

This application is for 110 dwellings, the following open space guidance applies.

Policy map indicates policies ENV1 & 9 (part of the site) and Strat 9, M4, DM44 apply, plus DM35 & 36.

Tattenhall Neighbourhood Plan should be considered by the applicant for compliance with any policies. The development site is within the neighbourhood plan area. The Plan contains policies which may need to be considered.
The plan can be accessed via Consultation Home - Keystone

Our Open Space Study 2016-30 does list for this locality (Tattenhall) shortfalls for allotments, parks & recreation and both play typologies. So any onsite open space triggered for these typologies are required by policy.

Open space guidance is based on bandings, assessing current provision and compliance with any quantity or access standards. This potential number of dwellings aligns with 100-199 dwellings banding. This triggers onsite provision for amenity greenspace, play child & allotment typologies.

Onsite open space provision
Amenity greenspace - the access standard is only partially met for the development site. So on site provision is justified, 110 units requires a minimum of 2,530sqm or 0.25ha.
This would be separate to any BNG obligations and be amenity greenspace that is available for residents/public to use for informal leisure & recreational usage.

Play child 126.5 sqm (0.013ha) plus some additional buffer space of inclusive formal play provision primarily for children aged 0- 12yrs.
Play design guidance should be in line with Play England guidance offering a range of different play experiences & functions.
Any new play facility will need a ROSPA inspection to ensure it's been safely installed etc (see link below).
Design for Play —Play England
PiPA Play | PiPA Accreditation | United Kingdom (pipa-play.org)
RoSPA- Playground inspections: Ensuring safe play areas for children | RoSPA

Allotment 379.50sqm (0.04ha)
NSALG have guidance on new allotment design NAS Development Brochure 2023 LR.pdf
Our open space study also has some design considerations:
Well-drained soil which is capable of cultivation to a reasonable standard.
A sunny, open aspect preferably on a southern facing slope.
Limited overhang from trees and buildings either bounding or within the site.
Adequate lockable storage facilities, and a good water supply within easy walking distance of individual plots.
Provision for composting facilities.
Secure boundary fencing.
Good access within the site both for pedestrians and vehicles. Good vehicular access into the site and adequate parking and manoeuvring space.
Disabled access.
Toilets.
Notice boards
You can also consider likes of some half plots or raised beds for people who would not want a full plot, new to allotments or who may have physical disabilities etc.
I understand that NSALG can offer a service to developers regarding management of allotments so would sign post them to that agency for further assistance

[redacted]

Cheshire West and Chester Council would not take on management for any open space generated by this application. The applicant needs to confirm how this would be undertaken to ensure long term sustainable management arrangements are in place.

The concept plan
This references 0.05ha of allotment provision, this is slightly more than policy requires which is welcomed.
Some onsite play provision (no further details provided) just need confirmation of sqm and we can condition the design of facilities.
Plan also states 0.35ha of other open space is being provided mainly around the boundary of the development. Again, just need clarification that a minimum of 0.25ha of usable amenity greenspace is provided and available for informal leisure & recreational use and where that is.
Applicant needs to review this guidance to ensure that the above typologies and quantity standards are met and any design guidance adhered to.

Developer sums
Play youth £19,852 Play Strategy references MUGA improvements at Castlefields and the Parish Council have aspirations for improving youth play provision at the park they manage. So this sum could be allocated to either site as a contribution towards youth play improvements. The priority site would be confirmed upon receipt of the sum.
Park & recreation £140,138.90 to be allocated to a priority park & recreation site as a contribution towards improving park infrastructure. I'd need to have further discussions with the parish council/CWaC colleagues to agree the site for this potential sum. This will be confirmed in a

separate email.

Sports pitches

253 people generated

Sports pitch need is determined via our Playing Pitch Strategy and Sport England's pitch tool. The Rural South PPS locality has a shortfall for cricket for Saturday, Sunday & Midweek. Other sports demand is generally met or has some spare capacity.

Our PPS does list some sites for identified for qualitative improvements and/or enhanced maintenance ie Tattenhall SSC, Malpas SSC, Farndon SSC plus reference to some school sites with sports pitches that need community use explored. Further dialogue required with sports NGB's & sports clubs to establish which site should be the priority for any sports pitch sums triggered for this application.

No onsite provision triggered but developer sums are to be allocated to a priority sports pitch site in the Rural South PPS locality identified within our strategy.

Sport England pitch tool

There is some estimated and training demand triggered for most sports, 0.02 (match equivalent sessions) rugby union, 0.06 football adult, 0.14 youth football & 0.11 mini football (grass pitches) and cricket triggers 1.90 (match equivalent per season).

Further discussions required with sports NGB's to decide which site/s for allocating any sports pitch sums generated by this application.

Sports pitch sums have been calculated using Sport England's pitch tool.

Capital pitch sum £59,021 as contribution towards capital sports pitch improvements

Maintenance sum £77,140 (10yrs) as a contribution towards enhance sports pitch maintenance

Changing facility sum £84,138 as contribution towards capital changing/ancillary improvements

Above sums would be allocated to priority sports pitch sites within the Rural South PPS locality.

Caveat sentence

Where that scheme has already secured sufficient funding or been provided by other means, any other scheme identified by the Council in the Borough of Cheshire West and Chester by the [Playing Pitch Strategy February 2025, Play Strategy 2020-2024 or Open Space Audit 2016-2030 , or any subsequent or updated versions of Playing Pitch Strategy February 2025, Play Strategy 2020-2024 or Open Space Audit 2016-2030].