TATTENHALL & DISTRICT MODIFIED NEIGHBOURHOOD PLAN 2025 - 2045

SUBMISSION VERSION: MAY 2026

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1. INTRODUCTION

1.1 Tattenhall Parish Council (TPC) has prepared the modified Tattenhall and District Neighbourhood Plan TNPR). The TPC is defined as a 'qualifying body' for this purpose in line with the Neighbourhood Planning (General) Regulations 2012 (as amended).

1.2 The Tattenhall Neighbourhood Area has been designated by Cheshire West and Chester Council (CWaC) as the area to which the policies of the TNPR will apply (see map below).

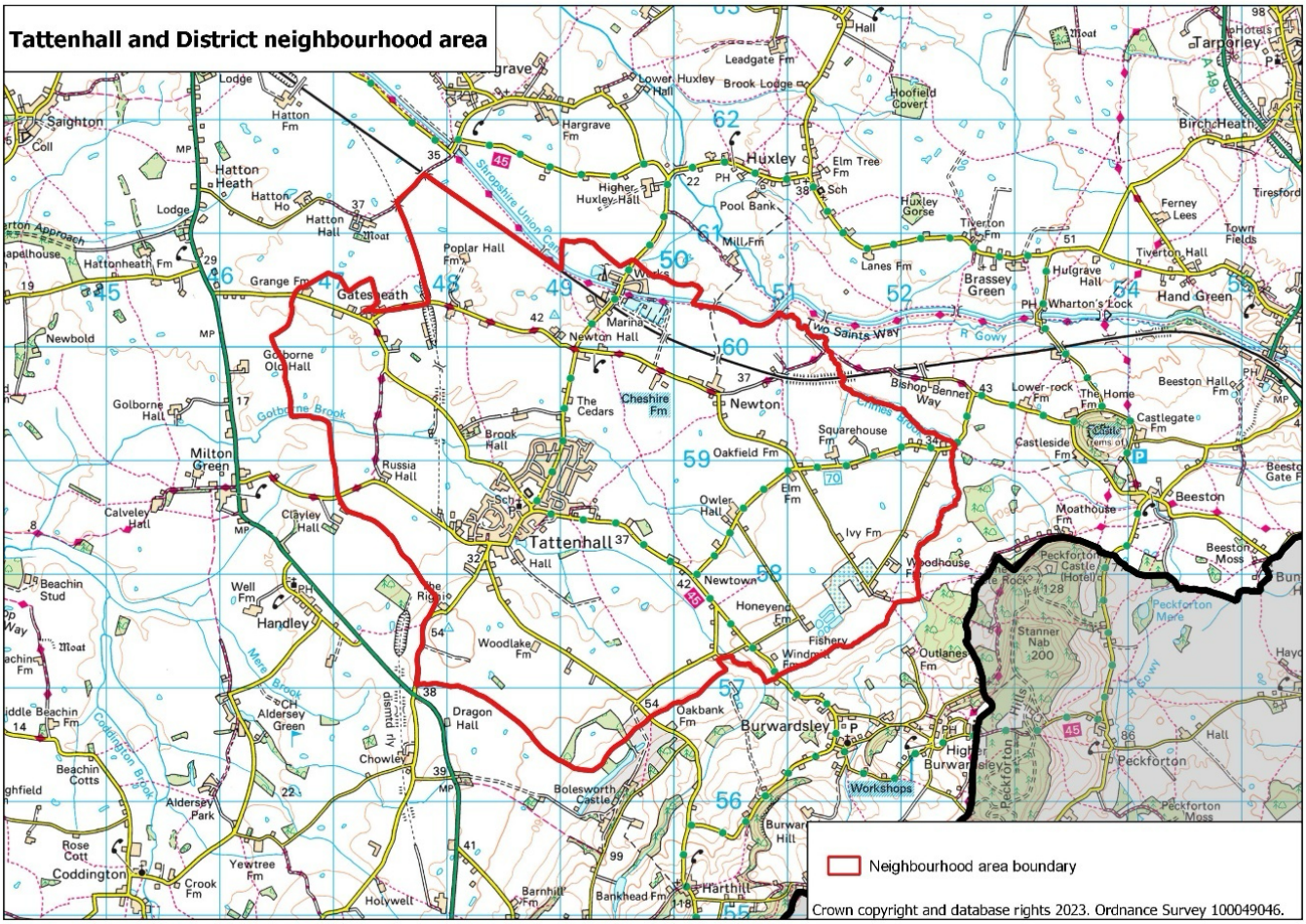


Figure 1. Tattenhall and District Neighbourhood Area

1.3 The TNPR will cover the period from 2025 to 2045. It contains eight policies to help CWaC determine planning applications for the use and development of land within Tattenhall during that period. In doing so it operates alongside other policies of the CwaC development plan that relate to Tattenhall.

2. BACKGROUND

History

2.1 Tattenhall Parish, located in southwest Cheshire, includes the village of Tattenhall and the smaller settlements of Gatesheath and Newton-by-Tattenhall. The area is characterized by the Cheshire Plain and lies between the Dee and Mersey river systems. Tattenhall has a rich history dating back to Roman times, with significant growth during the 19th century due to the development of the Chester Canal and railway. Agriculture remains vital, complemented by tourism, small industries, and a dynamic local economy.

Profile

2.2 Tattenhall and District Parish, approximately 17 km^2, is situated 8 miles southeast of Chester with an estimated population of 2674 (2311 in 2001 Census, 1986 in Tattenhall Village). There are approximately 1090 dwellings in the Parish and over 300 businesses. The area includes a mix of small-scale manufacturing, workshop space, offices, and a strong tourism/leisure sector, notably Cheshire Ice Cream Farm (one of the largest family attractions in the region) and Tattenhall Marina. The village centre supports a Health Centre, Spar general store, Post Office, pharmacy, newsagent, hairdressers, three pubs, a café, and a popular Indian restaurant.

Strategic Planning Policy

2.3 Whilst no longer a requirement for Basic Conditions, The Tattenhall and District Modified Neighbourhood Plan has been prepared to be broadly consistent with the strategic policies of the Cheshire West and Chester Local Plan (Part One): Strategic Policies (adopted January 2015) and the Cheshire West and Chester Local Plan (Part Two): Land Allocations and Detailed Policies (adopted July 2019). The key policies affecting Tattenhall are:

2.4 Local Plan (Part One): Strategic Policies (2015)

- STRAT 1 – Sets the overarching presumption in favour of sustainable development.
- STRAT 8 – Identifies Key Service Centres (including Tattenhall) as appropriate locations for development to support sustainable rural communities.
- STRAT 9 – Protects the character and openness of the countryside and controls development outside settlement boundaries.
- STRAT 10 – Promotes sustainable transport, road safety, and reduced reliance on private car use.
- STRAT 11 – Requires development to be supported by appropriate infrastructure and services.
- ECON 1 – Supports sustainable economic growth, including rural enterprise and diversification.
- SOC 3 –a mix of housing types, sizes and tenures to meet local needs.
- SOC 5 – Promotes healthy, inclusive communities with access to services and facilities.

- ENV 1 –Applies a sequential, risk-based approach to flood risk and drainage.
- ENV 4 – Seeks to protect and enhance biodiversity assets.
- ENV 6 – Requires high-quality, locally distinctive design.

2.5 Local Plan (Part Two): Land Allocations and Detailed Policies (2019)

- R1 – Sets criteria for development outside settlement boundaries.
- GBC 3 – Prevents coalescence and protects the identity of settlements.
- DM 3 – Requires development to respect local character and appearance.
- DM 20 – Reinforces the requirement for a balanced housing mix.
- DM 15 – District and Local Retail Centres
- DM 39 – Culture and Community Facilities
- T5 – Parking and Access
- DM 18 - Supports digital connectivity and broadband infrastructure.
- DM 40 – Development and Flood Risk
- DM 44 – Protecting and Enhancing the Natural Environment
- DM 45 – Trees, Woodland and Hedgerows

2.6 CWaC is bringing forward a new Local Plan to cover the period to 2045. As of May 2026 it is understood that this will now be prepared under the new 30-month system. As such, the process has not yet commenced and as such, a new Local Plan will not be in place until the end of 2028 at the earliest.

2.7 Continued dialogue with CWaC has informed the new policies in the TNPR and we are grateful to the planning policy team, as well as the Highways and Transport Teams for their time and input to this process.

National Planning Policy

2.8 The TNPR has also had regard for national planning policy and guidance as set out in the National Planning Policy Framework (NPPF) of December 2024.The Basic Conditions Statement contains further details, but the key policies are:

- §7 — Purpose of the planning system: achieving sustainable development through economic, social and environmental objectives.
- §11 — Presumption in favour of sustainable development in plan-making and decision-taking.
- §14 — adverse impacts of allowing development which conflicts with a neighbourhood plan.
- § 20–21 — Strategic policies should make sufficient provision for homes, employment, retail, infrastructure, community facilities and environmental conservation.
- § 51 —Refusing planning permission on the grounds of prematurity.
- § 85–89 — Supporting a strong, competitive economy, including rural enterprise.
- § 96–108 — Promoting healthy and safe communities, including access to services and facilities.

- § 109–118 — Promoting sustainable transport and accessibility.
- § 131–141 — Achieving well-designed places that reflect local character and identity.

2.9 The Basic Conditions Statement also sets out the TNPR conformity to the 2025 consultation version of the NPPF. Some of the Neighbourhood Plan policies include reference to "NDMP"; this refers to the national decision-making policies contained within the draft NPPF. Whilst the timing of the submission of the modified Tattenhall and District Neighbourhood Plan may mean it is examined against the current (2024) NPPF, to ensure the policies have functional weight post-adoption, these are designed to be consistent with those new NDMPs in order to comply with draft NPPF Annex A which states:

Development plan policies which are in any way inconsistent with the national decision-making policies in this Framework should be given very limited weight, except where they have been examined and adopted against this Framework.

2.10 The TNPR must demonstrate how its policies contribute to the achievement of sustainable development and how they will not cause any harm to important ecological areas. A Strategic Environmental Assessment has been prepared and accompanies the submission version of the Plan. Screening is currently being undertaken in relation to Habitats Regulations Assessment and if an appropriate assessment is required, this will be carried out by CWAC at the submission stage as per the Regulations. These matters will also be addressed in the Basic Conditions Statement which is prepared to accompany the TNPR.

Project Progress

2.11 In 2019 Parish Council, the Qualifying Body, reviewed the Plan with CWaC neighbourhood planning guidance. Progress was delayed due to restrictions of the COVID-19 pandemic. The working group comprised Parish Councillors, local residents, landowners and business representatives.

Designated Area review

2.12 Due to Parish boundary change in 2018, the Neighbourhood Plan designated area was changed to remain consistent. An application for the designation of the revised Tattenhall and District Neighbourhood Area was made under Regulation 5 of The Neighbourhood Planning (General) Regulations 2012 (as amended) (the Regulations). The application was approved by CWaC on 12 April 2023.

Policy performance against stated Objectives

2.13 Using the 8 stated objectives, the review working group identified a number of indicators against which the performance of the Plan and its policies could be measured.

All planning applications from 01/01/2014 to 31/12/2019 were reviewed in detail, and a Review Monitoring Report was compiled.

The Monitoring Report was used to inform recommended changes to the Plan policies.

Tattenhall Village Design Statement review

2.14 A review of the Village Design Statement (2009) was undertaken because of its age and also because, although an integral part of the original Neighbourhood Plan through Policy 2, there was evidence that the policies were not given enough weight during the planning process. The Ministry of Housing Communities & Local Government published in October 2019 the National Design Guide and subsequently in January 2021 the National Model Design Code. The Review Working Group recommended to replace the design statement with a design code. With the assistance of AECOM, commissioned by Locality, the Tattenhall and District Design Code was produced to be adopted and integrated with the reviewed Neighbourhood Plan replacing the Tattenhall Village Design Statement.

Local consultation

2.15 The inclusion of wide representation on the working group from the local community ensured that local opinion was followed during the review process. Throughout, all meetings have been open to the public, minutes of meetings and related documents have been available for public scrutiny on the Tattenhall Parish Council website.

2.16 Drafts of the reviewed Neighbourhood Plan and Design Code have been available for public view throughout the review. In Summer 2024 an on-line survey of wider local opinion of both drafts was commenced and ran for 3 months. The survey was also published by leaflet drop to every household in the new Neighbourhood Area and at open drop-in sessions at the Village Summer Fete and at the Barbour Institute community centre. In addition to their representation on the Working Group, separate consultation was held with Transition Tattenhall, a Community Benefit Society which supports the changes necessary in respect of the likely impact of climate change.

Post Statutory consultation

2.17 The reviewed Plan was submitted for statutory consultation in March 2025. Changes to the NPPF, a new allocation of housing numbers for Key Service Centres and a shortfall in 5yr housing supply in the borough required significant change of Policy. In order to be compliant with the NPPF the Plan policies were revised to include land allocation sufficient to meet the new housing allocation for Key Service Centres.

2.18 Working with Consultants, scenario planning identified areas adjacent to Tattenhall which could provide between 500 and 1500 homes. Consultation with residents – public meetings, drop-in sessions and online questionnaire – identified a preferred scenario including land sufficient for up to 600 homes to the west of the village. Landowners were contacted and, following discussions and a high level technical assessment of the potential scenarios, a hybrid scenario was developed, which included a parcel of land to the south of the village as well as including land on the western side of the parish as preferred by residents. Details of this process are set out in the Site Allocations Report.

2.19 Dialogue has continued throughout the process with the landowner of the “hybrid” scenario to develop policy wording for a two-phase scheme. Phase one has recently been submitted for outline approval and is pending decision

3. VISION, OBJECTIVES AND POLICIES

3.1 As detailed in the Tattenhall Parish Plan (2006) and Tattenhall Village Design Statement (2009) the community wants Tattenhall to continue to thrive as a vibrant and distinctive village, to continue to respect and reflect the views of its community, to evolve and expand whilst retaining its unique and distinctive character, and to provide an outstanding quality of life for current and future generations of residents

3.2 The objectives of the Neighbourhood Plan, are:

1. Delivery of a housing growth strategy tailored to the needs and context of Tattenhall.
2. Sensitive, sustainable development of good design which protects and enriches the landscape and built setting.
3. Sustaining and improving excellent local facilities for existing and new residents.
4. Strengthening and supporting economic activity.
5. Seek on-going improvements to transport, to utility infrastructure and to digital connectivity.
6. Prioritise local distinctiveness in every element of change and growth.
7. Protect greenspace, the landscape and support nature conservation.
8. Involve local people in an ongoing basis in the process of plan-making, monitoring and delivery of development.

3.3 The Neighbourhood Plan contains eight policies, each of which is intended to contribute to one or more of these objectives. Each policy has a code number and title and the policy wording is in **Bold** text. Below each policy is some supporting text to explain the intent of the policy and how it should be understood by applicants and applied by CWaC to planning applications. The justification of each policy is contained in the Basic Conditions Statement. Where a policy applies to specific land or sites in Tattenhall this is shown on the Policies Map.

Policy 1: HOUSING GROWTH

A. The Neighbourhood Plan defines the settlement boundary at Tattenhall, as shown on the Policies Map for the purposes of applying the NPPF National Decision-Making Policy (NDMP) S3 on the presumption in favour of sustainable development.

B. Housing proposals of 10 or more dwellings should:

- **i. Provide a mix of types, tenures and sizes of homes, taking into account objectively identified housing needs (established through the Tattenhall Housing Needs Report December 2023 or subsequent update) and:**
- **ii. include the provision of on-site affordable housing in accordance with NDMP HO8. The affordable housing will be subject to a S106 Legal Agreement ensuring that it remains an affordable dwelling for local people in perpetuity, where supported by up-to-date evidence. A short eligibility cascade shall also be included within the agreement.**
- **iii. Off-site affordable housing provision or cash payment in lieu shall only be permitted where exceptional circumstances are demonstrated to justify off-site or cash contributions, in accordance with NDMP HO8. Any off-site or cash contributions sought should be used towards the provision of affordable housing in Tattenhall Neighbourhood Plan Area in the first instance, where there is an identified need.**

3.4 Policy 1 provides a locally distinctive framework for managing housing growth in Tattenhall that is in general conformity with the strategic and detailed housing policies of the Cheshire West and Chester Local Plan. The defined settlement boundary includes the land for up to 600 new homes in order to meet and exceed the indicative housing requirement prepared by CWaC in April 2026.

3.5 The Local Plan (Part One) identifies Tattenhall as a Key Service Centre within the rural area, where development should be focused to support sustainable rural communities (Policy STRAT 8).

3.6 Clause A updates the policy to include a settlement boundary, which was not in place when the original TNP was made but was subsequently defined in the Local Plan (Part Two)

3.7 It uses this policy tool to extend the current boundary to allow for the proposed development in the new Policy 7 of the Neighbourhood Plan. By applying National Decision-Making Policies S4 and S5 within, and outside of, the defined settlement boundary, the policy complements the Local Plan's spatial strategy.

3.8 It also removes policy wording which is now covered by the new draft NPPF (2025) to ensure it is consistent with the NDMPs once the new framework is published. Policy S4 set outs that development within the settlement boundary should be

approved, whilst safeguarding existing Local Green Space designations (TNP Policy 6) and land for managing flood risk. This is effectively a permanent presumption in favour of development unless the benefits are substantially outweighed by any adverse impacts. NPPF draft Policy S5 sets out the limited circumstances where development outside of the defined settlement boundary is considered to be appropriate.

3.9 The requirement for a mix of housing types, sizes and tenures directly reflects Local Plan (Part One) Policy SOC 3, which seeks to promote mixed and balanced communities, and Local Plan (Part Two) Policy DM 20, which requires new residential development to respond to local housing needs. The emphasis on affordable housing provision accords with Policy SOC 1 (Delivering Affordable Housing) and Policy DM 23, which set borough-wide thresholds and mechanisms for securing affordable homes through planning obligations. It is expected that in accordance with the CWAC Affordable Housing eligibility criteria, access to discounted market sale affordable homes in Tattenhall may require a specific local connection evidenced either by residence, employment or immediate family connections to the parish. In respect of rental properties, whilst it is acknowledged that the definition of "local" is widely applied by CWAC as meaning "within the borough", where the Tattenhall Housing Needs Assessment provides evidence of demonstrable parish need for affordable and/or social rental homes, this should be prioritised through the S106 agreement. In response to the Regulation 14 consultation CWAC suggested that a "short eligibility cascade" of one week for social rental and four weeks for Intermediate affordable housing (rental and ownership options at below market value) be added to the policy for inclusion within any S106 agreement.

3.10 By prioritising on-site affordable housing and limiting off-site provision to exceptional circumstances, the policy reinforces the Local Plan's objective of creating inclusive and sustainable communities, while responding to locally evidenced need. Overall, Policy 1 delivers housing growth in a manner that is consistent with the Local Plan's spatial strategy, housing objectives and development management framework.

Policy 2: LOCAL CHARACTER

A. Development will be supported where it:

- **Safeguards or enhances 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.**
- **Incorporates, wherever possible, locally distinctive features such as Cheshire railings and fingerposts.**
- **Does not unacceptably erode the important, predominantly undeveloped gaps between the three settlements of Tattenhall, Newton-by-Tattenhall and Gatesheath.**
- **Fully accords with the Tattenhall and District Design Code (2023) or any subsequent version.**
- **Respects local landscape quality ensuring that views and vistas identified in Appendix A are maintained wherever possible.**
- **Takes every opportunity, where practicable and viable, to incorporate features that improve its environmental performance thereby reducing carbon emissions. These can include both energy efficiency measures and green energy generation.**

B. Where development exceeds 30 dwellings, proposals must be designed as a series of smaller character areas (typically 30–100 dwellings each) which together reflect the overarching character area within which the site is located. These areas should:

- **reflect the character principles set out in the Tattenhall and District Design Code (2023) as follows;**
- **incorporate variation in layout, density, building type, materials and landscape structure;**
- **be arranged through a coherent masterplan demonstrating how the overall site creates a legible and locally distinctive place;**
- **avoid large-scale, homogeneous estate layouts, particularly on allocated sites under Policy 7.**

C. Development proposals should seek to safeguard and enhance trees, woodlands and hedgerows, including veteran and mature trees, in line with the relevant Cheshire and Warrington Local Nature Recovery Strategy priorities and actions (W2 and W3) including ensuring that retained trees are protected from damage during and after construction. The removal, or cutting back, of any mature, native trees that have ~~a~~ significant arboricultural value (defined as category A or B in BS5837) shall be resisted unless supported by an assessment by a qualified arboriculturist to evidence the condition of the tree and the justification for its removal or management or where it can be demonstrated that the benefits of development clearly outweigh the harm and appropriate mitigation or compensation is secured. New development should not involve the loss of important trees and schemes should allow space for such trees to mature, to avoid any later pressure for their removal. Where there is a loss of trees

they must be replaced with native species at the ratio of 2 for 1 unless an alternative approach is justified and agreed.

D. Development resulting in the loss or deterioration of irreplaceable habitats will only be supported in wholly exceptional circumstances, in line with national policy.

E. Development should be designed to take account of other natural features, including ponds and hedgerows, ensuring their retention and incorporation into the layout wherever possible. Development should, where appropriate, deliver meaningful habitat creation and enhancement measures that contribute to biodiversity net gain and the strengthening of ecological networks across the parish, having regard to relevant Cheshire and Warrington Local Nature Recovery Strategy priorities and local habitat mapping in seeking to safeguard, restore and strengthen these habitats.

3.11 The Cheshire and Warrington Local Nature Recovery Strategy (LNRS) provides a strategic framework for the protection, enhancement and recovery of nature across the area. The policies of this Neighbourhood Plan have regard to the LNRS and, where relevant, should be read alongside it. Development proposals will be expected to demonstrate how they contribute to the delivery of LNRS priorities and locally identified habitat actions, particularly in relation to strengthening ecological networks, protecting irreplaceable habitats and securing measurable biodiversity net gain. This Plan does not duplicate LNRS policies or actions but signposts applicants to them as a material consideration in the design and delivery of development proposals.

3.12 Policy 2 is also in conformity with the Local Plan's strong emphasis on high-quality design, protection of landscape character and safeguarding of heritage assets. Local Plan (Part One) Policy ENV 6 requires all new development to achieve high standards of design that respect local distinctiveness, character and townscape. This policy builds on that requirement by applying locally specific design principles through the Tattenhall and District Design Code, ensuring that development responds positively to its immediate context rather than relying on generic layouts or materials.

3.13 The protection of important gaps between Tattenhall, Newton-by-Tattenhall and Gatesheath reflects Local Plan (Part Two) Policy GBC 3 (Key Settlement Gaps), which seeks to prevent coalescence and protect the separate identity of settlements. By identifying and safeguarding these gaps at a neighbourhood scale, the Plan provides additional clarity and local evidence to support the Local Plan's strategic intent.

3.14 Policies relating to trees, hedgerows, ponds and wildlife sites align directly with Local Plan (Part One) Policies ENV 2 (Landscape), ENV 3 (Green Infrastructure) and ENV 4 (Biodiversity and Geodiversity), as well as Local Plan (Part Two) Policies DM 44 and DM 45, which require development to protect and enhance the natural environment. The requirement for replacement planting and biodiversity enhancements strengthens, rather than duplicates, the Local Plan's environmental safeguards.

3.15 It is noted that Clause B is an adaptation of the original wording of Policy 1 in the made TNP, which stated: *Proposals involving up to 30 homes will be allowed within or immediately adjacent to the built-up part of Tattenhall village over the period 2010 to 2030.*

3.16 Whilst this policy wording worked successfully in bringing forward smaller scale development proposals, this is no longer appropriate in terms of the spatial strategy, given the scale of growth required in the parish. However, the intention of the policy remains as a design tool, to ensure that future development avoids large scale homogenised estates and responds to local distinctiveness which is demonstrated through the various character areas within the parish. As such, the policy seeks to direct developments in excess of 30 dwellings to respond to this through the design and layout of their schemes.

3.17 Overall, Policy 2 provides locally tailored criteria that sit comfortably within the Local Plan's environmental and design framework and help ensure that new development positively contributes to the character and appearance of Tattenhall.

Policy 3: THE LOCAL ECONOMY

A. The following types of employment development will be supported, provided that they are of an appropriate scale and location and do not result in unacceptable impacts on neighbouring amenity, highways, the character of the area or the surrounding landscape and demonstrate accordance with the Tattenhall and District Design Code (2023) or any updated version:

- **The conversion of existing buildings and the small-scale expansion of existing floorspace of employment premises across the Parish.**
- **New commercial premises, where they accord with National Decision-Making Policy S3**

B. For the purposes of this policy, 'small-scale' expansion refers to development that is proportionate to the size and function of the existing business and does not result in a significant increase in the overall scale, intensity or impact of the use.

C. Outside of the defined local centre a sequential test for main town centre uses will be applied, to prevent its erosion and to maintain neighbouring amenity.

3.18 Policy 3 seeks to support and enhance Tattenhall's local economy by enabling appropriate commercial and employment development that strengthens local services, encourages enterprise, and sustains the parish's role as a vibrant Key Service Centre.

3.19 The 2025 draft NPPF underlines the importance of planning enabling economic growth and supporting the vitality of local communities. In setting out the strategic purpose of the planning system, the draft Framework recognises that planning should play an active role in facilitating sustainable economic growth and the efficient use of land so that communities can prosper and adapt to changing economic conditions.

3.20 Local Plan (Part One) Policy ECON 1 promotes sustainable economic growth and enterprise across the borough, while recognising the importance of rural diversification and small-scale employment development. This policy reflects that approach by supporting the conversion and modest expansion of existing buildings, as well as appropriately scaled new employment development within or adjacent to settlements

3.21 The emphasis on scale, design quality and protection of residential amenity aligns with Local Plan (Part Two) Policies DM 2 (Residential Amenity) and DM 3 (Design, Character and Visual Amenity). By requiring employment development to accord with the local Design Code, the policy ensures that economic growth does not undermine the character or environmental quality of the parish

3.22 The application of a sequential approach to main town centre uses reflects Local Plan (Part One) Policy ECON 2 and Local Plan (Part Two) Policies DM 14 and DM 15, which seek to protect the vitality and viability of defined centres. In doing so, the policy

reinforces the Local Plan's objective of sustaining local centres as hubs of community life and economic activity.

Policy 4: LOCAL FACILITIES

A. Proposals for major development will be required, where proportionate to their scale and nature, to identify their likely impact on local infrastructure, services and facilities and to demonstrate how any such impacts will be addressed or mitigated. Account must also be taken of the cumulative impacts arising from the new development combined with other schemes that have planning permission. Where appropriate, mitigation may include on-site provision, financial contributions, or other measures secured through planning obligations.

B. Where new development proposals bring new utility services or infrastructure that provide wider benefits beyond the application site, this will be supported.

C. Development that supports the vibrancy and vitality of Tattenhall village centre by diversifying and enhancing the range of local shops and related commercial services for the local community will be supported.

D. The loss of shops and related commercial services for the local community will be resisted unless it can be demonstrated that reasonable efforts have been made to secure their continued use for these purposes. For the purposes of this policy, 'reasonable efforts' should include proportionate and robust marketing of the premises for a minimum period of 12 months at a realistic price, evidence of lack of demand, and consideration of alternative community or commercial uses compatible with the location.

E. The loss of strategic community infrastructure serving a wider catchment, including the Tattenhall Household Waste Recycling Centre, will be resisted unless suitable alternative provision of equivalent or improved accessibility and capacity is secured in Tattenhall or nearby.

3.23 Policy 4 supports the delivery and retention of community facilities in line with the Local Plan's social and infrastructure objectives.

3.24 Local Plan (Part One) Policies STRAT 11 (Infrastructure) and SOC 5 (Health and Well-being) require development to be supported by appropriate infrastructure and to contribute positively to community health and wellbeing. The requirement for development proposals to assess and mitigate their impacts on services and facilities, including cumulative impacts, directly reflects these strategic objectives.

3.25 The protection of local shops and services is consistent with Local Plan (Part Two) Policies DM 39 (Culture and Community Facilities) and DM 15 (District and Local Retail Centres), which resist the unnecessary loss of community facilities unless adequate justification is provided. By supporting diversification and enhancement of village centre uses, the policy helps maintain Tattenhall's role as a Key Service Centre serving both the parish and surrounding rural area.

3.26 The policy therefore operates as a locally focused expression of the Local Plan's wider commitment to sustainable, well-served communities.

3.27 This approach is also consistent with the NPPF (2024), which states that planning policies should retain or enhance facilities and services that the community needs" (paragraph 96). The

2024 NPPF also emphasises the importance of planning positively for community facilities to promote healthy, inclusive and safe places where people can access services close to where they live (paragraph 98), reinforcing the policy's requirement for development proposals to consider their impact on local services.

3.28 The emerging draft NPPF (December 2025) expands on this, recognising that neighbourhood planning offer communities a powerful tool to shape the places where they live and work, particularly through policies that support community services and facilities and ensure that development contributes to local wellbeing and accessibility.

3.29 Taken together, these national policy frameworks support Policy 4's intention that development should not result in the unnecessary loss of valued local facilities and should contribute positively to Tattenhall's social infrastructure. By embedding requirements for the protection and enhancement of shops, services and community spaces, the policy directly reflects the current NPPF's expectations (paragraphs 96–98) and the draft NPPF's continued emphasis on community wellbeing and sustainable neighbourhoods.

3.30 The minor modifications to the wording from the made TNP reflect both the knowledge that the village has and will continue to undergo not insignificant growth and therefore recognises and strengthens the need for proposals to identify and mitigate for the cumulative impacts of development. The policy also removes the previous plan wording to specifically encourage the installation of mains gas, as this is now recognised as inconsistent with the drive to increase use of renewable forms of energy.

Policy 5: TRANSPORT AND COMMUNICATION

A. Development should:

- **Identify the realistic level of traffic and movement it is likely to generate across all modes, including walking, cycling and public transport. It must assess the potential impact of this on pedestrians, cyclists, road safety, parking and congestion within the parish and include measures to appropriately mitigate any significant adverse impacts. Development that would give rise to unacceptable highway safety impacts or severe residual cumulative impacts on the road network will not be permitted.**
- **Maximise opportunities to walk, cycle and use public transport, including between Tattenhall, Newton by Tattenhall and Gatesheath, including the linking, upgrading and enhancement of existing public rights of way, and key routes such as the former railway line toward Chowley and the Shropshire Union Canal towpath, as well as supporting public transport where possible.**
- **Make provision for 30 megabit per second high-speed broadband to serve it.**

B. Development of new 30 megabit per second high-speed broadband infrastructure to serve the parish will be supported.

C. Car Parking in Tattenhall Village Centre. Schemes to increase car parking provision to serve Tattenhall village centre will be supported in principle, where they are proportionate to identified need and do not result in unacceptable impacts on traffic congestion, highway safety or the quality of the public realm, and where they are designed to support accessibility to local services.

3.31 Policy 5 aligns closely with the Local Plan's transport and accessibility objectives, particularly those aimed at reducing reliance on the private car and improving safety and connectivity. The Borough's Local Transport Plan (LTP4) adopted in December 2025, sets a vision and priorities for transport across the borough, including objectives for decarbonisation, fairness, economy, health and place. The Neighbourhood Plan encourages development proposals to demonstrate alignment with the objectives and targets of LTP4 including reducing reliance on private car travel where possible, encouraging a shift to zero-emission vehicles, and improving safe, direct sustainable transport connections for local journeys.

3.32 Local Plan (Part One) Policy STRAT 10 promotes sustainable transport choices, including walking, cycling and public transport, while ensuring that development does not compromise highway safety. The requirement for development to assess traffic impacts and provide mitigation accords with this strategic approach

3.33 Local Plan (Part Two) Policies T5 (Parking and Access) and DM 31 (Air Quality) support measures that manage parking demand and reduce congestion. The policy's

support for enhanced village centre parking, alongside encouragement for active travel, reflects a balanced response to Tattenhall's role as a service centre with a wider catchment, consistent with the Local Plan framework

3.34 Provision for digital connectivity accords with Local Plan (Part Two) Policy DM 18 (ICT and Telecommunications), supporting modern infrastructure essential for residents and businesses alike.

3.35 Policy 5 promotes sustainable transport solutions, improved connectivity and careful consideration of transport impacts as part of new development. This approach reflects the current NPPF which emphasises that planning should actively manage patterns of growth to support sustainable transport choices, achieve appropriate accessibility for all and reduce the need to travel (§109–110) The draft new NPPF reiterates the need to maintain and enhance community facilities as part of broader objectives for sustainable, locally responsive development.

3.36 Policy 5 is substantively unaltered from the made Plan but now seeks to better emphasise the desire to promote active travel and reduce dependence of the use of the private car for short journeys, which has increasing resulting in congestion through the core of the village in recent years.

3.37 As a Key Service Centre, it is recognised that Tattenhall provides facilities which serve a wider catchment than just the immediate parish. As such, and given the paucity of public transport connecting the parish to the wider area, the neighbourhood plan still needs to retain Clause C in respect of parking, although creative solutions such as "green" carparks with permeable surfaces and extensive soft landscaping in order not to add to surface water run-off, are preferable to additional tarmac parking. Such parking areas should be in the village centre with good pedestrian connections to shops and services with the ability to utilise the space for community events or markets, to provide a multifunctional purpose will ensure it remains a functional community space, should the demand for parking decrease with improvements in public transport in the future. Any such space should also seek to incorporate nature-based solutions, including native planting, habitat creation and sustainable drainage features, to contribute to biodiversity and improve environmental performance.

3.38 The policy also recognises the value of the existing public rights of way in and around Tattenhall and the opportunities provided by the disused railway line to enhance connectivity as well as the towpath along the Shropshire Union Canal. These routes also form part of the parish's green and blue infrastructure network, including the Shropshire Union Canal, and development should seek to enhance their biodiversity value where appropriate, while ensuring that increased access is managed sensitively to avoid adverse impacts on wildlife.

Policy 6: LANDSCAPE AND THE ENVIRONMENT

A. The areas listed below are designated 'Local Green Spaces' which are protected from new development unless very special circumstances can be demonstrated.

a. SITES OF OPEN SPACE VALUE

Many of the estates in Tattenhall were designed and built with grassed areas within them and at the entrances to them. These areas provide relief to the built form of the village. They are an important feature in the village and contribute to its character, adding to the distinctive open feel and reinforcing the sense that you are in a village rather than an urban area.

- **a1 - Land adjacent to Flacca Lodge, Burwardsley Road at entrance to Field Lane**
- **a2 - Land within Covert Rise with willow trees**
- **a3 - Land adjacent to Gorsefield – small area looking towards the Continuing Care Retirement Community**
- **a4 - Land adjacent to the Spinney and Millbrook End**
- **a5 - Land enclosed within the curtilage of Rean Meadow**
- **a6 - Land, with trees on the corner of Smithfields and Harding Avenue**
- **a7 - Fenced land with trees, one a London Plane, adjacent to bungalow at the top of Harding Avenue**
- **a8 - Land on right hand side of Park Avenue backing onto Rean Meadow**
- **a9 - Land around junction of Keysbrook and Keysbrook Avenue (3 sides of road)**
- **a10 - Land on High Street at entrance to Millbrook Park estate**
- **a11 - Land on High Street at entrance to Newall/ Breen Close**
- **a12 - Open spaces within Oaklands, Greenlands, Rookery Drive areas**
- **a13 - Land in front of, and to rear of, Grakle Croft properties.**
- **a14 - Land at entrance to, and along, Ravensholme Lane**
- **a15 - Land on Castlefields**

b. SITES OF SPORT, RECREATION AND AMENITY VALUE

These are sites valued for their open access for Sport, Recreation and Amenity. They are areas where residents can come together both informally and where community events are held.

- **b1 - Castlefields play area**
- **b2 - The Park playing field**

- **b3 - Sport Tattenhall playing fields (Recreation Club)**
- **b4 - Allotments on Rocky Lane and at Gatesheath**

c. SITES OF NATURE CONSERVATION VALUE

There are a number of sites in the Parish that are significant in terms of their wildlife value which warrant protection. The sites listed below are all managed to safeguard and enhance their biodiversity.

- **c1 - The Mill Brook Wildlife Corridor**
- **c2 - Jubilee Wood**
- **c3 - Glebe Meadow**
- **c4 - Barn Field (land behind flats at Ravensholme Court)**
- **c5 - Land bounded by Barn Field, Glebe Meadow and the Spinney**
- **c6 - The Spinney**
- **c7 - Mill Field**
- **c8 - Disused railway line between Chester Road and Frog Lane**
- **c9 - Wildflower meadow at the front of Tattenhall Hall.**
- **c10 - Allotment Pond, Rocky Lane**
- **c11 - Land within curtilage of Tattenhall Marina**

Appendix B contains a description of each of these areas.

B. New development, except householder applications, 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 Tattenhall and District Design Code (2023) or subsequent edition.**
- **Support the creation of a network of green- spaces for sport and outdoor recreation.**
- **Contribute to the strengthening, expansion and connectivity of ecological networks across the parish, having regard to relevant Local Nature Recovery Strategy priorities and actions.**

3.39 In 2012, the National Planning Policy Framework (NPPF) introduced Local Green Space as a way for communities to identify green areas of particular importance and to provide special protection against development. They can only be designated through either Local or Neighbourhood plans. The principle of Local Green Space has remained unchanged in subsequent updates to the NPPF, which states that policies for managing development within a LGS should be consistent with those for Green Belts. Each location has been justified using the National Planning Policy Framework criteria that the location shall be:

a) in reasonably close proximity to the community it serves.

b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

c) local in character and is not an extensive tract of land.

3.40 The sites contained in Policy 6 remain unchanged from the made TNP. The only change to the policy is one minor modification to update the reference in the policy to "village character" with the source document now being the Tattenhall and District Design Code rather than the Village Design Statement. No additions and amendments to the designated Local Green Spaces (LGS) are proposed, which is reflective of the intention of LGS to endure beyond the Plan period.

3.41 Policy 6 is aligned with the Local Plan's environmental protection policies and provides locally specific detail to support their implementation.

3.42 The designation of Local Green Spaces reflects the principles set out in Local Plan (Part One) Policies ENV 2, ENV 3 and SOC 6, which recognise the importance of open space, green infrastructure and recreational provision to community wellbeing. The policy does not introduce new designations beyond those already justified and instead seeks to ensure their long-term protection, consistent with the Local Plan's objectives

3.43 Requirements for biodiversity enhancement and landscape protection align with Local Plan (Part Two) Policies DM 44 and DM 45, ensuring that development contributes positively to ecological networks and landscape character rather than resulting in incremental harm

Policy 7: SITE ALLOCATIONS

The Neighbourhood Plan allocates land to the north and south of Frog Lane, for a phased, high-quality, mixed use, residential led development of up to 600 dwellings, as shown on the Policies Map. Development proposals will be supported, provided they accord with the site-specific requirements set out below and with other relevant policies of the development plan.

A. Phase 1 (Land to the south of Frog Lane) shall comprise a residential scheme of approximately 400 homes and include the following:

i. The housing scheme shall comprise a tenure mix to include 30% affordable housing as well as a wide range of property types and sizes including but not limited to, those looking to buy their first home, family homes, rental properties, downsizer homes, bungalows and/or self/custom build plots, subject to site specific considerations.

ii. Any bungalows shall be built to M4(3)(a) wheelchair adaptable standard with all other properties strongly encouraged to M4(2) accessible standard, unless this is demonstrated to be unviable.

iii. The site shall be accessed from Frog Lane with the layout allowing for a potential secondary access from Rocky Lane to enable direct vehicular and active travel links between Frog Lane and Rocky Lane as appropriate. The access shall be of a standard which will enable the site to be served by public transport and to the satisfaction of the Highways Authority. Bus stop infrastructure should also be installed to allow for public transport opportunities.

iv. The creation of any road link from Frog Lane to Rocky Lane shall facilitate the redesignation of Rocky Lane to the north of the development site entrance to "quiet lane" status to limit vehicular movements to access only and enable safe walking and cycling along this stretch of road to access village amenities, subject to agreement and implementation by the Highways Authority.

v. The scheme shall include up to 9.8ha of publicly accessible open space including play areas.

vi. The scheme shall safeguard land on-site for the provision of a new GP surgery (Class E (e)) to be agreed with the local GP surgery and Integrated Care Board. Should the safeguarded land no longer be required within an agreed period, it shall revert to use as public open space to serve the development. Any financial contribution towards a new GP surgery (on or off-site) or financial contributions towards existing practices shall be secured via legal agreement."

vii. The scheme shall also include the off-site provision, in the vicinity of Barbour Square, of a multipurpose "green" car park (Sui Generis) and ancillary community event space, secured by legal agreement with an option to transfer ownership to the Parish Council or nominated community body.

viii. The layout and landscape scheme delivers defensible boundaries between the site and the adjacent countryside at its western and

southern boundaries to create a definitive settlement edge. This may include landscape buffers, tree planting, green corridors, or other natural features that provide a clear transition between built development and open countryside, consistent with rural character.

ix. The scheme shall be accompanied by a Heritage Statement which demonstrates compliance with NDMP HE4 (Securing the Conservation and Enhancement of Heritage Assets) relating to the Tattenhall Conservation Area and the Grade II listed building at Rose Corner.

x. The scheme shall demonstrate, through a proportionate Transport Assessment and/or Active Travel audit, that residents will be able to safely and conveniently walk and cycle from the site to Tattenhall village centre, Tattenhall Primary School, and existing and proposed healthcare facilities, using accessible routes that are fit for purpose.

xi. The development shall enhance the existing public rights of way network by providing access to and enhancement of the former railway line as a strategic greenway and active travel corridor and creating a new circular walk around the south west of the village linking Frog Lane and Rocky Lane.

xii. The development layout shall allow for the delivery of the habitat mitigation area consented as part of application 22/00194/FUL

xiii. All mature trees and hedgerows within the site are retained unless their removal is necessary, and the minimum required to facilitate an efficient development layout, unless their removal is clearly justified through an arboricultural assessment and represents the minimum necessary to achieve a suitable and sustainable layout, in accordance with Policy 2. The existing tree belt along the boundaries shall be retained and reinforced.

xiv. The scheme seeks to optimise opportunities to produce and use renewable energy on-site.

xv. Development proposals should:

- **Engage at an early stage with relevant infrastructure providers, including water and wastewater providers, to ensure site constraints and capacity are appropriately addressed;**
- **Incorporate water efficiency measures, including, where feasible and viable, achieving the optional Building Regulations standard for water efficiency (or any successor standard), and for major non-residential development, measures consistent with BREEAM 'Excellent'; and**
- **Ensure no adverse effect on the integrity of the River Dee and Bala Lake / Afon Dyfrdwy a Llyn Tegid SAC and the River Dee SSSI, having regard to the Strategic Environmental Assessment and any Habitats Regulations Assessment accompanying the Plan, and demonstrate, through appropriate hydrological and drainage assessments, that adjacent watercourses and their catchments are protected, including through the use of sustainable drainage systems (SuDS), wastewater controls, and construction**

management measures to maintain or improve water quality and flow regimes.

xvi. Where the development is assessed by the Local Education Authority as generating additional demand that cannot be accommodated within existing capacity, appropriate mitigation will be required, secured through a planning obligation.

xvii. The site is located on water catchment land. A risk assessment of the impact of the development on public water supply may be required with the identification and implementation of any required mitigation measures including a management plan.

xviii. Development proposals affecting Mineral Safeguarding Areas should have regard to the policies of the Cheshire West and Chester Minerals and Waste Local Plan, including the need to assess and, where appropriate, safeguard mineral resources.

B. Phase 2. Land to the north of Frog Lane shall comprise a residential scheme of approximately 200 homes and include the following:

i. The housing scheme shall comprise a tenure mix to include 30% affordable housing as well as a wide range of property types and sizes including but not limited to, those looking to buy their first home, family homes, rental properties, downsizer homes, bungalows and self/custom build plots.

ii. The site will be accessed from both Frog Lane and Chester Road with the layout allowing for direct vehicular and pedestrian links between Chester Road and Frog Lane, and onward to Rocky Lane, of a standard which will enable the site to be served by public transport and to the satisfaction of the Highways Authority. Bus stop infrastructure should also be installed to allow for public transport opportunities.

iii. The layout and landscape scheme delivers strong defensible boundaries between the site and the adjacent countryside along the length of its western boundary to create a definitive settlement edge and provide connectivity to existing wildlife corridors. This may include landscape buffers, tree planting, green corridors, or other natural features that provide a clear transition between built development and open countryside, consistent with rural character.

iv. The scheme shall include the provision of appropriate land to provide additional village burial ground space, to be secured by legal agreement and transferred to the Parish Council.

v. The scheme shall also include provision of accessible public open spaces, reflecting local identified need, including allotments and a mix of formal and informal recreation spaces including sufficient land for playing pitches as required, secured by legal agreement with an option to transfer ownership to the Parish Council or a nominated local community body.

vi. The scheme shall demonstrate, through a proportionate Transport Assessment and/or Active Travel audit, that residents will be able to safely and conveniently walk and cycle from the site to Tattenhall

village centre, Tattenhall Primary School, and existing and proposed healthcare facilities, using routes that are fit for purpose.

vii. The development shall enhance the existing public rights of way network by:

a. Providing access to and enhancement of the former railway line as a strategic greenway and active travel corridor.

b. Creating new off-road walking and cycling links between Frog Lane and Chester Road.

viii. Development proposals should:

- **Engage at an early stage with relevant infrastructure providers, including water and wastewater providers, to ensure site constraints and capacity are appropriately addressed;**
- **Incorporate water efficiency measures, including, where feasible and viable, achieving the optional Building Regulations standard for water efficiency (or any successor standard), and for major non-residential development, measures consistent with BREEAM 'Excellent'; and**
- **Ensure no adverse effect on the integrity of the River Dee and Bala Lake / Afon Dyfrdwy a Llyn Tegid SAC and the River Dee SSSI, having regard to the Strategic Environmental Assessment and any Habitats Regulations Assessment accompanying the Plan, and demonstrate, through appropriate hydrological and drainage assessments, that adjacent watercourses and their catchments are protected, including through the use of sustainable drainage systems (SuDS), wastewater controls, and construction management measures to maintain or improve water quality and flow regimes.**

ix. The scheme seeks to optimise opportunities to produce and use renewable energy on-site.

x. Where the development is assessed by the Local Education Authority as generating additional demand that cannot be accommodated within existing capacity, appropriate mitigation will be required, secured through a planning obligation.

xi. The site is located on water catchment land. A risk assessment of the impact of the development on public water supply may be required with the identification and implementation of any required mitigation measures including a management plan.

xii. Development proposals affecting Mineral Safeguarding Areas should have regard to the policies of the Cheshire West and Chester Minerals and Waste Local Plan, including the need to assess and, where appropriate, safeguard mineral resources.

3.44 Policy 7 introduces site allocations into the modified Tattenhall and District Neighbourhood Plan. This represents a deliberate and plan-led response to the scale of development pressure facing the parish and the absence of an up-to-date adopted Local Plan with a demonstrable five-year housing land supply. CWAC has now confirmed an indicative housing number of 526 at the submission stage (May 2026) following an earlier indicative number of between 500 and 600 being agreed in advance of the Regulation 14 stage.

3.45 A slightly higher figure of 600 has been brought forward by the Neighbourhood Plan in order to deliver the community benefits sought from development. The policy is therefore intended to provide certainty for the community, landowners and decision-makers by identifying where development will be supported in principle, setting clear, locally specific requirements to ensure that growth is delivered in a sustainable, coordinated and high-quality manner, supported by the community.

3.46 The NPPF supports neighbourhood plans that proactively plan for growth and allocate land for development. The National Planning Policy Framework (December 2024) confirms that neighbourhood plans which allocate sites and are brought forward in a timely manner should be given significant weight in decision-making, including where an authority cannot demonstrate a five-year housing land supply (§14).

3.47 The emerging NPPF (consultation version) December 2025 NPPF further strengthens this position by emphasising the importance of plan-led growth and the role of neighbourhood plans in shaping the location, form and quality of development and the need to align housing delivery with infrastructure, design quality and environmental protection.

3.48 Policy 7 responds directly to this national policy context by identifying the most sustainable location for growth, avoiding unplanned speculative development and supported by the community as the preferred location for the long-term prosperity of the village, ensuring that development contributes positively to the long-term function and character of Tattenhall.

3.49 The two parcels form a single comprehensive allocation. Development may come forward in phases, but proposals should demonstrate how they contribute to the coordinated delivery of the wider site, including infrastructure, access and green infrastructure. Individual phases will be supported where they do not prejudice the delivery of the wider allocation and demonstrate how they align with a comprehensive approach to the site as a whole.

3.50 Development proposals should support the role of Tattenhall village centre as a people-focused hub. This includes measures to reduce vehicle dominance, improve safety, and enhance walking, cycling and public realm quality. Traffic management, calming measures and street design should contribute positively to the function and character of the village centre.

3.51 A separate site selection report is provided as to accompany the Plan .

3.52 Tattenhall is identified in the adopted Cheshire West and Chester Local Plan as a Key Service Centre, with a role in supporting sustainable rural communities.

3.53 Since the making of the original Tattenhall Neighbourhood Plan, a combination of factors has materially changed the planning context, including:

- An identified borough-wide shortfall in five-year housing land supply.
- An out-of-date Local Plan position.
- Increased speculative development pressure.
- Changes to national policy strengthening the presumption in favour of sustainable development.

3.54 In response, the Parish Council resolved to modify the Neighbourhood Plan to include site allocations, in order to regain local influence over the location, scale and form of growth, rather than leaving decisions solely to speculative applications prior to the Local Plan being adopted in a minimum of two and a half years' time.

3.55 Site choices were made in a way that balances the need to plan positively for growth whilst, protecting the character and identity of the village, building infrastructure capacity, addressing environmental concerns and reflecting community preferences.

3.56 The policy places a strong emphasis on delivering a wide range of housing types and tenures, reflecting local evidence of need and national policy requirements to create inclusive, balanced communities.

3.57 The landowner has confirmed that 30% affordable housing can viably be delivered on the site, alongside the community benefits sought from the two phases of development.

3.58 Requirements for M4(2) and M4(3)(a) accessible and adaptable standards reflect both local demographic trends and national objectives to support independent living and ageing in place, consistent with the current and emerging NPPF. Tattenhall currently has a rapidly ageing community, as detailed in the 2023 Housing Needs Survey. The policy therefore encourages all housing to be fully accessible, with any bungalows built to M4(3)(a) to ensure they are adaptable, should the homeowner require wheelchair accessibility (M4(3)(b)) in the future to allow people to remain in their own home within their existing community. This ensures properties are constructed in such a way to be flexible to needs of the occupier without restricting the marketability of the property nor impose a standard which may not be viable for the developer.

3.59 The site-specific requirements seek to ensure that development is supported by appropriate physical and social infrastructure to benefit the community. This includes:

- opportunities to enable improved access to public transport,
- improved walking and cycling connectivity,
- provision for healthcare facilities, which could include a new healthcare facility (on or off site) or contributions towards existing practices.
- measures to promote viability and vibrancy of the village core
- additional public open space including formal and informal recreational areas.

- provision of additional burial ground space.

3.60 The policy has been worded to ensure that development safeguards and enhances the landscape setting of Tattenhall, protects ecological assets, and contributes positively to green infrastructure networks. Requirements for open space, wildlife corridors, flood mitigation and environmental enhancement align with Local Plan environmental policies, the Local Nature Recovery Strategy and the objectives of the SEA.

3.61 The allocation avoids land at greatest flood risk and ensures that surface water and drainage are addressed through a coordinated, site-wide approach.

3.62 In relation to clause A) vi) discussions are on-going with The Village Surgeries Group in respect of relocating the current premises surgery in Ravensholme Lane to a larger site. The preferred location is within the village centre in Barbour Square, which would provide the opportunity for a larger premises, centrally located, in an existing building with ample parking. It has been agreed with the landowner that an appropriate parcel of land shall be safeguarded within the development site for the eventuality that this building is unable to be secured by the surgery. The Integrated Care Board currently apply an average cost of £1,500 per new dwelling to cover the cost of extending GP provision to new developments.

3.63 For the purposes of clause A) vii) a "green" car park is defined as a sustainable parking facility which enhances urban greening and is designed to minimise environmental impact through the use of permeable paving and eco-friendly materials. Such spaces should also maximise use of solar lighting, and trees, to reduce the "urban heat island" effect, manage stormwater runoff, and, improve air quality. The purpose of "green" parking in the village centre is to ensure development does not add to the on-street parking issues and resulting congestion, experienced in the vicinity of the village centre facilities. The TNP is keen to avoid measures which would result in additional tarmac spaces which are have adverse environmental impacts and increase surface water run-off. Such a space is designed to have a multifunctional community benefit, through the provision of suitably sized space appropriate to accommodate the increasing village population, which can be used for events, or pop-up markets etc. ensuring the facility can functionally endure beyond the short-term need for additional parking.

3.64 In relation to clause A) x) and clause B) vii) walking routes should be accessible year-round, continuous, appropriately lit where necessary and suitable for use by children, older people and those with mobility impairments. Any works required to improve routes outside of the development sites which are required to make the schemes acceptable shall be secured through legal agreement (either S106 or S278) as required by the highways authority. Any further works to improve active travel routes in the parish to the benefit of the wider community shall be considered as potential use of strategic or parish CIL contributions as appropriate.

3.65 In relation to clause B), this land was identified by the community as their preference for future growth of the village, ascertained through a community engagement activity in October/November 2025. The land is owned by the same landowner as the land in Clause A. This has enabled the two locations to work together to provide a longer

term, phased, spatial growth strategy for the village, ensuring both sites work together to provide the community benefits sought by the community, in a co-ordinated way, avoiding over or under provision. Whilst Phase A is currently subject to an outline planning application, on-going dialogue with the landowner has and will ensure that the schemes, when taken as a whole, will ensure the village has long term sustainability, avoiding building on land most at risk from flooding and avoiding development which would harm the village centre as a result in a substantial increase in additional vehicle movements.

3.66 At the application stage proposals may be required to contribute towards education provision within the parish. The Cheshire West and Chester Local Plan does not prescribe fixed education contribution rates. Instead, it requires development to be supported by appropriate infrastructure, including education provision, and for developers to mitigate any identified impacts through planning obligations where necessary. Education contributions are therefore assessed on a site-specific basis by the Local Education Authority, having regard to pupil yield, existing capacity and the scale of development.

3.67 Dialogue with Tattenhall Primary School has indicated that there is currently capacity to meet the additional pupil numbers generated by 600 homes. Above this number funding will be required to extend the school to allow for a further 0.5 form entry.

3.68 In accordance with national policy, once made, the Neighbourhood Plan forms part of the statutory development plan for Tattenhall. Policy 7 is therefore intended to carry significant weight in decision-making and, once it has concluded the Regulation 16 stage, to assist the local planning authority in resisting inappropriate or premature development elsewhere in the parish where it would undermine this plan-led strategy.

Policy 8: FLOOD MANAGEMENT LAND

The Neighbourhood Plan safeguards land off Burwardsley Road, as shown on the Policies Map for the delivery of a natural flood risk management scheme.

A. **Proposals to expand the existing Millbrook scheme through the creation of new bunds and river re-meandering to reduce flood risk to people, property, infrastructure and deliver multi-functional environmental benefits, including biodiversity net gain, landscape enhancement, and improved climate change resilience will be supported, subject to agreement with the Environment Agency.**

B. **The scheme shall be designed to respect the rural character and setting of Tattenhall and the surrounding countryside and should have regard to relevant Cheshire and Warrington Local Nature Recovery Strategy priorities, including the use of nature-based solutions to enhance watercourses, biodiversity and ecological connectivity.**

C. **The site is located on water catchment land. A risk assessment of the impact of the development on public water supply may be required with the identification**

and implementation of any required mitigation measures including a management plan

3.69 Policy 8 safeguards land that performs, or has the potential to perform, an important flood management function within the Mill Brook catchment. The policy seeks to ensure that this land is protected from inappropriate development and managed positively to reduce flood risk, enhance biodiversity, and increase climate resilience for the village of Tattenhall.

3.70 Flood risk management is a long-standing and locally significant issue in the parish. The policy reflects national and local planning policy requirements to take a proactive, catchment-wide approach to managing flood risk and surface water, particularly in the context of climate change and future development pressures.

3.71 Tattenhall has experienced historic flooding associated with Mill Brook, which flows through the village and forms part of the wider Dee catchment. The village is identified as a community at fluvial flood risk, with properties located within Flood Zones 2 and 3.

3.72 A Natural Flood Management (NFM) scheme was delivered along Mill Brook upstream of the village in 2016, led by the Environment Agency in partnership with the Bolesworth Estate (landowner) and the Tattenhall Wildlife Group. The scheme incorporated "working with natural processes" techniques, including:

- excavation of floodplain areas,
- lowering of embankments to improve floodplain connectivity,
- installation of woody material dams to slow water flows,
- and creation of 1.5 hectares of priority reedbed and wet grassland habitat.

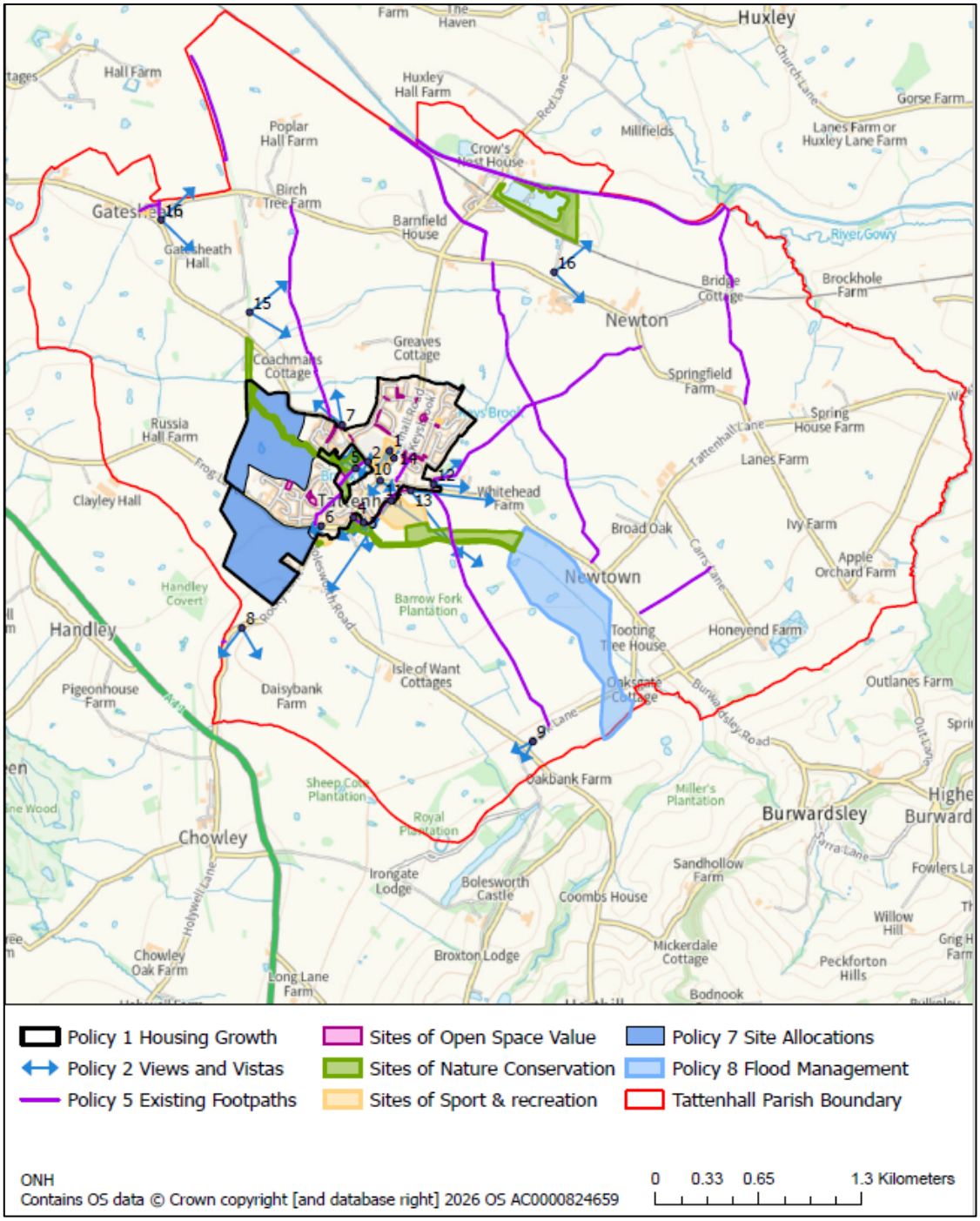
3.73 The project created over 1,000m³ of additional floodwater storage, increased channel roughness, and helped attenuate flood peaks flowing downstream into Tattenhall.

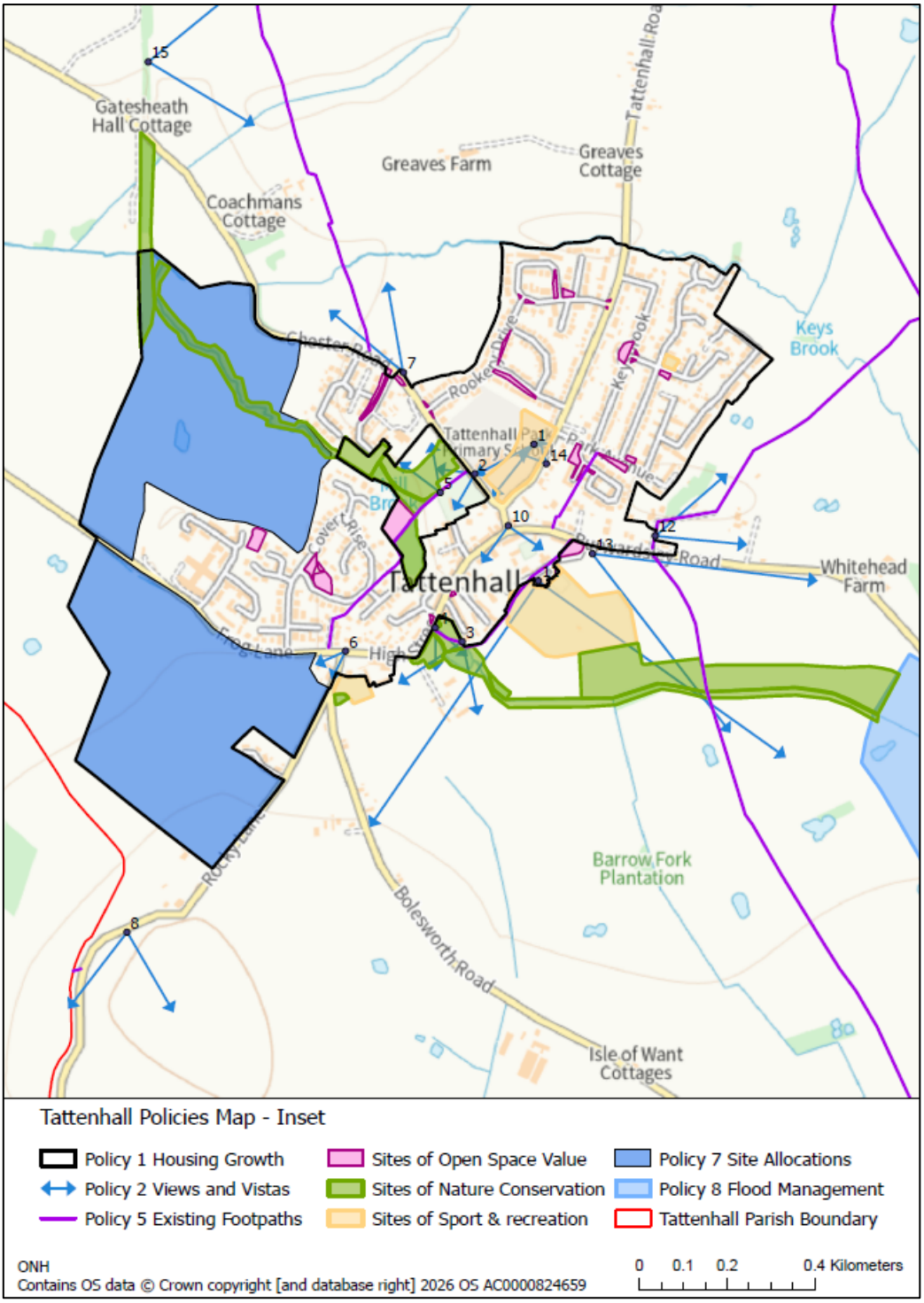
3.74 As Tattenhall accommodates future growth, it is essential that flood risk is not exacerbated and that existing mitigation measures are reinforced rather than compromised. Policy 8 works alongside the site allocation and development management policies of the Plan to ensure that growth is supported by effective flood mitigation, protect downstream communities and increase resilience to more frequent and intense rainfall events associated with climate change.

3.75 The landowner has confirmed the land is available for this purpose.

Tattenhall and District Modified Neighbourhood Plan Policies Map

Interactive Map




Gatesheath Hall Cottage
Greaves Farm
Greaves Cottage
Coachmans Cottage
Tattenhall Road
Keys Brook
Rookery Drive
Tattenhall Primary School
Tattenhall
Whitehead Farm
Frog Lane
Rocky Lane
Bolesworth Road
Barrow Fork Plantation
Isle of Want Cottages
Tattenhall Policies Map - Inset
Policy 1 Housing Growth
Policy 2 Views and Vistas
Policy 5 Existing Footpaths
Sites of Open Space Value
Sites of Nature Conservation
Sites of Sport & recreation
Policy 7 Site Allocations
Policy 8 Flood Management
Tattenhall Parish Boundary
ONH
Contains OS data © Crown copyright [and database right] 2026 OS AC0000824659
0 0.1 0.2 0.4 Kilometers

4. INFORMATION

4.1 TPC has referred to the following documents as its evidence to support the policies of the Neighbourhood Plan:

- Appendix A Local Views and Vistas (supplied separately)
- Appendix B Local Green Spaces (supplied separately)
- Tattenhall and District Design Code (supplied separately)

4.2 The policies of the TNPR will be used by CWaC in its determination of planning applications in Tattenhall and by TPC and others in delivering the new facilities.

4.3 The Parish Council will consider the priorities for expenditure of the neighbourhood portion of Community Infrastructure Levy (CIL) arising from development within the parish over the coming weeks drawing on recent community engagement work and identified projects.

4.4 The TPC kindly acknowledges the help of the following in the production of the TNPR:

- Cheshire West and Chester Council
- Locality
- ONH Planning for Good