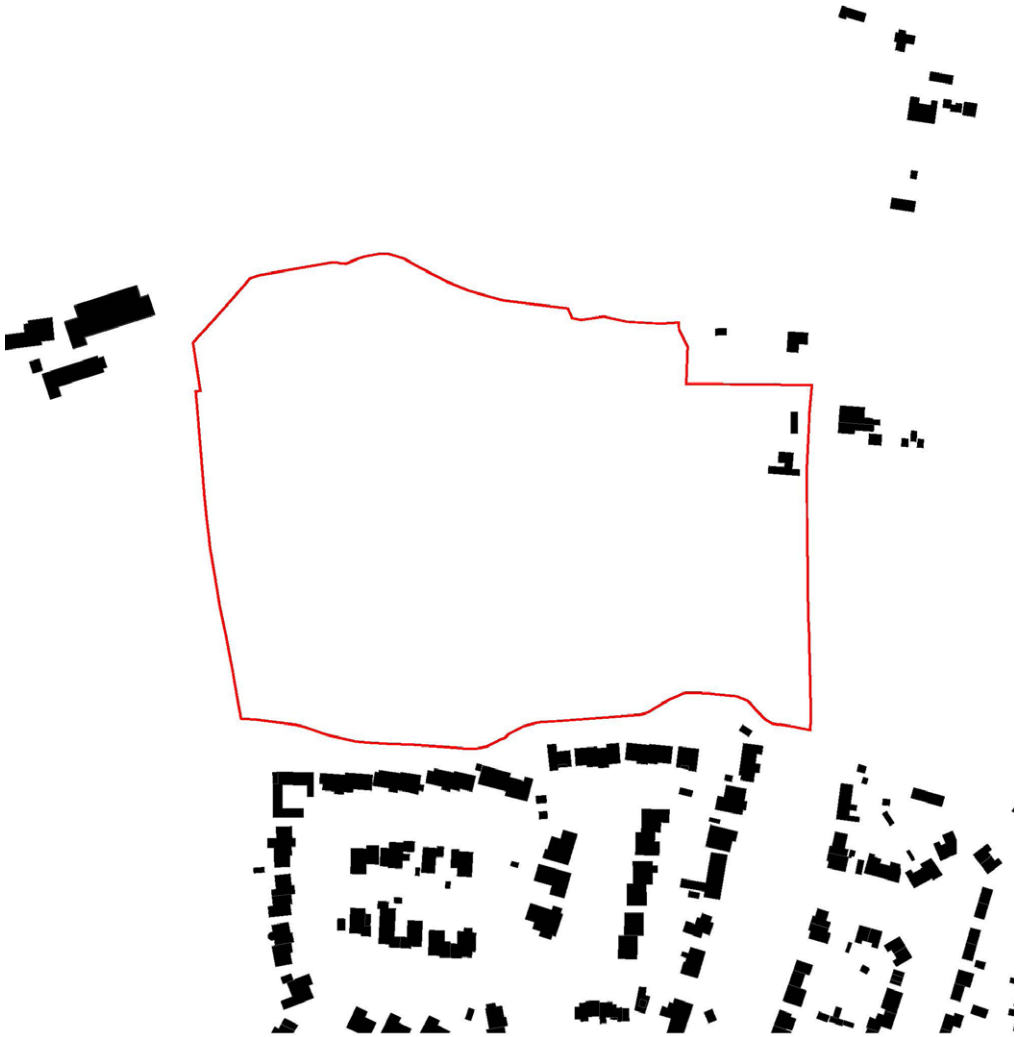


Figure Ground Plan

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Modern Residential Development

More recent development, such as properties on Newall Close and Breen Close, reflect the characteristics of the Conservation Area including traditional red brick and sash windows.

21st century residential development at the settlement edge of Tattenhall predominantly comprises two-storey red brick properties. Some properties have elements of the Tudor style with white and black framing. Properties are set back from the road by private driveways and front gardens. Boundaries are defined by low brick walls and hedges on private property with railings defining public open space.

Figure Ground

The figure ground shows development of a suburban grain to the south of the Site with predominantly residential properties. To the north of the site is scattered farm buildings and dwellings in a rural setting.

3.0 Appreciating the Site

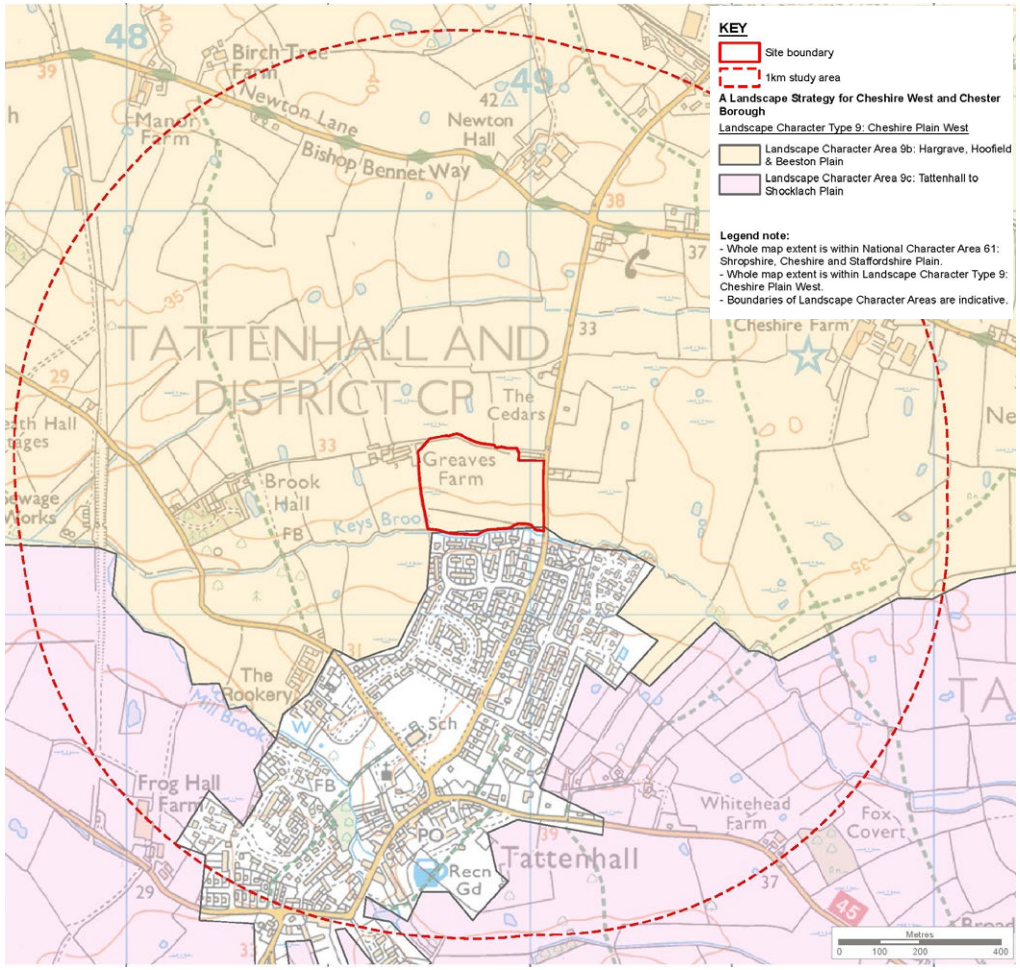
3.5 Landscape Character

The Site lies within NCA 61: Shropshire, Cheshire and Staffordshire Plain. This is an expanse of flat or gently undulating, lush, pastoral farmland, which is important for food production. A series of small sandstone ridges cut across the plain and are very prominent features within this open landscape.

At the local level, the Site lies within landscape character area (LCA) 9b: Hargrave, Hoofield & Beeston Plain. Key landscape characteristics of LCA 9b include:

- *A broad and gently undulating plain landscape characterised by hedges and hedgerow tress providing limited vistas*
- *Limited woodland, confined to isolated coverts and copses, although hedgerow oaks are important elements of the landscape*
- *Cohesive and un-fragmented regionally significant historic landscape with extremely well preserved late medieval field systems and extensive ridge and furrow*
- *Extensive network of small field ponds which are generally inconspicuous in the landscape*
- *Low settlement density of small agricultural hamlets with loose-knit settlement form and freestanding farmsteads*
- *Absence of significant urban or industrial influence*
- *The Sandstone Ridge presents a more elevated skyline to the east of the LCA*
- *Beeston Castle provides a strong landscape focus and reference point to the south*
- *Where hedgerows and tree networks remain, the area can present some degree of limited enclosure due to an absence of elevation and viewpoints*
- *Some loss of field boundaries diminishes this enclosure where some arable farming has been established*
- *Historic transport infrastructure of the Shropshire Union Canal and railway dissects the area*

The Site comprises grassland which is currently used for horse grazing to the immediate north of Tattenhall. The boundaries are formed by Greaves Meadow leading to Greaves Farm to the north, Tattenhall Road to the east, Keys Brook to the south with residential development on Greenlands beyond and an adjacent field of improved grassland to the west. Boundaries are mainly formed by hedgerows with mature hedgerow trees. The Site is gently sloping in a north-south direction falling from approximately 33m AOD along the northern boundary to 27.5m AOD along the southern boundary. The wider landscape is gently undulating and becomes steeper to the west towards the Peckforton Hills.



Landscape Character Areas

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3.0 Appreciating the Site



View from Greenlands, south of the Site



View from PRoW Tattenhall FP8, west of the Site



View from the Bishop Bennet Way long distance footpath, north of the Site

3.6 Visual Environment

The visual influence of the Site has been determined through topographic analysis and field evaluation of features affecting visibility, such as built form and trees, hedgerows and woodland that filter and screen views. The visibility of the Site extends up to approximately 1km in each direction although visibility within this area is also limited by layers of intervening vegetation and built form. The higher ground of the Sandstone Ridge is approximately 4km at its closest extent at the Peckforton Hills and whilst there are some views across the landscape towards Tattenhall, the Site is barely perceptible in wide panoramic views due to distance and layers of intervening vegetation.

Field surveys considered where some views of the Site are considered likely. They are listed below and these views have been considered in the design evolution and development of the masterplan and they are assessed in the LVA:

Users of Public Rights of Way:

- *Tattenhall FP8*
- *Golborne Bellow FP10*
- *Tattenhall FP11*
- *Tattenhall FP12*
- *Bishop Bennet Way long distance footpath*

Motorists, walkers, cyclists and residents along the following roads:

- *Greenlands*
- *Tattenhall Rod and properties including Greaves Farm and Greaves Cottage*
- *Newton Lane*
- *Chester Road*

3.0 Appreciating the Site

3.7 Site Description

The Site comprises approximately 6.32ha of grassland which is currently in use for horse grazing.

The Site lies to the immediate north of the settlement edge of Tattenhall. The boundaries of the Site are formed by an unnamed road leading to Greaves Farm to the north, Tattenhall Road to the east, Keys Brook with residential development on Greenlands beyond to the south and an adjacent field of grassland to the west. Greaves Farm adjoins the north-west corner whilst Greaves Cottage adjoins the north-east corner of the Site.

The Site is gently undulating and slightly sloping in a north-south direction. The topography of the Site lies at 35m Above Datum Ordnance (AOD) along the northern boundary, sloping to 31m AOD along the southern boundary.

There are no PRoW within or adjacent to the Site.

The majority of the Site is in Flood Zone 1. The southern extent of the Site lies within Flood Zone 3.

The Site is not subject to any statutory ecological, historic or landscape designations.



Site Aerial

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3.0 Appreciating the Site



Photograph Locations



2. View along Tattenhall Road looking south, showing the Site's eastern boundary



3. View along Tattenhall Road looking north, showing the Site's eastern boundary



1. View of the Site's south-eastern extent



4. View north across the Site from the south-eastern corner of the Site

3.0 Appreciating the Site



5.Southern Site boundary showing adjacent properties on Greenlands



6. Looking north and east across the Site



7. View south across the Site showing the Site's southern and western boundaries



8. North-western corner of the Site looking towards Greaves Farm



9. View from the northern Site boundary looking across the eastern extent of the Site



10. View south and west across the Site

3.0 Appreciating the Site



View of agricultural land to the west of the Site from Tattenhall FP8

3.8 Site Surroundings

To the south of the Site is Tattenhall village. Beyond the Site boundaries to the north, east and west of the Site is agricultural land with scattered farmsteads and rural dwellings.

Leisure facilities including the Ice Cream Farm and Tattenhall Marina are approximately 1km and 1.3km to the north-east respectively.

The wider landscape is gently undulating but generally slopes to the west to around 25m AOD and becomes steeper to the west towards the Peckforton Hills, increasing to around 40m AOD.



View of agricultural land to the east of the Site from Tattenhall FP2



Greaves Cottages adjacent to the north-eastern corner of the Site



Properties on Tattenhall Road overlooking the Site



Properties on Greenlands to the south of the Site, looking north to the Site



View from the Site to properties on Greenlands to the south



View to the north of the Site

3.0 Appreciating the Site

3.9 Access and Movement

Walking

There are several PRoW within close proximity of the Site including Tattenhall FP8 approximately 530m to the west and Tattenhall FP11 approximately 700m to the east.

The Bishop Bennet Way long-distance footpath which runs from Beeston to Wirsall lies approximately 820m north of the Site. Another long-distance footpath, approximately 1.4km north of the Site, follows the route of the Shropshire Union Canal.

There is no footpath along the western side of Tattenhall Road adjacent to the Site's eastern boundary. There is a footpath present on the eastern side of Tattenhall Road which provides access to the village centre.

Cycling

There are no designated cycle lanes or cycle routes within the vicinity of the Site.

National Cycle Network Route 45 is approximately 2.2km to the north of the Site. This is a long-distance route from Chester to Salisbury.

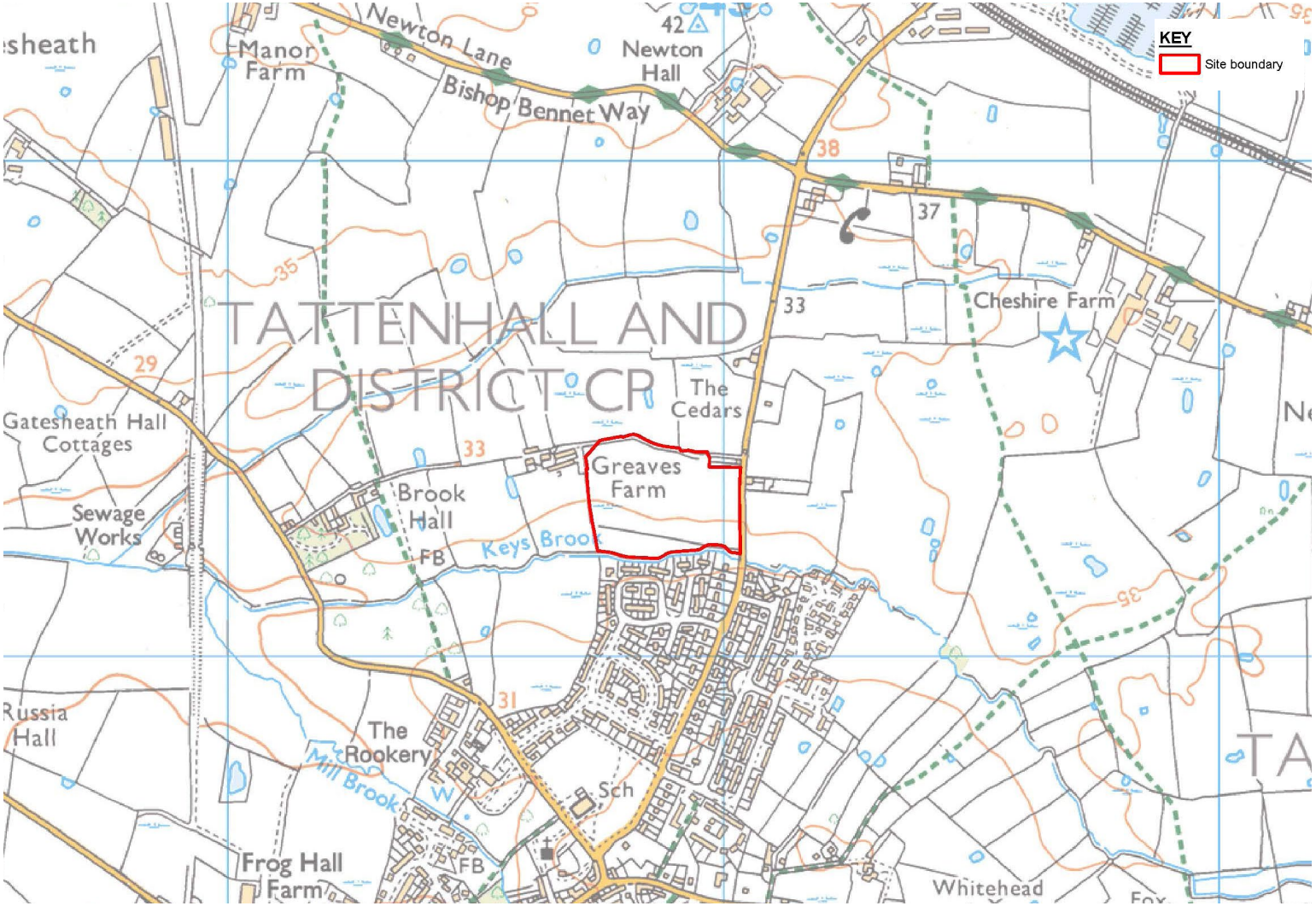
It is widely recognised that cycling can offer an attractive alternative to short car trips, particularly those under 5km, but also as part of longer journeys by public transport.



Pedestrian Accessibility

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3.0 Appreciating the Site



Vehicular Accessibility

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Public Transport

Chester Train Station lies approximately 11km to the north-west of the Site. It provides direct connection to several destinations including Crewe, Liverpool, Manchester, Cardiff, Leeds and London. Services are operated by Transport for Wales, Merseyrail, Northern and Avanti West Coast and run 7 days a week.

The closest bus stop lies approximately 260m to the south of the Site on Tattenhall Road. This provides access to bus service 41 which runs between Chester and Whitchurch and operates Monday – Saturday. Residents could use the no.41 bus service to access Chester Train Station where a bus stop is located outside the station.

Vehicle

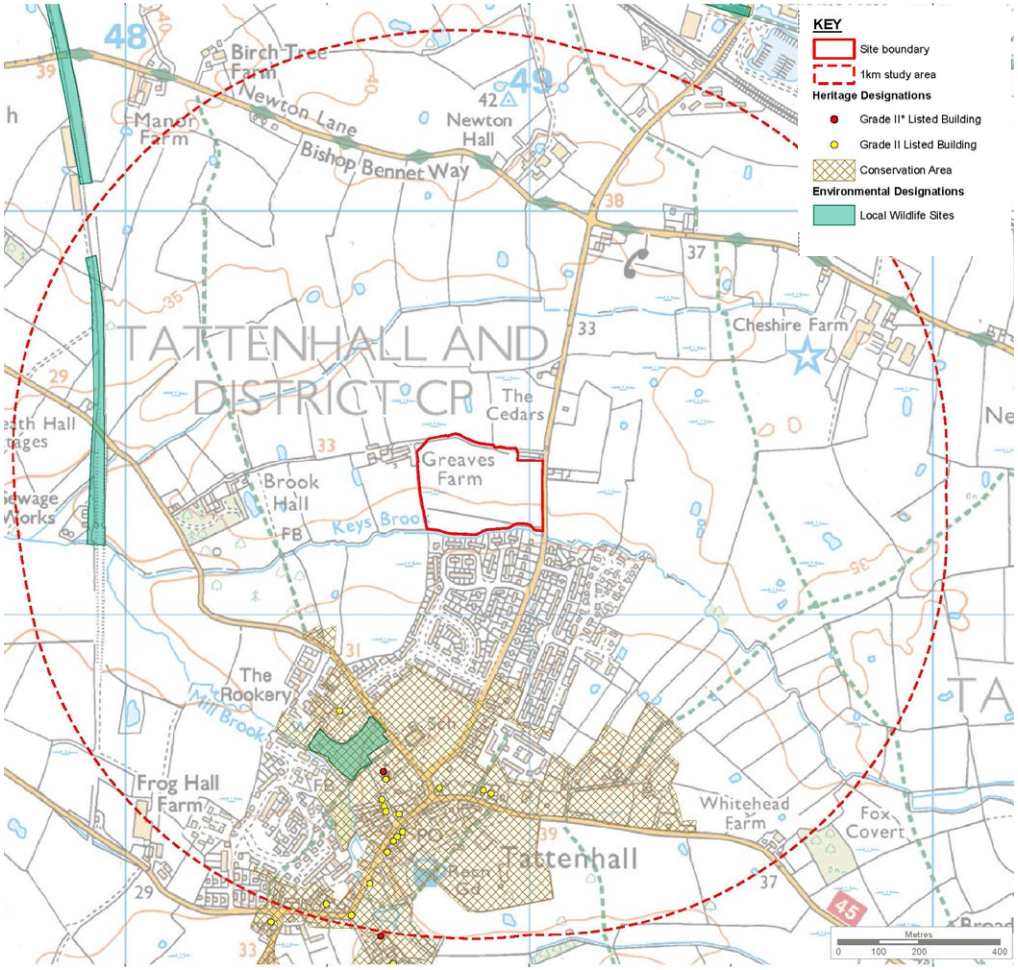
The Site lies adjacent to Tattenhall Road which forms part of the local road network. It is a two-way single carriageway subject to a 40mph speed limit, reducing to 30mph as it reaches the settlement of Tattenhall. The speed limit change occurs approximately half-way along the Site's eastern boundary.

The A41 is approximately 2.7km to the west of the Site and provides connections to Chester, Whitchurch, the North Wales Expressway and the wider strategic road network.

4.0 Technical Assessment



4.0 Technical Assessment



Landscape and Environmental Designations

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4.1 Landscape

A Landscape and Visual Appraisal (LVA) has been prepared by TEP. The appraisal considers the effects of the scheme on landscape character and visual amenity from the surrounding properties, roads, and the Public Right of Way network.

Landscape Baseline and Landscape Effects

At the district level the Site is in LCA 9b: Hargrave, Hoofield & Beeston Plain. This LCA is characterised by a broad and gently undulating plain landscape with wide areas of improved grassland for dairy farming, in which field boundaries are defined by hedges and hedgerow trees, providing limited vistas.

The study has assessed the potential effects on landscape character and concluded that these would be minor or negligible at a NCA level and up to moderate adverse at a site and local level in the short and medium-term reducing in the long-term after 15 years, to minor adverse as the proposed planting matures and helps to integrate the Proposed Development into the surrounding landscape. It will result in a small change to the undeveloped landscape between Tattenhall and Newton-by-Tattershall.

Visual Baseline and Visual Effects

The greatest level of visual effects will be experienced by the closest receptors: primarily residents and users of Tattenhall Road including Greaves Cottage, The Hollies and Willow Tree House, residents of Greaves Farm and Greenlands.

During construction and on completion of the Proposed Development, the overall effect on this small number of receptors will be up to moderate-major adverse as development will be visible in near distance views. These effects will be partially mitigated by the proposed green infrastructure buffer surrounding the development, including proposed woodland and tree planting and in the longer term, the overall effects on visual receptors will reduce as planting establishes and matures.

Other receptors in the area, including from the PRoW network, are minor adverse at most due to the nature of the landscape and views of the Site. There would be no effects on important views identified in the Tattenhall and District Neighbourhood Plan, no effects on views to or from the Tattenhall Conservation Area and there would be imperceptible changes to views in the area to and from the Peckforton Hills.

Conclusion

The LVA found that the effects of the Proposed Development will be restricted to a localised geographical area and would not result in substantial harm to landscape character beyond the Site boundary, nor would there be substantial detrimental effects to visual amenity.

4.0 Technical Assessment

4.2 Ecology

A Preliminary Ecological Appraisal was carried out by TEP.

The site lies within SSSI Impact Risk Zone (IRZ) for Peckforton Woods SSSI. The proposals do not meet the risk parameters identified for these IRZ and consultation with Natural England will not be required.

The site predominantly consists of modified grassland with hedgerow boundaries and mature trees. The Keys Brook is situated adjacent to the southern boundary. There is one ephemeral pond on site and a further six ponds lie within 250m of the site.

The following recommendations are made to ensure that delivery of the project remains compliant with relevant legislation and policy:

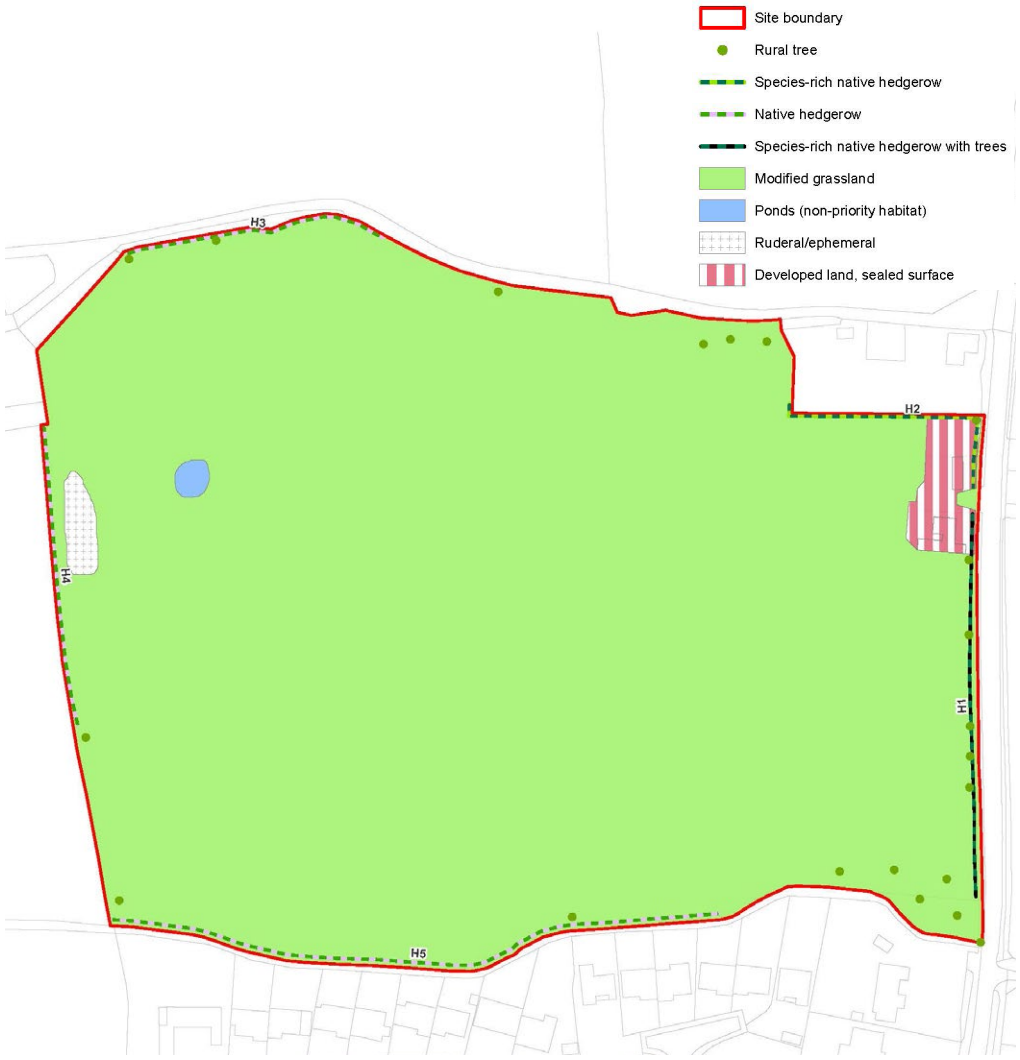
- *Further survey of ponds within 500m to establish presence/absence of great crested newt.*
- *Further survey of trees and buildings identified with potential for roosting bats which are to be impacted by proposals.*
- *A badger survey of the site and surround 30m is recommended to establish presence/absence of badger within influencing distance to the site.*
- *Further survey of the Keys Brook to establish presence/absence of water vole and otter.*
- *A Precautionary Working Method Statement (PWMS) should be produced for the protection of notable species on site such as brown hare, hedgehog, polecat and reptiles.*
- *Standard pollution prevention and dust control measures should be set out in a contractors Construction Environmental Management Plan (CEMP) and implemented during site clearance and construction works.*
- *Any trees adjacent to the site boundary should be protected from incidental damage and disturbance during construction in accordance with current standards (BS5837:2012).*
- *A Sensitive Lighting Strategy should also be incorporated within proposals to avoid impacts of lighting on nocturnal species, primarily bats.*
- *Vegetation clearance should be completed outside of the nesting period (typically taken to be March to August inclusive).*
- *A River Condition Assessment is recommended of the Keys Brook.*
- *A Biodiversity Net Gain assessment will be required to ensure the development provides a net gain to comply with the NPPF.*
- *Biodiversity enhancement through landscape proposals in the form of new habitat provision comprising native or wildlife friendly species and the installation bat/bird/invertebrate boxes.*

Constraints are dependent on the outcomes of the recommended surveys and providing the other recommendations set out above are followed.

Biodiversity Net Gain

A Biodiversity Net Gain Feasibility Report was carried out by TEP.

Based on the site footprint alone and proposed Development Framework Plan, the headline results indicate a net gain of 9.83 habitat biodiversity units (BU) which equates to 49.08% gain in area based habitats. For linear habitats, most of the hedgerows on site are retained and some are created which indicates a net gain of 3.448 linear BU (48.96%).



Baseline UK Habitats

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4.0 Technical Assessment



4.3 Arboriculture

An Arboricultural Impact Assessment has been prepared by TEP.

20 individual trees; 5 groups of trees; and 6 hedges were recorded within influencing distance of the application site. Tree cover is situated around the fringes of the site, commensurate with its agricultural use, with the majority spanning the southern boundary. Several large oak trees were recorded on the boundary of or just outside the site, suggestive of great age and long-standing presence in the landscape.

The desktop review and site survey identified Tree Preservation Orders (TPOs) covering 3 trees and 2 groups included in the tree survey; no trees within a Conservation Area; no ancient woodland; no veteran trees; and no arboreal Habitats of Principal Importance including Deciduous Woodland, and Traditional Orchard, and Wood Pasture and Parkland. The site is within the Mersey Community Forest and approximately 444m of Hedgerow Habitat of Principal Importance is present.

G3, G5, T11, T12 and T14 are all protected by TPOs. The survey identified 6 Hedgerows. Of these, all except H4 meet the description of the Habitat of Principal Importance.

The layout elements that would be determined in detail by this application would necessitate the removal of 1 individual tree which is currently in a state of advanced decline; and approximately 36m of hedgerow. None of these are outside the application boundary.

The development would give rise to no adverse effects that cannot be mitigated. It is reasonable to presume that the scheme proposed in outline would give rise to very limited loss of further trees and hedgerow due to the open interior of the site and provision of landscape buffers to all external boundaries. This is demonstrated by the Development Framework Plan.

If outline planning permission is granted, an Arboricultural Impact Assessment describing all effects on arboriculture based on the final layout, and identifying clearly which trees would be retained, removed or pruned; an Arboricultural Method Statement detailing protection measures and working methods to be observed during construction; and a scheme of new planting should be required and could be secured by condition.

Tree Constraints Plan

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4.0 Technical Assessment

4.4 Heritage

A Heritage Statement has been prepared by Pegasus Group.

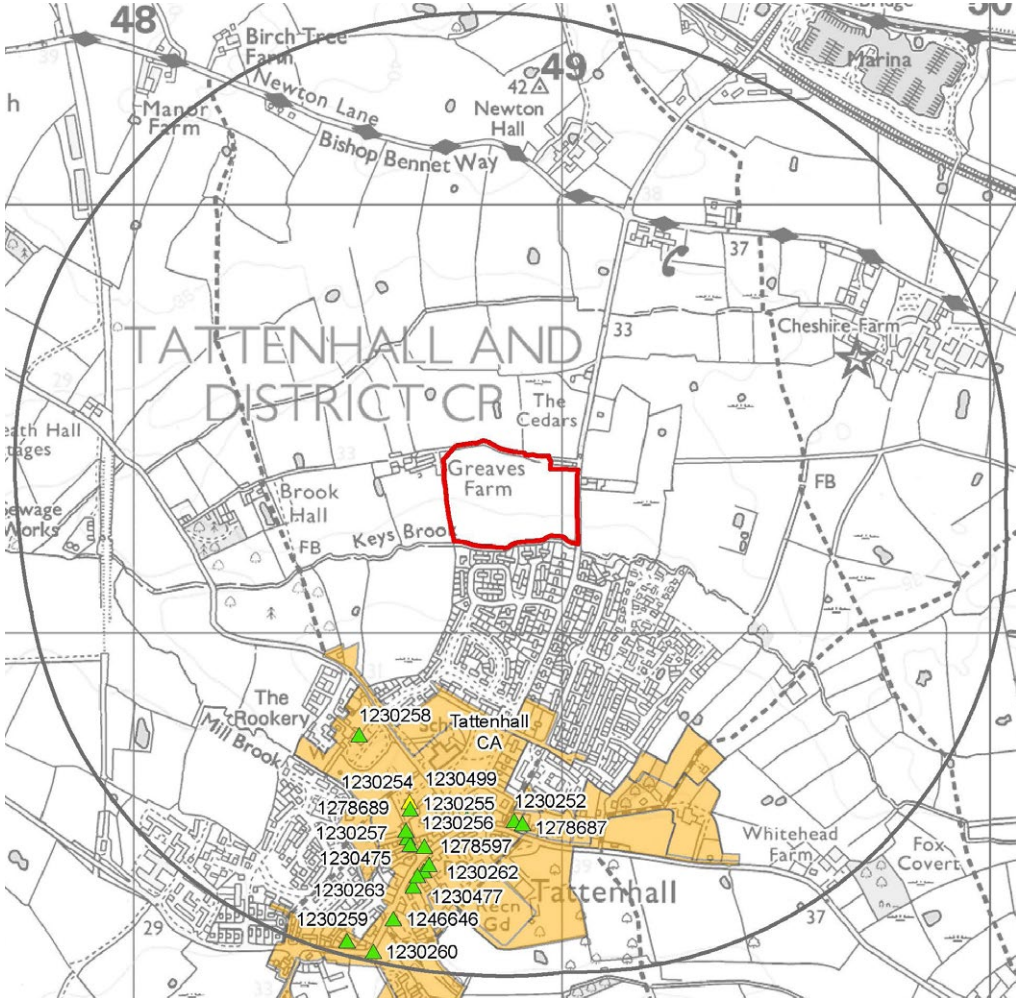
The Site does not contain any Listed Buildings and is not located within a Conservation Area. There is a single Conservation Area within the Site's wider 1km study area, as well as one Grade II* Listed Building, and 16 Grade II Listed Buildings.

The Tattenhall Conservation Area was the only designated heritage asset that had the potential to be sensitive to the development proposals.

The assessment determined that there is no known historic association between the Site and Conservation Area, with only a limited and long-distanced glimpse of the Site possible from one small part of the Conservation Area. The Site is deemed to make no contribution to the significance of the Tattenhall Conservation Area through setting. The proposed changes are deemed to cause no harm to the significance of the Tattenhall Conservation Area, through change to its wider setting.

Overall, the proposed development has been assessed as causing no harm to the significance of any heritage assets arising from the implementation of the proposals.

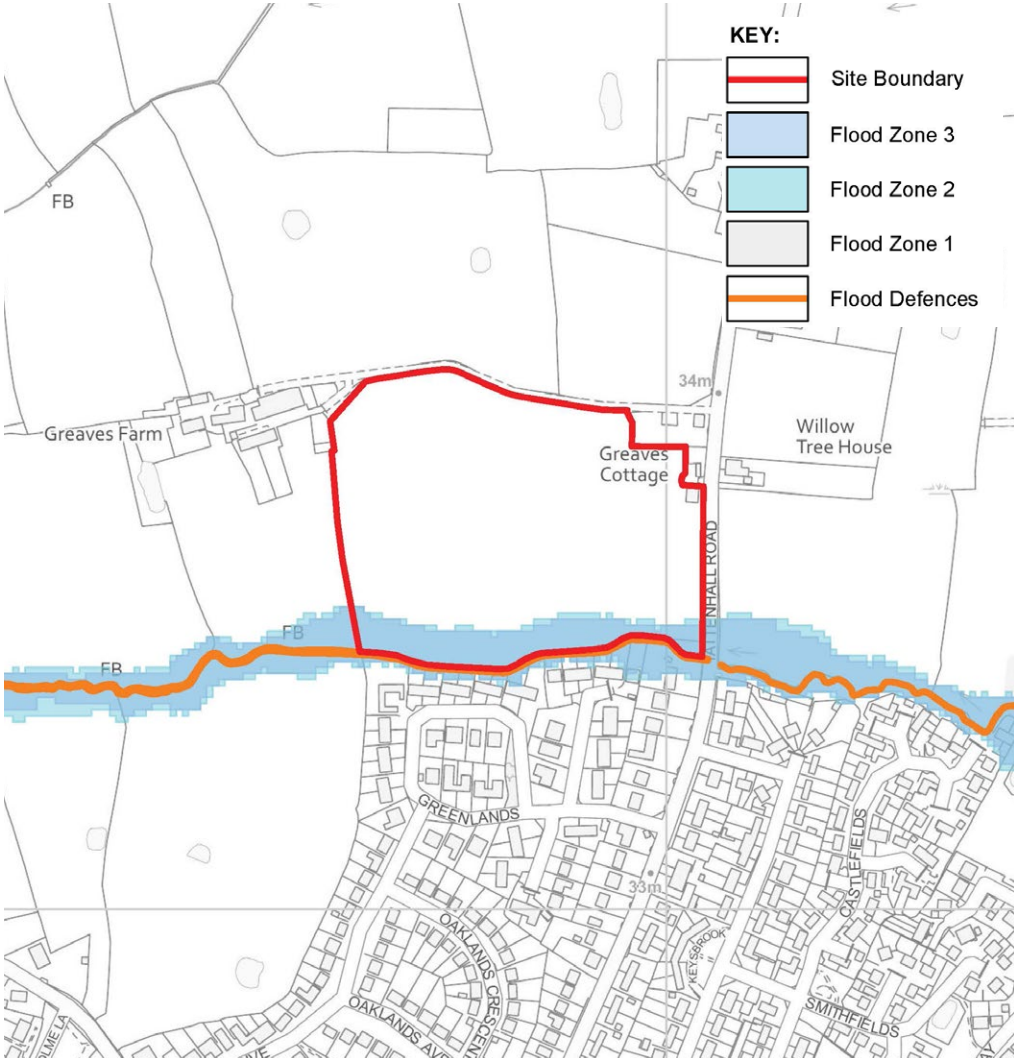
Based on the recorded heritage, the Site is considered to have a low potential for archaeological remains from the prehistoric, Romano-British, medieval and post-medieval periods.



Designated Heritage Assets

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4.0 Technical Assessment



EA Flood Zones

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4.5 Flood Risk

A Flood Risk Assessment and Outline Drainage Strategy has been prepared by Enzygo.

The risk of flooding is assessed as follows:

- *The risk of fluvial flooding is assessed as negligible for most of the Site, and as low to high associated with Keys Brook in the southern extent.*
- *The risk of groundwater flooding is assessed as negligible for most of the Site, and as moderate in areas of the southern extent.*
- *The risk of surface water flooding is assessed as negligible for most of the Site, and as low associated with ponding in the northern, western and southern extents.*
- *Flood risk from all other sources is assessed as negligible.*

The proposed development will increase the area of impermeable surfaces and therefore increase the amount of runoff without appropriate management. Surface water runoff from the Site will be restricted to greenfield rate (QBAR), which offers a betterment to existing conditions with uncontrolled runoff across all return periods.

Surface water runoff from the proposed development would be attenuated on-site up to and including the 1 in 100-year event, plus 45% climate change. A SuDS drainage scheme is proposed to manage excess runoff from the development, comprising a detention basin designed to maintain runoff at pre-development rates, with an outfall to the bounding watercourse, Keys Brook.

The FRA demonstrates the proposed development would be operated with minimal risk from flooding, would not increase flood risk elsewhere and is compliant with the requirements of national policy and guidance.

4.0 Technical Assessment

4.6 Noise

A noise assessment has been prepared by Noise Consultants Ltd.

This report provides an assessment of the potential impact of noise on a proposed residential development located on land to the west of Tattenhall Road in Tattenhall and falls within the administrative boundary of Chester West and Chester Council.

The report describes the existing acoustic environment across the Site based on baseline noise monitoring, observations and road traffic noise modelling. The report evaluates potential impacts upon the proposed Development from road traffic on Tattenhall Road.

The outcome of the assessment shows that during the day and at night-time periods, road traffic noise on Tattenhall Road is negligible to low, when assessed in accordance with ProPG: Planning & Noise – New Residential Development.

The assessment demonstrates that for the entire Site, acceptable internal noise conditions can be achieved in all living rooms and bedrooms. Similarly, the assessment also demonstrates that acceptable noise conditions in rear gardens are capable of being achieved with good acoustic design and a layout that is sympathetic to the noise climate on the Site.

In respect of the control of overheating it is noted that this is now covered by Building Regulations Approved Document O – Overheating (ADO, 2021). It has, however, been demonstrated that for the vast majority of the site, noise presents a negligible constraint upon the overheating strategy.

In conclusion, the assessment demonstrates that, with good acoustic design, the minimal acoustic challenges of the Site are readily capable of being overcome. Overall, the Site is capable of accommodating noise-sensitive development that complies with paragraphs 187, 198 and paragraph 200 (agent of change principle) of the NPPF. The need for any noise mitigation measures can be secured by a suitably worded planning condition(s), if necessary.

4.7 Geo-Environmental Risk

A Preliminary Geo-Environmental Risk Assessment has been prepared by Enzygo Limited

No significant contamination risks are identified at the site.

Any unexpected contamination is anticipated to be localised and would be addressed during the development works through a discovery strategy, with source removal and off-site disposal likely to be the most appropriate remedial action, or the use of a clean capping [where appropriate].

Conventional foundations should be suitable at the site, although deeper foundations may be required along the southern boundary due to the presence of Alluvium.

Soakaway drainage is unlikely to be feasible.

No ground investigation is considered necessary prior to planning consent.

4.0 Technical Assessment

4.8 Air Quality

An air quality assessment has been undertaken by Wardell Armstrong LLP.

The assessment has considered dust and particulate matter during the construction phase, and road traffic emissions during the operational phase.

During the construction phase, the risk of dust soiling effects is classed as medium for demolition, earthworks and construction and is classed as low for trackout; the risk of human health effects is classed as low for earthworks, construction and negligible for demolition and trackout. Mitigation measures have been proposed to further reduce any potential impacts based on best practice guidance.

For the operational phase assessment, annual mean NO2, PM10 and PM2.5 concentrations have been modelled at seventeen existing and two proposed receptor locations, using the most recent Emission Factor Toolkit available from DEFRA (EFT v12.1). In accordance with national guidance, as it has not been possible to undertake model verification, a sensitivity analysis has also been undertaken for NO2 concentrations, in which base year background pollutant concentrations and vehicle emission factors are applied to the Opening/Future Year scenario. This is considered to provide a conservative upper-bound to the assessment. Predicted annual mean concentrations have been compared to the relevant air quality objectives and target level.

The operational phase assessment has concluded that the development will result in concentrations of NO2, PM10 and PM2.5 remaining below the air quality objectives/target values, both without and with the development for the proposed 2030 Opening/Future Year. The impact of the development is predicted to be negligible at all seventeen existing sensitive receptors and two proposed sensitive receptors that were assessed. Air quality effects are therefore considered to be ‘not significant’.

The assessment has demonstrated that the Proposed Development will not lead to an unacceptable risk from air pollution, or to any breach in national objectives. Therefore, there are no material reasons in relation to air quality why the proposed scheme should not proceed, subject to appropriate planning conditions.

4.9 Minerals Resource

A Minerals Resource Assessment has been produced for the site and concludes that no sub-alluvial sand and gravel is identified by the borehole logs and the inferred resources by the British Geological Survey are not present within the area. The proposed development is therefore compatible with criteria outlined by Policy M2 of the Local Plan as “mineral sterilisation will not occur”. In any case the mineral safeguarding area occurs within 100 metres of existing residential receptors and extraction would result in an unacceptable impact on amenity from dust and noise and can be considered already sterilised from mineral development.

5.0 Design Evolution



5.0 Design Evolution

5.1 Constraints and Opportunities

An assessment has been carried out to understand the constraints and opportunities that could affect the developability of the Site.

This has identified that there are no physical constraints which would inhibit the development of the application site. However, several of the identified constraints will need to be addressed in the design of the development.

Constraints

Landscape and Views

- *Effects on the character of the landscape and landscape features such as Keys Brook, hedgerows and hedgerow trees*
- *Effects on views from PRoW*
- *Effects on views from roads and properties on the northern edge of Tattenhall and from isolated farms and dwellings*

Ecology and Trees

- *Category A, B, C and U trees along the Site boundaries*
- *TPO trees along the southern site boundary*
- *Species rich hedgerow along the eastern and north-east site boundaries*
- *Wildlife corridor in the southern extent of the Site*

Utilities

- *Wood pole overhead line crosses eastern extent of the Site in a north-west to south-east direction*

Topography

- *The Site is gently sloping from north to south falling from approximately 33m AoD in the north to 27.5m AoD in the south*

Hydrology

- *Keys Brook to the south of the Site*
- *Flood Zone 2 and 3 along the southern site boundary*
- *Areas of surface water flooding on the Site*
- *Waterbody in the west of the Site*

Opportunities

- *Sensitively integrate the development into the Site and its wider natural and built surroundings*
- *Incorporate and enhance existing trees and hedgerows to provide buffers to the site boundaries and add wildlife value*
- *Provide landscape buffers to the Site boundaries to sensitively integrate development and to provide movement corridors and recreational features*
- *Provide pedestrian and vehicular connections into and through the Site, integrating with surrounding local facilities*
- *Provide vehicular access from Tattenhall Road to serve the development and a pedestrian crossing to connect to the existing footway*
- *Utilise the lowest part of the Site for drainage attenuation*
- *Provide public open space accessible to existing and new residents with play provision, amenity space and natural and semi-natural open space that enhances recreation, wildlife and biodiversity*

Land West of Tattenhall Road, Tattenhall

Constraints and Opportunities Plan

Key

- Application Boundary (6.32ha)
- Trees - Catergory A (High Quality)
- Trees - Catergory B (Moderate Quality)
- Trees - Catergory C (Low Quality)
- Trees - Catergory U (Unsuitable for Retention)
- Root Protection Area
- TPO
- Hedgerow
- Species-Rich Hedgerow
- 0.5m Contours
- Waterbody/Watercourse
- Pedestrian Route Adjacent to the Site
- Bus Stop
- Views to Consider
- Flood Zone 3
- Flood Zone 2
- Surface Water Flood Risk 1 in 30
- Surface Water Flood Risk 1 in 100
- Surface Water Flood Risk 1 in 1000
- High Voltage 11kv Overhead Cables
- Overhead Cables
- Settlement Boundary (Local Plan Part Two - Policy R1)
- Improved Pedestrian / Cycleway (Tattenhall Neighbourhood Plan Strategy)
- Wildlife Corridor (Tattenhall Neighbourhood Plan Strategy)
- Local Green Spaces - Sites of Open Space Value (Tattenhall Neighbourhood Plan Strategy)
- Potential Vehicle Access



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5.0 Design Evolution

5.2 Consultation

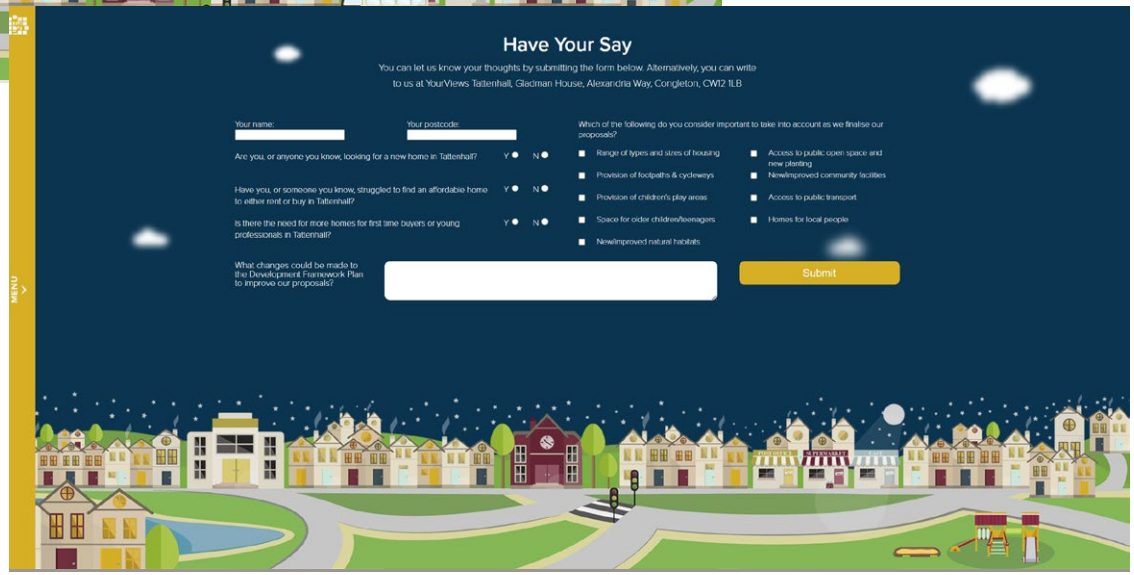
Gladman Developments Ltd have engaged in a process of community consultation which has informed the development of the proposals for the Site.

A leaflet was delivered to households and businesses within close proximity of the Site directing residents to a dedicated project website https://www.your-views.co.uk/tattenhall/ which includes details of the scheme and an online feedback form for making comments.

The website described the background to the proposals and identified the factors which have potential to impact on the surrounding area.

The public were encouraged to leave comments. The full details of the public consultation exercise are set out within the Statement of Community Involvement accompanying the Planning Application.





6.0 Proposed Development



6.0 Proposed Development

6.1 Introduction

This section sets out the design parameters for the Site and demonstrates how the proposals have taken account of the baseline opportunities, constraints and technical considerations. It also demonstrates how the design proposals comply with national and local planning and design policy.

The design aims to deliver:

- *Residential development area with up to 110 dwellings*
- *Vehicle access from Tattenhall Road with new pedestrian crossing*
- *High quality open space and green infrastructure*
- *Suitable equipped play provision comprising a Local Equipped Area for Play (LEAP)*
- *Pedestrian links around the Site*
- *Allotments with parking provision*
- *Drainage attenuation*

6.2 Use and Amount

The application seeks outline approval for residential development of up to 110 dwellings with all matters reserved except for access.

The Development Framework Plan demonstrates how up to 110 dwellings can be accommodated on the Site at an average net density of 35 dwellings per hectare.

The Development Framework Plan is based on the following land use areas:

Land Use	Total
Site area	6.32ha
Residential development	3.11ha
Recreational public open space and green infrastructure including drainage attenuation, play areas and area of allotments with parking provision	3.21ha

6.3 Access

The proposed Site Access arrangements on Tattenhall Road are shown on Drg No 1952/01/A. The key features of the proposed arrangements include:

- *Introduce new Site Access, forming a 'T' junction with Tattenhall Road*
- *Junction to operate under priority control*
- *Site Access to measure 5.5m wide*
- *6.0m corner radii between the Site Access and Tattenhall Road*
- *Provide 2.4m x 111m visibility splay to the left, for vehicles emerging from the Site Access*
- *Provide 2.4m x 103m visibility splay to the right, for vehicles emerging from the Site Access*
- *Provide pedestrian crossing on Tattenhall Road to the south of the proposed Site access, with appropriate pedestrian-vehicle intervisibilities*

It is demonstrated that the proposed access point:

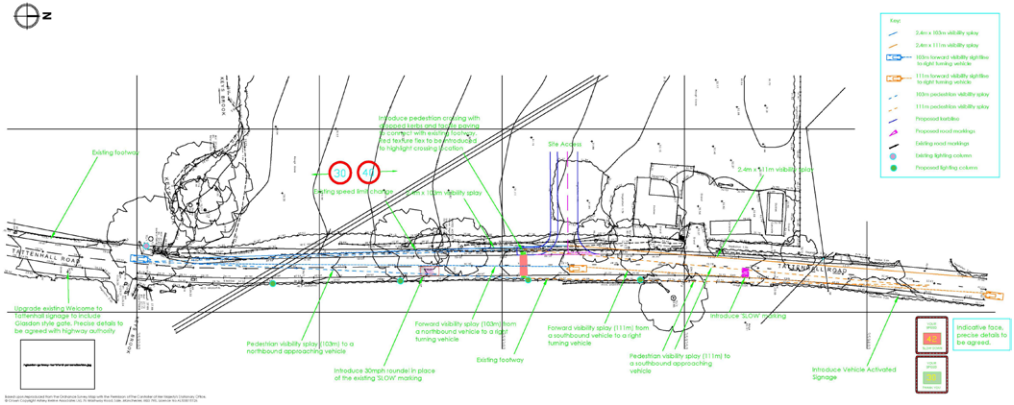
- *Satisfies geometric and visibility requirements,*
- *Has sufficient capacity to operate efficiently and safely,*
- *Offers appropriate provision for all users, and*
- *Can accommodate the tracking movements of a range of vehicles.*

The principle of transport sustainability underlies the masterplan development. The location of the Site provides a good context for journeys to be undertaken on foot and by cycle, and the masterplan access strategy reflects this with the provision of good permeability and connectivity for pedestrians and cyclists.

It is demonstrated that there are a range of local amenities in Tattenhall that will meet many of the resident's everyday needs. Most amenities are located within a 15-minute walk of the Site and are well within a short cycle ride of the Site. The applicant proposes a package of measures to reduce vehicle speeds along Tattenhall Road that will help to create an improved environment for cycling.

The location of the Site and nearby local amenities, offer a good opportunity for fostering a sustainable community. This is in accordance with the aims of local policies and national policy in NPPF.

Encouraging public transport journeys is an important component of the development access strategy. There are existing public transport opportunities near to the application Site. It is demonstrated that the Site has good public transport accessibility, with opportunities for frequent travel by bus. This is in accordance with the aims and objectives of current national and local policies.



Proposed Site Access Arrangements. Drawing 1952-01-A

6.0 Proposed Development

6.4 Design Principles

The design approach has been developed based on the Building for a Healthy Life considerations that outline the key structuring and placemaking principles. The following plans set out the design principles for access and movement, landscape, trees and ecology and land use. These design principles, which underpin the Development Framework Plan, respond directly to the characteristics, constraints and opportunities of the Site.



Dwellings overlooking naturalistic landscape buffer at Grappenhall Heys, Warrington



Integrated Neighbourhoods

- *Vehicular access from Tattenhall Road with a new pedestrian crossing connecting the Site to local facilities and public transport in Tattenhall*
- *Connections into and through the Site creating a strong and direct street, path and open space network with good connectivity and natural surveillance from surrounding development*
- *Overlooked pedestrian routes through open space provide pedestrian movement along the development edges and opportunity for amenity and recreation*
- *Development with active frontages that engage with the public realm and overlook vehicular and pedestrian connections into and through the Site*
- *Development set back from the southern, western and northern boundaries to buffer the development, provide movement corridors for wildlife and people and form a new attractive settlement edge*
- *A central green space and play area provide a focal point on the main route through the development which offers social interaction and a place where people can meet each other*

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6.0 Proposed Development



Distinctive Places

- *The design responds to the topography of the Site providing open space in the south at the Site's lowest point within the flood zone.*
- *Existing trees and hedgerows along the Site boundaries are retained where possible and strengthened to soften the development, add wildlife value and retain landscape character of the Site*
- *Existing natural habitats are protected and enhanced by providing wildlife corridors, natural and semi-natural open space, meadow grassland, native tree and hedgerow planting in the south, west and north*
- *Perimeter blocks to promote legibility, enhance the safety and security of the development and create a good level of natural surveillance to streets and spaces.*
- *Clear street hierarchy utilising street trees, a central green space and key nodal spaces help to reinforce the primary route through the Site, create focal points and meeting places, aid legibility and add character*
- *Scale and character of architecture and landscape to reflect local character*
- *Creation of a new wildlife pond within area of open space to the west*



Streets For All

- *Landscape-led design developed in response to the existing character of the Site, the movement of people and wildlife and the countryside setting*
- *The creation of a robust and appropriate development edge which provides a sensitive transition between the proposed development and the wider countryside setting with naturalistic open space and tree and woodland planting to screen the development*
- *Provision of a variety of open space types including amenity open space, natural and semi natural green space, meadow grassland, native tree and hedgerow planting, woodland, allotments and drainage attenuation*
- *Overlooked and connected network of streets, paths and open spaces with natural surveillance*
- *Street trees along the primary route through the development to help soften the development, break up built form and reinforce street hierarchy*
- *Area of allotments in the north of the Site provides food growing opportunity on the site*
- *Open space provision to support Biodiversity Net Gain*
- *Boundary treatments to reflect local character*

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6.0 Proposed Development

6.5 Development Framework Plan

The Site measures approximately 6.32ha. The Development Framework Plan is based on 3.11ha of residential development to deliver up to 110 dwellings and 3.21ha of open space and green infrastructure including amenity green space, natural and semi-natural open space, play provision, drainage attenuation and allotments with parking provision.

Access and Movement

The Site is accessed from a single vehicular point on Tattenhall Road along the eastern Site boundary. The access proposals include a new pedestrian crossing to Tattenhall Road to connect to the existing footway on the eastern side of the road, providing access into Tattenhall. A primary access road with street trees, which will be overlooked by dwellings, runs through the centre of the Site. The primary route will connect to a number of secondary residential lanes/ shared surface streets and shared drives to the development edge; serving the development and providing a higher degree of pedestrian priority in these locations. The application is in outline and therefore the internal layout is to be determined at a later stage.

The layout provides pedestrian connections through the Site. A footpath is provided along the primary route through the centre of the Site. There are also pedestrian connections throughout the proposed areas of public open space at the edge of the Site, providing a circular walking route for recreation, and through the amenity open space in the centre of the Site.

Character and Identity

The layout of the Site is developed around clear perimeter blocks which promote legibility, enhance the safety and security of the development and create a good level of natural surveillance to streets and spaces. The perimeter blocks ensure rear gardens are fully enclosed and dwellings face outwards to front existing and proposed roads, public open space and green infrastructure providing active frontages that engage with the public realm.

Integrating local building forms and patterns into the new development will be crucial in maintaining continuity of the built fabric, to reflect local history and sense of place, and contribute to the visual interest and richness of the new development.

The density proposed seeks to be consistent with the existing settlement character whilst ensuring efficient use of land.

Green Infrastructure

A central amenity open space and play space provide a focus at the centre of the site and combined with street trees will create an east-west green link through the centre of the development. This is inspired by local green spaces in Tattenhall and will aid legibility, provide an area for social interaction and soften the development.

Existing trees and hedgerows along the Site boundaries are retained to add wildlife value, maintain landscape character and to provide a buffer to the development. New native species rich hedgerows and hedgerow trees are proposed to the north and west boundaries to reinforce existing hedgerows and provide a consistent edge to the development. This is reinforced by areas of native woodland planting and meadow grassland as a buffer to the development edges and to soften the transition to the wider surrounds.

The development should provide a more informal edge character area comprising dwellings overlooking natural open space and planting to break up views and soften the development edge.

A drainage attenuation pond is located in a low part of the Site in the south-west. The attenuation pond will be developed as a feature within the open space with wetland meadow grassland and marginal planting providing opportunities to enhance wildlife and biodiversity and will be overlooked by properties.

The layout shows how a residential development of up to 110 dwellings could fit on the Site in a sensitive way providing high quality open space that improves amenity and connections with the wider surrounds.



Example of amenity open space to development edge at Derwenthorpe, York © Studio Partington

Land West of Tattenhall Road, Tattenhall

Development Framework Plan

1. Residential development area
2. Vehicular access from Tattenhall Road with new pedestrian crossing
3. Area for drainage attenuation including wetland meadow grassland and marginal planting to enhance biodiversity
4. Wildlife pond with marginal aquatic planting as a replacement pond twice the size as original
5. Development set back approximately 30m from the western and northern boundaries with native tree and woodland planting and naturalistic open space to buffer the development, provide a wildlife corridor and form a new attractive settlement edge
6. Informal pedestrian routes at the site edges for recreation
7. High Voltage 11kV Overhead Cables Diverted / Undergrounded
8. East-west green link inspired by the local green spaces in Tattenhall including central amenity open space, play area and opportunity for feature buildings
9. Allotments with parking provision
10. New native species rich hedgerow planting and native hedgerow trees to site boundaries connecting to the existing hedgerows
11. Semi natural open space along the brook with native tree planting and opportunities for wildlife and recreation



Key

- Application Boundary (6.32ha)

Existing

- Trees
- Hedgerow
- Waterbody/Watercourse
- High Voltage 11kV Overhead Cables
- Overhead Cables

Proposed

- Vehicle Access
- Residential Development Area (3.11ha) Up to 110 dwellings at 35dph
- Key Nodal Space
- Amenity Green Space (0.35ha)
- Natural/Semi Natural Greenspace with Meadow Grassland incl. Drainage (2.81ha)
- Drainage Attenuation with Wetland Meadow
- Allotments With Parking Provision (0.05ha)
- Woodland Planting
- Tree Planting
- Hedgerow Planting (native species-rich)
- Wildlife Pond
- Footpath
- Play Space
- Foul Pumping Station

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6.0 Proposed Development

6.6 Landscape Strategy

The main principles of the Development Framework Plan were informed by an appraisal of landscape and visual characteristics and other environmental constraints and opportunities with consideration to the Tattenhall and District Neighbourhood Plan Design Code (2023). Throughout the process of the outline design, potential effects were reviewed and assessed, to avoid or reduce effects as part of an iterative design approach.

Keys Brook currently forms the northern edge of Tattenhall and this vegetated watercourse will be retained within a broad green infrastructure corridor to provide a landscape, ecological, hydrological and recreational resource within the development. New broad belts of green infrastructure are also proposed to the northern and western Site boundaries to provide a new wooded landscape buffer to assist in integrating the proposed development with the surrounding landscape.

This is consistent with recommendations in the Tattenhall and district Neighbourhood Plan Design Code which recommended that '*new residential developments should be well integrated with existing and/or proposed landscaping such as hedgerows and tree planting to provide natural screening and reduce the visual impact of development on the surrounding landscape*'.

Policy DM 35 of the Cheshire West and Chester Local Plan sets out the open space standards which new residential development of 11 or more units must make provision for. The standards set out the amount per unit in m^2.

The total amount of open space is in excess of the requirements at 3.21ha, as shown on the Development Framework Plan.

Open Space Typology	Amount per Unit (m^2)	Site Requirement (m^2) (110 units)
Allotments	3.45	379.5
Amenity / Natural Green Space	23	2,530
Parks and recreation grounds	11.5	1,265
Play Space (Children)	1.15	126.5
Play Space (Youth)	0.69	75.9
Total	39.79	4,376 (0.44ha)

The following text describes the main features of the landscape strategy.

Amenity Open Space

An area of amenity public open space has been proposed in the centre of the development to act as a focal feature and to reflect the surrounding village character. The amenity open space includes children's play provision, with space for a local equipped area for play, which will be accessible to existing and future residents. A footpath is proposed through this area of open space for informal recreation and to improve connections.

Northern and Western Landscape Buffer

An area of natural and semi-natural open space with meadow grassland has been included along the northern and western site boundaries. This will act as a naturalistic landscape buffer with development set back approximately 30m from the site boundary. Native species rich hedgerows with native hedgerow trees are proposed to the boundaries where there are existing hedgerow gaps. Scattered native trees and copses of native woodland planting are proposed as a buffer to soften the development edge. The intention is to create an attractive settlement edge with glimpsed and intermittent views of new homes. An area of allotments with parking provision is proposed near the northern boundary. A wildlife pond with marginal aquatic planting is located to the west as a replacement pond, twice the size of the original.

Eastern Edge

Where possible, existing trees and hedgerows have been retained along the eastern site boundary, with a section of hedge removed for Site access. A naturalistic landscape buffer with tree planting sets the development back from Tattenhall Road to create an attractive frontage and entrance to the village, retaining the existing rural character.

Southern Edge

The layout retains existing trees along the southern edge and provides an area of natural open space in accordance with the designation of this area as a wildlife corridor in the Tattenhall Neighbourhood Plan. Keys Brook currently forms the northern edge of Tattenhall and this vegetated watercourse will be retained within a broad green infrastructure corridor to provide a landscape, ecological, hydrological and recreational resource within the development. The open space includes a footpath connection, with a native species rich hedgerow and native hedgerow trees to the development edge to soften views and provide a wildlife corridor. Scattered native tree planting and meadow grassland are proposed to create a natural open space for wildlife and recreation.

Drainage

Details of the outline drainage scheme are presented in the Flood Risk Assessment and Drainage Strategy. The Development Framework Plan shows how the necessary storage can be accommodated within the Site. This includes an attenuation basin in the south-western corner of the Site including wetland meadow grassland and marginal planting to enhance biodiversity.



Example natural and semi-natural open space with meadow at Coggeshall Grange, Colchester

6.0 Proposed Development



Traditional property with low boundary wall



Traditional red brick property



Red brick wall with piers and hedgerow boundaries at modern residential development on Shire Way, Tattenhall

6.7 Scale and Appearance

Tattenhall

The primary building material in Tattenhall is local red brick. Some buildings have been rendered white and have elements of Tudor styling with framing. Roofs are constructed from slate or clay tiles.

Properties within Tattenhall are predominately two-storey with some three-storey in the village centre and one-storey bungalows in residential areas. Density is higher in the village centre and decreases towards the settlement edge.

Modern residential properties are set back from the road by private driveways and front gardens.

In the village centre properties are typically defined by low walls and hedgerows. In more recent development, boundary treatments comprise hedgerows, low walls and railings.

Proposed Development

Scale and appearance are reserved matters; however, the Development Framework Plan proposes that the scale and character of the surrounding context should be respected.

The design of the new development should evolve from the special local character of Tattenhall. It should reinforce positive architectural and landscape design features and respect and reflect the local scale, massing, movement patterns, landscape, materials, character of streets and open spaces, colours, style and detailing of surrounding good quality areas.

This should include:

- *Building heights to reflect surrounding built form and be predominantly 2 storeys in height.*
- *Materials to be predominantly red brick, with the use of white render to reflect the local context and integrate the development. Roofs should reflect grey tiled or red clay materials.*
- *Larger or feature properties should be sited in key locations, such as at the entrance to the development, at focal spaces, along green corridors to define vistas or key views and to aid legibility.*
- *Locate higher density development along key streets and routes with lower density development to the Site edges overlooking the countryside*
- *Boundary treatments should be well defined and in keeping with good quality local examples with the use of hedgerows and low red brick or sandstone walls with piers.*
- *Scale should reflect the gradual incremental historical growth of the Parish that has formed part of its special character. Development should not be prominent in scale, visually dominate or significantly change the character of the village. Proposals should reflect the grain, density, quality, materials etc of the character zone within which it lies.*
- *Development should be of a height, massing and appearance that does not adversely affect key distinctive views into and out of the Parish.*
- *The design of buildings should be appropriate to the setting of all adjacent buildings, particularly where they are historic.*
- *Development should include the use of simple, rural building forms in new buildings.*
- *Although there is a presumption towards the use of traditional design and materials in new buildings, modern design of a very high standard should also be encouraged. Materials and scale should be appropriate to the context of the site.*



Property with hedgerow boundary

7.0 Illustrative Layout



7.0 Illustrative Layout

7.1 Illustrative Layout

The Illustrative Layout shows one way in which the Site could be developed to deliver up to 110 dwellings.

It shows densities across the site illustrating the number and type of dwellings, how they would be laid out, minimum and maximum sizes and the appearance of the development. It also illustrates where entrances to the Site would be.

The proposed road system has been designed to provide a simple and clear hierarchy of street types formed around a primary route through the centre of the development from Tattenhall Road.

The primary route connects to a number of secondary residential lanes and shared surface streets to the development edge, serving the development and providing a higher degree of pedestrian priority in these locations.

Pedestrian connections have been incorporated into the illustrative layout with footways along the primary vehicular route and through areas of public open space to provide recreational routes.

The illustrative layout includes perimeter blocks with development facing outwards onto the streets and open spaces around it with an inner core of interlocking back gardens.



Illustrative Layout

8.0 Scheme Summary

8.0 Scheme Summary

8.1 Scheme Summary

This Design and Access Statement has been prepared on behalf of Gladman Developments Ltd for an outline planning application for up to 110 dwellings on Land off Tattenhall Road, Tattenhall, with all matters reserved except for access.

The Proposed Development will comprise residential development on the northern edge of Tattenhall with vehicular access from Tattenhall Road.

The Development Framework Plan has been developed to provide a high quality development, which respects the existing settlement pattern and character of the village.

In summary, the development proposals will provide:

- *Up to 110 new market and affordable homes*
- *Vehicle access from Tattenhall Road with new pedestrian crossing*
- *3.11ha residential development area*
- *3.16ha of high-quality open space and green infrastructure throughout the Site*
- *0.05ha of allotments with parking provision*
- *Children's play provision in the centre of the Site accessible to existing and new residents*
- *Pedestrian links around the Site*
- *Sustainable drainage (SuDS) located in the southeast part of the Site within an area of public open space*

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Development Framework Plan

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