Conservation And Design Team

Comment Date: Wed 20 Aug 2025

We have assessed this application for OUT Planning Permission for a development of up to 110 dwellings on the north side of Tattenhall and have concluded that the proposed development is likely to result in no harm to any designated or undesignated heritage assets. The site is some way away from the northern boundary, has little likelihood of being visible from most of the conservation area (assuming standard dwelling heights), which in any case has a buffer of 20th century housing between it and the proposal site, and there are no other designated heritage assets near to the site.

Built Environment Officer (Conservation and Design)

Comment Date: Mon 11 Aug 2025

Dear Planning officer,

The above application has been assessed and it is not considered to result in harm to the setting of the Tattenhall Conservation area.

The application is supported by a detailed heritage impact assessment which describes the significance of the conservation area and assesses the potential impact on their setting including key views and inter-visibility.

Design is a reserved matter but the principle of housing on the site is considered to be legible as an extension to the existing modern housing to the immediate south of the site. There would be limited inter and co-visibility between the site and conservation area. The most northern point of the conservation area, an outcrop covering part of Chester Road, would have some long range views of the site across open fields as it does with existing parts of Greenlands. These views are not harmful and would likely read as an extension to the existing housing. The proposal would result in a change to the setting of the conservation area but would not harm its significance.

Greaves Farm is evident on early maps of the area including the Tithe, as mentioned in the report. Based on this and limited photographs within the report there is the potential that the farm, or at least certain buildings, could be non-designated heritage assets. There does not appear to be any consideration of this within the report. This should be considered as an addendum to the report to allow a full consideration.