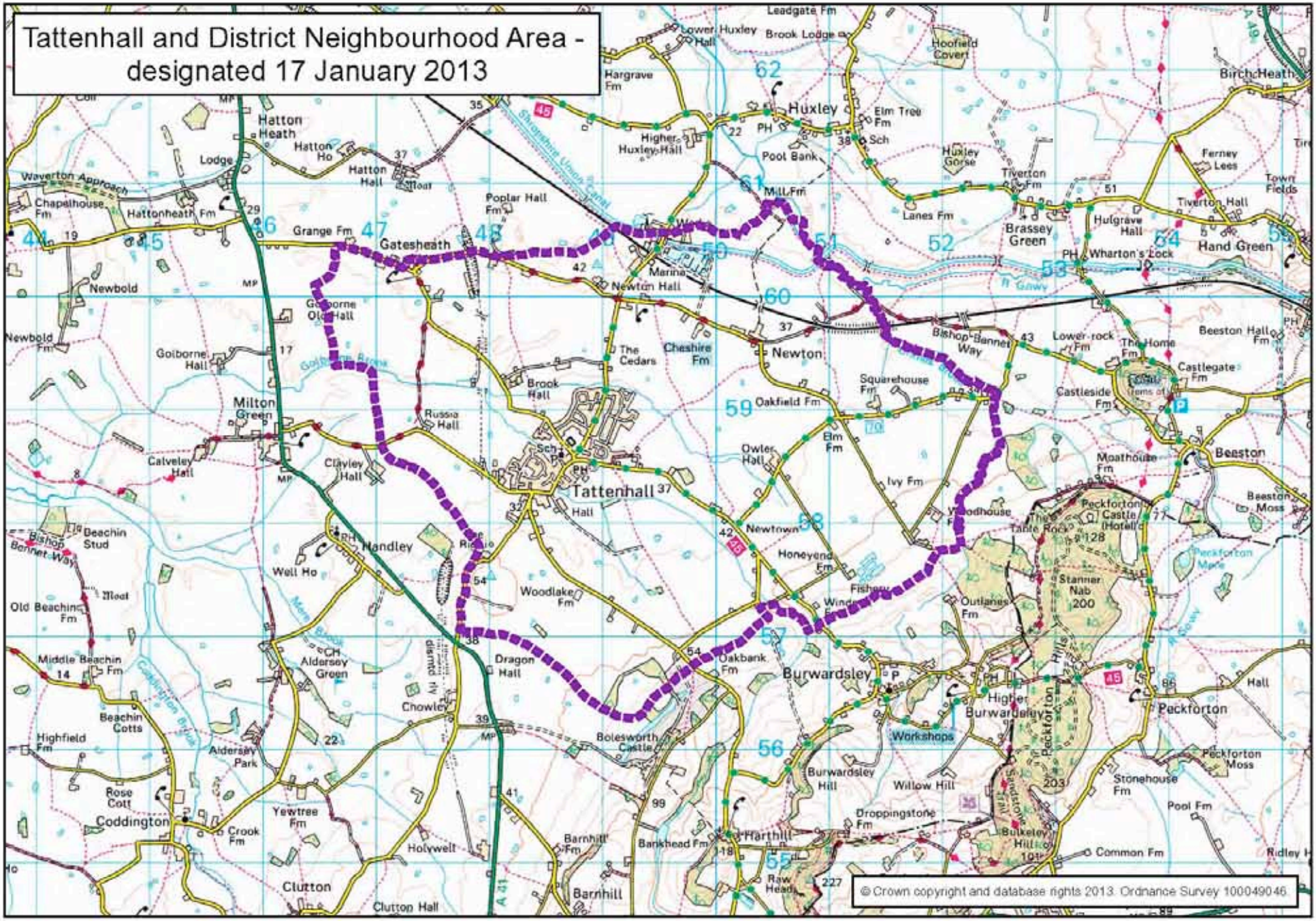
Tattenhall and District

Neighbourhood Plan

2010 to 2030



Sustainable Growth for the Whole Community


Tattenhall and District Neighbourhood Area - designated 17 January 2013
Tattenhall
Newton
Gatesheath
Huxley
Burwardsley
Peckforton
Harthill
Coddington
Clutton
Barnhill
Milton Green
Handley
Aldersey Green
Dragon Hall
Oakbank Fm
Bolesworth Castle
Newton Hall
Brook Hall
Cheshire Fm
Oakfield Fm
Elm Fm
Ivy Fm
Owler Hall
Squarehouse Fm
Bishop Bennet Way
Castleside Fm
Castlegate Fm
Beeston
Peckforton Castle (Hotel)
Stanner Nab 200
Outlanes Fm
Higher Burwardsley
Workshops
Burwardsley Hill
Willow Hill
Droppingstone Fm
Bulkeley Hill
Stonehouse Fm
Pool Fm
Common Fm
Honeyend Fm
Woodlake Fm
Newtown
Hatton Heath
Hatton Hall
Hattonheath Fm
Chapelhouse Fm
Grange Fm
Newbold
Goiborne Hall
Goiborne Old Hall
Calveley Hall
Clayley Hall
Russia Hall
Well Ho
Beachin Stud
Old Beachin Fm
Middle Beachin Fm
Beachin Cotts
Highfield Fm
Rose Cott
Crook Fm
Yewtree Fm
Holywell
Chowley
Aldersey Park
Barnhill Fm
Bankhead Fm
Raw Head
Hargrave Fm
Higher Huxley Hall
Pool Bank
Elm Tree Fm
Huxley Gorse
Tiverton Fm
Lanes Fm
Brassey Green
Hulgrave Hall
Tiverton Hall
Ferney Lees
Town Fields
Hand Green
Wharton's Lock
Lower Huxley
Brook Lodge
Hoofield Covert
Leadgate Fm
Birch Heath
Poplar Hall Fm
Mill Fm
Marine
Lower-rock Fm
The Home Fm
Beeston Hall Fm
Moathouse Fm
Beeston Moss
Peckforton Moss
Peckforton Hills
Peckforton Hall
Sandstone Trail
Shropshire Union Canal
River Gowy
Gowy Brook
Calveley Brook
Golborne Brook
Middle Beachin Brook
Caddington Brook
Mere Brook
Shropshire Union Canal
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Foreword

The Localism Act introduced Neighbourhood Planning into the hierarchy of spatial planning in England, giving communities the right to shape their future development at a local level.

In March 2011, Tattenhall and District (Tattenhall) Parish Council was successful with its application to become a "Front Runner" in the Second Wave Neighbourhood Planning Pilot.

The Tattenhall and District Neighbourhood Plan reflects community-wide comments, observations and concerns about its future, bringing them together with census information, strategic and statistical evidence into a "living promise" that mirrors the community's overwhelming desire to make Tattenhall an even better place to live and work, both now and for future generations.

The plan has been produced by a Neighbourhood Planning Steering Group including Parish Council members, community volunteers, Cheshire Community Action, Rural Innovation and with the help of Cheshire West and Chester Council and IBI Taylor Young.

Once the Plan has been made, following a favourable local referendum, the Tattenhall and District Neighbourhood Plan will form part of the development plan and become, with the Borough Council's Local Plan, the starting point for deciding where development should take place and the type and quality of that development.

Introduction and Background

The Neighbourhood Plan aims to make Tattenhall and District an even better place to be, now and for future generations. It will cover a 20 year time period with a review every 5 years. It covers the period 2010 to 2030, the same as the Cheshire West and Chester Local Plan.

The Neighbourhood Plan process enables communities to better shape their place, to inform how development takes place and helps to influence the type, quality and location of that development, ensuring that change brings with it local benefit.

The community of Tattenhall has a strong history of taking local decision making into its own hands. In 2006 the Tattenhall Parish Plan was ratified by the Parish Council and set out a vision and action plan for how the District wished to see itself develop. As an immediate follow on from this document the community prepared the Tattenhall Village Design Statement, which was successfully adopted as a Supplementary Planning Document by Chester City Council in 2009.

Neighbourhood Planning now provides an opportunity for the community to have a real say over local decision making, to achieve its long-standing goals through the planning system and address the challenges and opportunities facing the future vitality of the Parish.

The Neighbourhood Plan is based on extensive research and influenced by robust engagement with the local community. In the lead up to the referendum decision makers should consider this to be an important reference point and give it weight as a material consideration in any development planning decisions. When the Plan is made it will have very significant weight in the determination of planning applications.

Location and History

The Parish of Tattenhall is situated in south-west Cheshire, 13 Km (8 miles) south east of the City of Chester and includes the village of Tattenhall and the two smaller settlements of Gatesheath and Newton-by-Tattenhall. The landscape of the parish is characterised by the Cheshire Plain, a gently rolling pastoral landscape separating the Sandstone Ridge from the Clwydian range of hills in North Wales. The parish lies on the watershed separating two major river systems – the Dee and the Mersey. Of the five water courses that flow through the parish, the Keys Brook, Mill Brook and Golborne Brook flow into the Dee, and in the north of the parish Crimes Brook joins the River Gowy which flows into the Mersey near Ellesmere Port.

The history of Tattenhall dates back to post Roman times. It appears that the village was already of some economic importance in AD 991. During the fifteenth and sixteenth centuries Tattenhall was a quiet, self-sustained village, growing its own food and weaving its own cloth. The building of the Chester Canal (now the Shropshire Union Canal) during the 1770s improved transport of goods, including cheese and other dairy products to all parts of the country and as a result small industries started to locate in the area. These developments were to result in the doubling of the population by the middle of the nineteenth century.

During this time, Tattenhall sustained its prosperity, developing its economy and infrastructure. The London and North Western Railway (LNWR) reached the parish by the middle of the century. The railway, like the canal before it, opened up new and more distant markets and attracted light industries to the village and other parts of the parish. The railway line between Chester and Crewe was opened in 1840 and a railway station was built at Newton-by-Tattenhall. In 1872 a branch off this line was opened to Whitchurch and another station was opened at Frog Lane, Tattenhall. Tattenhall became an attractive place in which to live and work, evidenced today by the substantial Victorian buildings both in the village and on the surrounding farmsteads.

By the mid nineteenth century the improved transport facilities saw the development of a thriving industrial centre adjacent to the canal and railway at Newton-by-Tattenhall. In 1860 extensive works on the opposite side of the road saw the manufacture of bricks and field drainpipes, a practice that continued until 1975 when the site was sold. Such industries relied heavily on the canal and the railway for both the import of raw materials and for the export of finished products throughout north-west England and North Wales.

The second half of the 20th century was marked by successive periods of housing development, as new estates were built between the 1960s and the 1980s to the north and west of the village centre. More recently, smaller developments have occurred within the heart of the village mainly on previously developed sites as and when land has become available.

Whilst agriculture remains a significant feature of the local economy, new office building has occurred in the centre of the village, together with refurbishment of farm buildings throughout the Parish to meet new uses. These developments, promoted by the Bolesworth Estate, have contributed to a dynamic economy in which over 300 businesses operate within a three mile radius of the village centre (Tattenhall Business Alliance, 2012).

Recent years have seen the development of tourism related activity in Newton-by-Tattenhall with the growth of the Cheshire Ice Cream Farm and the opening in 2009 of the 300 berth Tattenhall Marina adjacent to the Shropshire Union Canal.

How the Neighbourhood Plan was prepared

The Tattenhall Neighbourhood Plan has been prepared by residents and members of Tattenhall and District Parish Council working as part of a Neighbourhood Planning Steering Group with support from Cheshire Community Action, Rural Innovation, Cheshire West and Chester Council and IBI Taylor Young. The process has involved a number of key steps:

Designation and Raising Awareness

In March 2011 Tattenhall and District was designated as a second wave Neighbourhood Planning Frontrunner. A steering group was formed to discuss the creation and scope of the neighbourhood plan process. During the summer of 2011 the steering group attended several village events informing residents of the forthcoming neighbourhood plan.

Consultation and Evidence Gathering

During September and October 2011 over 100 people attended five public open meetings held across the Parish. These were asked what they liked and disliked about the Parish, how they would want to see it evolve and the benefits new development should bring to the community. To ensure the consultation process was as inclusive as possible the steering group also sought the views of Tattenhall primary school pupils, local businesses and organised a well-attended 'rave' for teenagers – a requirement of entry to this event being that the young people filled in the NP questionnaire.

The Steering Group mobilised themselves to begin the process of gathering evidence to support the Plan. This included reviewing evidence reports prepared by Cheshire West and Chester Council, preparing a neighbourhood profile using key national and local statistics and producing a Sustainability Appraisal Scoping Report, which contains a broad range of statistics and information that helped to identify issues for the Parish. This information is provided in separate supporting documents.

Vision and Objectives Development

Analysing the findings of the autumn 2011 consultation exercises and local evidence, the Steering Group drafted a Vision and Objectives document for the Neighbourhood Plan. The findings were grouped into seven themes, with each of these themes identifying the local issues for the topic and the proposed actions to address them. The Vision and Objectives document was sent to every household in the Parish as part of a 4 week consultation during June 2012.

Draft Plan Creation

Throughout July to November 2012 the Vision and Objectives proposals, responses to community engagement exercises and local evidence were used to develop the draft Neighbourhood Plan. Consultants IBI Taylor Young were appointed to support this process. The Plan was sent out to every household in the Parish and neighbouring parish councils during a six week public consultation. A Sustainability Appraisal of the Plan was undertaken.

Final Plan, Submission and Examination

All the comments from the six week statutory local consultation exercise were analysed and fed into this document, the proposed Neighbourhood Plan. As a result of this consultation significant changes were made to the form and structure. These included consolidation of policies, improved layout and honing the document for end users. The Plan and its supporting documents were then submitted to Cheshire West and Chester Council for a six week publicity period and, following that, was subject to independent examination.

Following the successful examination the Plan will proceed to a local referendum where the community of the Parish will be asked whether it wants Cheshire West and Chester Council to use the Neighbourhood Plan to help it decide planning applications in the Plan area. If a favourable response is received the Plan will become part of the statutory 'development plan' for the area and, with the Local Plan, become the starting point for deciding planning applications in Tattenhall.

Structure of the Plan

The Neighbourhood Plan sets out:

- The Vision and Objectives for the future of Tattenhall and District
- The Neighbourhood Plan Strategy – Sustainable Development for the Whole Community – setting out the broader aims of the Plan's approach.
- The Neighbourhood Plan Policies – Providing the local policy framework for managing new development so that it contributes to the vision, aims and strategy for the District.

The Neighbourhood Plan Vision for Tattenhall

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.

The Parish Council will do this by:

- Encouraging a thriving and prosperous community that delivers a high quality of life for all its residents
- Promoting a distinctive and flourishing local economy that exhibits vitality and dynamism
- Supporting measured, proportionate, timely and sustainable development to meet local requirement
- Endorsing policies that have a positive effect on the environment, including those that remove or minimise flood risk, mitigate climate change and reduce our carbon footprint
- Maintaining the high quality natural environment with its protected wildlife interests

Objectives

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

The Neighbourhood Plan promotes change that will be of benefit for the whole community



The Neighbourhood Plan Strategy - Sustainable Development for the Whole Community

Sustainable development is about positive growth – making economic, environmental and social progress for this and future generations. These three dimensions constitute what is sustainable in planning terms.

Economic – contributing to building a strong, responsive and competitive economy

Social – supporting strong, vibrant and healthy communities

Environmental – contributing to protecting and enhancing our natural, built and historic environment

To achieve this, a thoughtful and innovative approach is required, which works more positively; with residents, landowners and developers taking a continuing interest in the future of the village.

This is the approach adopted in the Plan and on the basis of this the Parish will look to engage positively with the statutory planning process to guide future development.

People living in Tattenhall appreciate the special qualities the village possesses. It is a great place to live and in accommodating housing growth it will be vital that the qualities which make Tattenhall so successful are protected. Current residents accept that more people will want to come and live in Tattenhall and this is important to any thriving and evolving community.

This plan is not anti-development and the community understands the need to accommodate housing growth. But there is great concern that new development in Tattenhall could erode the very qualities that make the village special if it is not carefully managed in terms of its scale and design. This next layer of growth for the village must create developments of quality which contribute to the character of the village and which provide local benefit. It must be more than an exercise in meeting housing supply 'numbers' by the addition of characterless estates on the rural fringes of the village more typical of suburban developments. The objective, therefore, is to enable the provision of a choice of new homes to meet the needs of all sections of the community in a manner which respects the character of the village and wider parish.

Building for Life is the industry standard quality assessment for well-designed homes and neighbourhoods endorsed by Government (Building for Life Partnership, 2012). It provides a twelve point criteria to measure the quality of new development. Schemes are scored on a traffic light system of Red (unacceptable and not of planning approval quality), Amber (partial success with room for improvement or mitigating circumstances) and Green (excellent / exemplary). An explanation of how developers will be expected to use this in relation to Tattenhall is on page 26.



Strategy

The heart of the village will be prioritised as a thriving centre for local shops services and community infrastructure. Sustaining local businesses and improving local facilities is a key plan priority. Local community facilities will be supported.

Housing growth is to be accommodated in a sensitive way and the strategy for housing growth is explained later in this document (See Policy 1). This is primarily based on modest scale developments within and on the edge of Tattenhall village but also enabling smaller scale development across the Parish. Future growth based on large scale, inappropriate development along existing village boundaries will not be supported by the community.

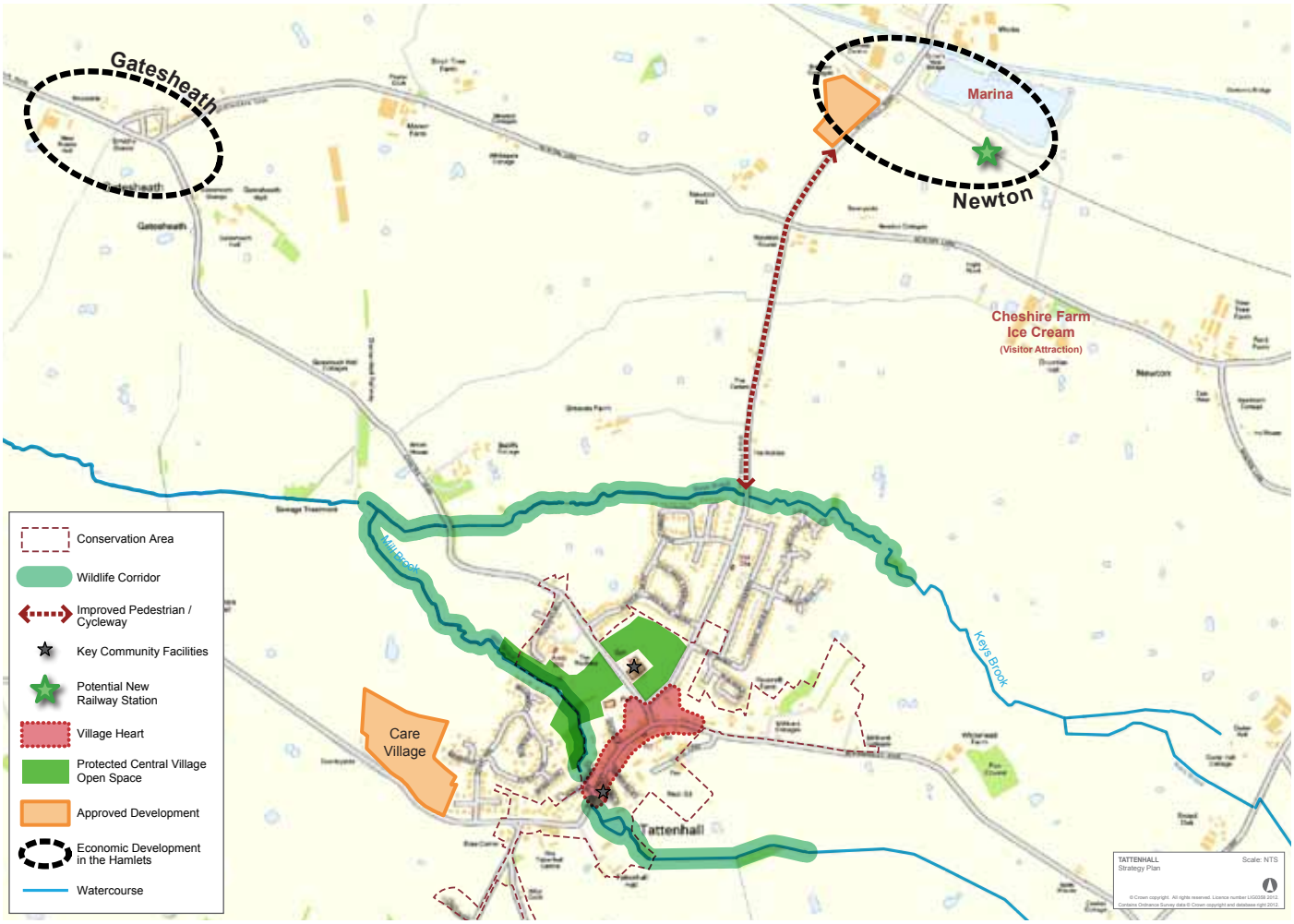
A number of small scale dispersed developments can be accommodated throughout the parish and could provide new affordable housing, opportunities to new and existing residents and meet the housing numbers and deadlines defined by Cheshire West and Chester Council Emerging Local Plan.

The continuing care retirement community development helps to diversify the housing offer in Tattenhall and the local area.

Important green spaces are to be protected as are strategic views within the Parish and into and out of the village of Tattenhall (Important views are listed at Appendix A). Green wildlife corridors are promoted along Keys Brook and Mill Brook through, and around Tattenhall.

The Plan is also positive about new employment development of an appropriate scale, in the village of Tattenhall and at the hamlets of Gatesheath and Newton-by-Tattenhall.

Improved walking and cycling connections are promoted, as an early action, from the hamlets to Tattenhall via new footways. As a longer term aspiration the creation of a new railway station is highlighted as an opportunity to provide a sustainable link to Crewe, Chester and beyond.



The Neighbourhood Plan Policies

The following suite of policies has been developed to manage the future development of Tattenhall in order to achieve the vision, objectives and strategy of the Neighbourhood Plan. Decision makers and applicants must accept the policies as a **whole** when judging if a proposal would be acceptable.

To reflect the results of the consultation events undertaken during the Plan's preparation and evidence of local issues and characteristics the policies are separated into six themes – Housing, Local Character, Local Economy, Local Facilities, Transport and Communications and Landscape and Wildlife.

To aid interpretation, for decision makers and applicants each policy is accompanied by supporting text setting out the context for the theme, the local community's views on that subject and the evidence, plans and strategies that offer support and evidence for its approach. All policies have been framed in the context of the National Planning Policy Framework and the emerging Local Plan for Cheshire West and Chester.

Whilst the Neighbourhood Plan is first and foremost a land-use document a number of issues falling outside of the planning system's remit were identified by the local community during consultation events. Alongside its core policies the Plan therefore includes a number of aspirations to encourage interventions by wider stakeholders. These are included within each topic where relevant.

Housing Growth

Justification and Evidence

There are currently 1,090 dwellings in the parish of Tattenhall. Of these, 847 are located in the village whilst the remainder are spread around the Parish including the smaller settlements of Gatesheath and Newton-by-Tattenhall.

The Cheshire West and Chester Local Plan will set the agenda for housing numbers and growth within Tattenhall as a strategic service centre. Tattenhall is looking to plan positively to meet its identified local housing requirement and will respond to the supply of these new homes.

The best villages have developed through incremental growth that harmonises with the existing character of their setting and buildings. It is essential that this continues to be the case in Tattenhall. The supply of new homes in the village and wider parish must be realised in accordance with the distinctive features, scale and grain of the local area. Housing sites must be carefully considered and will only be acceptable where they reflect these principles and are consistent with the Neighbourhood Plan taken as a **whole**.

Delivering a wide choice of high quality homes is essential to support sustainable, mixed and inclusive communities. In Tattenhall this will underpin a well-balanced population that is vital to the on-going viability of local services and prosperity of the Parish, particularly in light of the community's increasingly ageing population. Evidence from the Cheshire West and Chester Strategic Housing Market Assessment indicates demand for a range of property sizes and types in the Tattenhall area. Housing developments must therefore provide a mixture of housing to meet the needs of the community.

Affordability remains a key housing issue for Tattenhall and there is a compelling case to meet local targets for affordable housing provision, with average house prices too high for those on average incomes resulting in an affordability ratio of seven to one. There is a requirement to provide 35% affordable units on-site, with a provision of both intermediate and affordable rent. The affordable units will be provided for those individuals in housing need with a local connection as agreed with the Parish Council and will remain affordable in perpetuity.

The community recognises that housing development can sometimes bring wider benefits, such as the redevelopment of brownfield sites, securing the on-going use of a building and providing much needed affordable homes. Such proposals will be supported in accordance with this policy and the Neighbourhood Plan.

Community Feedback

Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this topic that the policy seeks to address:

- Respect the current village character – 92% agreed
- Add value and vitality to the community – 91% agreed
- Add housing choice and meet local needs – 86% agreed

- Comply with the Village Design Statement – 88% agreed
- Be limited to 25 new homes over the next 5 years – 28% agreed
- Be limited to 26-50 new homes over the next 5 years – 52% agreed
- Be limited to 51-100 new homes over the next 5 years – 19% agreed
- Use brownfield sites as a priority – 94% agreed

The following plans, documents and strategies support policy 1:

- National Planning Policy Framework
- Cheshire West and Chester Local Plan
- Chester District Local Plan
- Cheshire West and Chester Strategic Housing Market Assessment
- Tattenhall Village Design Statement
- Tattenhall Neighbourhood Plan Sustainability Appraisal Scoping Report
- Tattenhall Conservation Area Appraisal 2013

Policy 1

To enable managed housing growth in the Parish:

- 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;
- Smaller scale development of exception sites will be allowed within the hamlets of Gatesheath and Newton-by-Tattenhall over the period 2010 to 2030.

Exceptions will be made where additional housing development involves the redevelopment of brownfield land (subject to its environmental value), the conversion of existing buildings or affordable housing-led 'exceptions' schemes. 'Exceptions' schemes will be allowed to contain an element of 'enabling' market housing, but no more than 30% in any individual scheme

All housing proposals should:

- 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. The affordable housing will be subject to a S106 Legal Agreement, or planning condition, ensuring that it remains an affordable dwelling for local people in perpetuity.
- Respect and, where possible, enhance the natural, built and historic environment.
- Maintain Tattenhall village's strong and established sense of place.



Local Character

Justification and Evidence

The landscape surrounding Tattenhall retains a significant historic character. Areas bordering the north, north-west and north-east of the village are classified as 'Ancient Field Systems' or 'Medieval Townfields' by the Cheshire Historic Landscape Characterisation. These areas contribute to local distinctiveness and the retention of their character is a key element in achieving sustainable development.

Whilst agriculture remains the principal land use in Tattenhall, the character of the local landscape is also defined by its buildings, several of which have been listed for their special architectural or historic interest. Today the village of Tattenhall is one of the most attractive and least spoilt of the larger villages in south west Cheshire. Much of the village is now designated a Conservation Area and is well defined, radiating out from the centre. It is essential that these qualities are protected. The historic assets in the area are shown on the built historic environment designations map.

A significant amount of local work has taken place to identify the features that make Tattenhall unique. In 2009 the community published the Tattenhall Village Design Statement, founded on a detailed understanding of the village's landscape setting, its shape and grain and the style and nature of its buildings. The Village Design Statement describes the distinctive surroundings and character of the District, with clear guidance that all new developments must follow to be successfully accommodated into the Parish. Standard designs will not be acceptable.

A successful and thriving commercial village centre is a very positive attribute of Tattenhall which inevitably and understandably results in the need for signage. Whilst ensuring that businesses are clearly visible, it is important that this is managed to avoid an unacceptable proliferation of signage that could undermine local amenity.

There has been concern locally about the loss of trees with amenity value within the village. Such trees contribute significantly to the attractiveness of the village and every effort should be made to retain them. All new development, as well as incorporating new tree planting and landscaping, schemes, should be designed to safeguard any existing significant trees including allowing sufficient distance between them and new buildings to avoid later pressure for their removal.

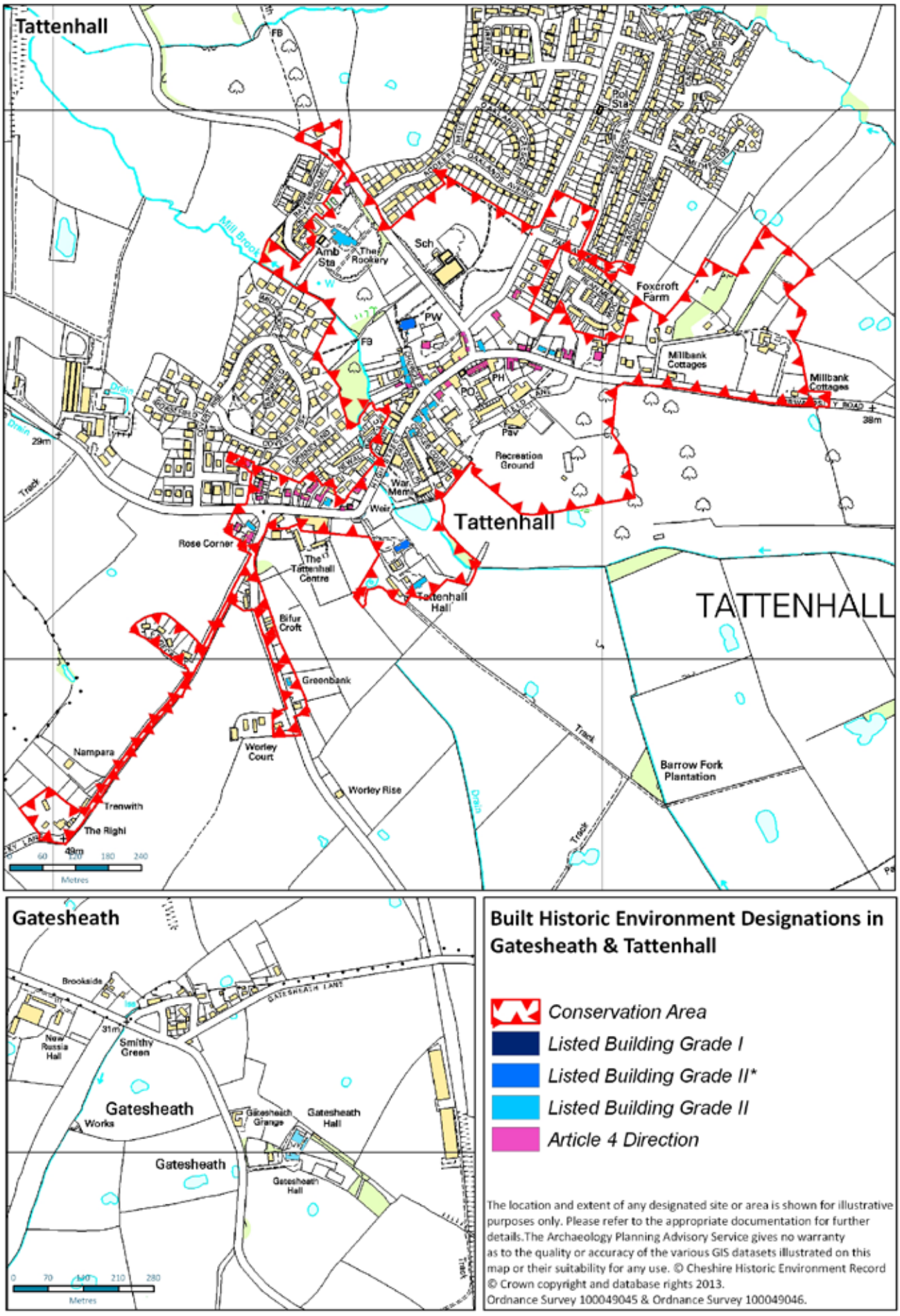
Tattenhall should only receive the very best, attractive and sustainable development. Building for Life 12, a Government-backed industry standard for well designed homes and neighbourhoods can help ensure that this is the case. Building for Life 12 sets out twelve criteria to assess the quality of a development scheme. Proposals coming forward in Tattenhall should be exemplary, ideally scoring twelve out of twelve greens when assessed against these criteria.

Tattenhall and the surrounding rural area experiences some of the highest rates of fuel poverty and energy consumption in the wider Cheshire West and Chester area, whilst a number of properties are still supplied by fuel oil as a result of being off the main energy supply network. It is essential that all communities take action in their local area wherever possible to tackle the national and global issue of climate change. In this context it is therefore essential that steps are taken to encourage developments that are more energy efficient and make use of opportunities to use green sources of energy wherever possible.

Community Feedback

Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this topic that the policy seeks to address:

- Match the grain and quality of the Village Design Statement Character Zones – 93% agreed
- Not spoil the views into and out of the village and parish – 94% agreed
- Enhance the Character Zones as detailed in the Tattenhall Village Design Statement – 90% agreed
- Be at a measured pace to enable infrastructure expansion – 91% agreed
- Minimise impact on woodland, hedges, ponds, streams, verges and geological features – 96% agreed
- Ensure boundaries respect/reflect local tradition/ materials – 93% agreed
- Include native Cheshire species in landscaping – 92% agreed
- Minimise unnecessary tree felling – 94% agreed



Built Historic Environment Designations in Gatesheath & Tattenhall

- *Conservation Area*
- *Listed Building Grade I*
- *Listed Building Grade II**
- *Listed Building Grade II*
- *Article 4 Direction*

The location and extent of any designated site or area is shown for illustrative purposes only. Please refer to the appropriate documentation for further details.The Archaeology Planning Advisory Service gives no warranty as to the quality or accuracy of the various GIS datasets illustrated on this map or their suitability for any use. © Cheshire Historic Environment Record © Crown copyright and database rights 2013. Ordnance Survey 100049045 & Ordnance Survey 100049046.

The following plans, documents and strategies support policy 2:

- National Planning Policy Framework
- Cheshire West and Chester Local Plan
- Chester District Local Plan
- Tattenhall Village Design Statement
- Tattenhall Neighbourhood Plan Sustainability Appraisal Scoping Report
- Tattenhall Neighbourhood Plan Community Profile
- Cheshire West and Chester Local Plan Sustainability Appraisal Scoping Report
- Cheshire West and Chester Affordable Warmth Strategy 2010-2013
- Building for Life 12
- Tattenhall Conservation Area Appraisal 2013
- Cheshire Historic Landscape Characterisation
- Cheshire Historic Environment Record

Policy 2

Development will be supported where it:

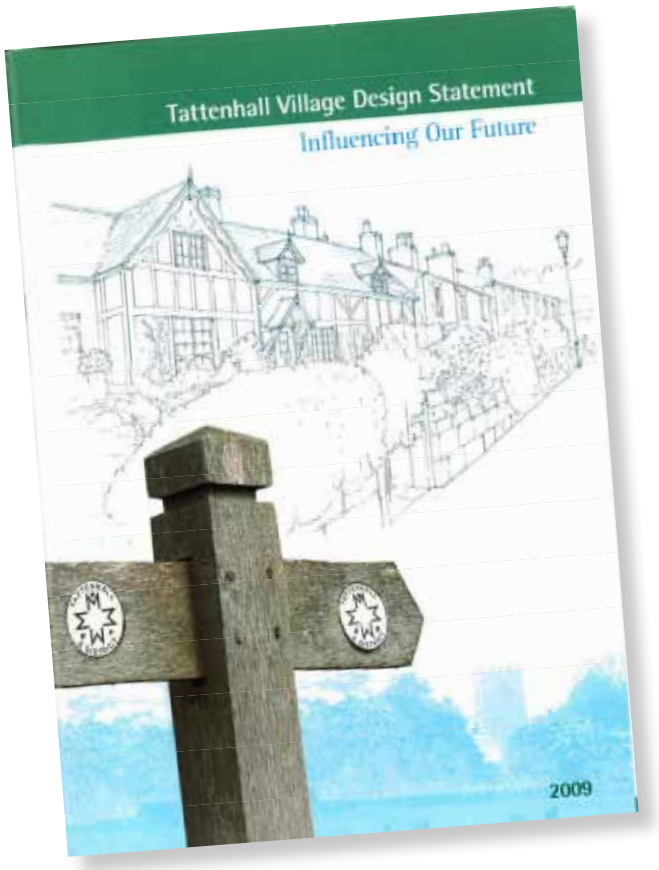
- Respects the local character and historic and natural assets of the surrounding area, and takes every opportunity, through design and materials, to reinforce local distinctiveness and a strong sense of place
- Incorporates, wherever possible, locally distinctive features such as Cheshire railings and 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 Village Design Statement
- Respects local landscape quality ensuring that views and vistas are maintained wherever possible (See Appendix A)
- 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

Development that does not meet these criteria will not be permitted.

In order to gauge whether good design is at the heart of proposed new developments, applicants should include with their planning applications an assessment of how their scheme performs against the twelve criteria set out in Building for Life.

Outdoor advertisements will be controlled to prevent an unacceptable proliferation of signage which would undermine the visual amenity of the village.

The removal, or cutting back, of any trees that have a significant amenity value without an arboricultural report by a reputable company will be resisted. 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.



Village Design Statement is available from the Parish Council.

The Local Economy

Justification and Evidence

Tattenhall Parish has a vibrant economy. Historically farming has been the key driver behind the prosperity of the parish, but in line with experiences seen across the British countryside the Parish has seen significant socio-economic changes as a result of increasing affluence, the rise in car ownership and the movement of population from town to country. Although the land is still farmed, the number of farmers and agricultural employees has reduced dramatically, with many farm buildings now converted to other uses.

Over the past fifty years, rural settlements have become attractive to an increasing number of mobile individuals and their families who choose to live in the country but work in the town or city. This has led to a significant population growth in rural locations, such as Tattenhall, which are in close proximity to major urban areas.

The limited availability of workspace and jobs in rural communities can further encourage local people of working age to leave the area, and prevent people of working age from moving in. This loss of the working age population has social as well as economic consequences. Communities where there is a daily exodus of people of working age can also struggle to provide the viable conditions for many community services and facilities.

Tattenhall however, is recognised as an excellent example of a community that has successfully developed a high level of local workspace. Its diverse and sustainable local business community continues to grow and support the local economy. Many different types of businesses have located within the Parish, from offices within converted rural buildings and new build developments, to small scale manufacturing and workshop space.

Accompanying the Parish's employment opportunities is a significant leisure and tourism offer, including a 300 berth canal marina and the Cheshire Farm Ice Cream, which is one of the most popular visitor attractions in Cheshire with over 300,000 visitors a year. In 2012 Tattenhall was the winner of the Community Pride award and runner up in the Community Spirit competition.

The Neighbourhood Plan sets out to maintain and encourage the Parish's thriving local economy to support the on-going sustainability of the community. It will support the sustainable growth of all types of businesses and enterprise in the Parish, rural tourism and leisure facilities that benefit local businesses, residents and visitors, and which respect the character of the countryside.

Community Feedback

Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this topic that the policy seeks to address:

- Work alongside existing, thriving businesses – 94% agreed
- Be considered on merit – 91% agreed
- Support business out in the countryside – 88% agreed
- Extend rural land use - 86% agreed
- Encourage employment/apprenticeships for local people – 93% agreed
- Encourage the installation of a high street bank – 90% agreed

The following plans, documents and strategies support policy 3:

- National Planning Policy Framework
- Cheshire West and Chester Local Plan
- Chester District Local Plan
- Tattenhall Village Design Statement
- Cheshire West and Chester Rural Regeneration Strategy and Action Plan 2011
- Tattenhall Neighbourhood Plan Sustainability Appraisal Scoping Report
- Tattenhall Neighbourhood Plan Community Profile

Policy 3

The following types of employment development will be supported:

- The conversion of existing buildings and the small-scale expansion of existing employment premises across the Parish.
- Small-scale new build development within or adjacent to Tattenhall village and within or adjacent to the adjoining hamlets.
- All new employment development should respect the character of its surroundings by way of its scale and design, not harm the surrounding landscape, and safeguard residential amenity and road safety.



Local Facilities

Justification and Evidence

With increasing mobility the viability of many rural services has declined significantly over the past fifty years. Many villages closer to Chester have a poor range of retail services, as local residents increasingly use the larger retail outlets located on the periphery of the city. In Tattenhall, however, retail services have been largely maintained. Greater distance from the city; an increasing population, together with a highly competitive range of shops, have ensured retail survival, and although premises occasionally change ownership, the range of services in the village is good and patronage by residents is high.

At present Tattenhall's retail facilities include a Post Office, a dispensing chemist, a butcher, a newsagents, three hairdressers, a cafe and delicatessen, a general store and a fish and chip shop. Other services are also provided within these outlets, such as dry cleaning, cash machine, banking services and shoe repairs. A farm shop is located on Newton Lane. These facilities are complemented by six restaurants and public houses located within the village and wider Parish.

There are over forty clubs and societies in the Parish, whilst a wide range of sporting facilities are offered at the (Sport) Tattenhall Recreation Club. Cheshire West and Chester Council operates the Village Library, which is situated at the Tattenhall Park Primary School, whilst a bowling green, located in the heart of the village behind the Sportsman's Arms public house, is regularly used during the summer months. The newly refurbished Barbour Institute and the Parish Church are regularly used as venues for events, meetings, concerts, musical gatherings and arts festivals. The site of the former Roman Catholic Church, if not used for worship in the future, offers a potential site for additional local facilities.

Open spaces include the Park with its children's play area, Sport Tattenhall and its indoor and outdoor sporting facilities, the Millennium Mile and other footpaths that lead into the wider countryside. A rollerblade and skateboard centre, The Boneyard, is situated in Newton-by-Tattenhall.

To promote the on-going prosperity of the Parish it is essential that Tattenhall retains and provides local services that will sustain the vitality of the community and encourage local spending. The receipts received from New Homes Bonus and Community Infrastructure Levy will be used to deliver new community infrastructure, and, where necessary, planning obligations will be used to address the impacts of development proposals. Occasionally, development will offer substantial opportunities to enhance existing infrastructure, such as distributing mains gas to parts of the village that are currently off-grid. Where such improvements are made as part of new development proposals, this will be seen as a positive benefit.

Community Feedback

Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this topic that the policy seeks to address:

- Support or enhance existing services and facilities (including GP surgery, school, sports, community buildings) – 97% agreed
- Show how it will contribute to increasing service capacity – 94% agreed
- Provide easy, safe access to facilities and services – 93% agreed
- Engage with voluntary and community services – 91%
- Provide facilities for young people – 91%
- Encourage community involvement – 90%

The following plans, documents and strategies support policy 4:

- National Planning Policy Framework
- Cheshire West and Chester Local Plan
- Chester District Local Plan
- Tattenhall Village Design Statement
- Cheshire West and Chester Rural Regeneration Strategy and Action Plan 2011
- Tattenhall Neighbourhood Plan Sustainability Appraisal Scoping Report
- Tattenhall Neighbourhood Plan Community Profile

Policy 4

Proposals for development will be required to identify their likely impact on local infrastructure, services and facilities and to demonstrate how any such impacts will be addressed. Account should also be taken of the cumulative impacts arising from the new development combined with other schemes that have planning permission. Where new development proposals bring new utility services (particularly mains gas) to parts of the village that currently are not served by them, this will be seen as a positive benefit.

- 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 allowed.

- 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.







Transport and Communications

Justification and Evidence

Tattenhall is a rural Parish and there are no major roads within it. The busy A41 Chester to Whitchurch road borders the community, with three turnings off this highway into the village centre. Traffic flow increases during the summer months and at many weekends throughout the year, as coaches and other motor vehicles pass through the village to the Ice Cream Farm, Sandstone Ridge and the Candle Factory Workshops in Higher Burwardsley. The village centre can become particularly congested during periods of peak travel. HGVs and a lack of dedicated car parking provision can contribute to this issue.

Public transport provision in the Parish is barely adequate, with the only regular bus service travelling to Chester, Malpas and Whitchurch. During school terms, buses are also used to convey schoolchildren to and from the local High Schools and 6th form colleges. For most people living in the Parish, however, the car has become the principal mode of transport, even for some of the shortest journeys. Better footpaths and public rights of ways connecting the main village with the Parish's hamlets are needed and would help to address this issue. Tattenhall Road Railway Station closed in 1966 and it is a community goal to see it re-opened to provide access to the wider national rail network and a major alternative to car travel.

Broadband internet connections are slow in the Parish. This affects the ability of residents to access information and the performance of businesses that rely on broadband as a key means of communication in a rural area. High-speed broadband will help to address these issues and brings with it a range of new opportunities, such as better remote and home working and access to more on-line applications and services. In a time when the internet and digital media is continuing to grow as an important means of communication the provision of fast broadband is a key asset to attract new businesses into the Parish and improve the wellbeing of its residents.

Community Feedback

Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this topic that the policy seeks to address:

- Include local traffic repercussions and mitigations – 95% agreed
- Show how pedestrian and cycle facilities will be improved – 94% agreed
- Improve footpaths/bridleways to surrounding hamlets – 91% agreed
- Improve public transport, look to re-open the railway station – 83% agreed
- Work to improve high-speed broadband provision – 87%

The following plans, documents and strategies support policy 5:

- National Planning Policy Framework
- Cheshire West and Chester Local Plan
- Chester District Local Plan
- Tattenhall Neighbourhood Plan Sustainability Appraisal Scoping Report

Policy 5

Development should:

- Identify the realistic level of traffic it is likely to generate. It must assess the potential impact of this traffic on pedestrians, cyclists, road safety, parking and congestion within the parish and include measures to mitigate any impacts. Development that would give rise to unacceptable highway dangers will not be permitted.

- Maximise opportunities to walk and cycle, including between Tattenhall, Newton by Tattenhall and Gatesheath as well as supporting public transport where possible.

- Make provision for high-speed broadband to serve it.

High Speed Broadband - Development of new, high-speed broadband infrastructure to serve the parish will be supported

Car Parking in Tattenhall Village Centre – Schemes to increase car parking provision to serve Tattenhall village centre will be supported in principle.


TUDOR GRIFFITHS
TG WASTE SERVICES
EASTHAM
1078
GIVE WAY
FIAT

Landscape and Environment

Justification and Evidence

Tattenhall is a rural parish. Whilst the main village has seen development during the second half of the 20th century it retains a number of green spaces that contribute to this character and provide opportunities for informal and formal recreation. In accordance with national planning guidance the community wishes to see the most important of these spaces protected for future generations. Accordingly they will be afforded protection from new development unless exceptional circumstances demonstrate that proposals should go ahead.

A key part of the Tattenhall Village Design Statement process involved undertaking a detailed assessment of Tattenhall's landscape character. This detailed work was developed into a set of local policies to manage new development so that it harmonises and reflects the setting of the Parish. This information will form a key part of assessing proposals against the requirements of this policy.

The settlements and wider countryside of the parish contain features of significant local wildlife value. Flooded marl pits dug during the late eighteenth century are found throughout the Parish and these wetland 'nature reserves' contain a great diversity of plant and animal species including the endangered great crested newt in over 50 parish ponds. The Keys Brook and Mill Brook areas are also important wetland features and have significant wildlife value, draining from the Sandstone Ridge. With peak flow normally occurring between January and March, they often breach their banks and flood the surrounding fields. The River Gowy is also an important watercourse in the north of the parish.

The Parish's open fields support brown hare and in the damper patches, birds such as snipe and mallard. Hedgerows in the parish form important corridors for wildlife including badgers and foxes; small birds such as finches, great tits and blue tits; dragonflies and butterflies. Small woodland areas also provide important habitats for many species including the tawny owl and great spotted woodpecker. Watercourses also provide an important wildlife habitat for otters and water voles.

Although modern agricultural practices have been responsible for the loss of many landscape features over the past sixty years, there are signs that future agri-environment funding regimes may lead to the restoration of traditional features such as woodland, hedgerows, wildflower meadows and wetlands. To enable a greater appreciation of the Parish's landscape features and interaction with the wildlife, access to the countryside is achieved via a network of public and permissive footpaths that cross the Parish, however, a lack of circular routes often necessitates a return via local roads.

Community Feedback

Consultation on the emerging Neighbourhood Plan revealed the following key issues in relation to this topic that the policy seeks to address:

- Not harm or impact habitats and wildlife corridors – 92% agreed
- Minimise visual and landscape impact – 93% agreed
- Conform with landscape and nature conservation policies – 92% agreed
- Enhance, maintain and create new wildlife corridors – 89% agreed
- Protect, restore and create existing/new wildlife sites – 90% agreed

The following plans, documents and strategies support policy 6:

- National Planning Policy Framework
- Cheshire West and Chester Local Plan
- Chester District Local Plan
- Tattenhall Village Design Statement
- Tattenhall Neighbourhood Plan Sustainability Appraisal Scoping Report

Policy 6

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 were 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
c.11 Land within curtilage of Tattenhall Marina

Appendix B contains a description of each of these areas.

New development in the Parish 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
- Support the creation of a network of green-spaces for sport and outdoor recreation

Plan Delivery and Implementation

The Neighbourhood Plan will be delivered and implemented over a long period and by different stakeholders and partners. It is not a rigid "blue-print" and provides instead a "direction for change" through its vision, objectives and strategy. Flexibility will also be needed as new challenges and opportunities arise over the plan period. In this respect the review period will be crucial.

There will be three strands of activity which will direct delivery and each is important in shaping Tattenhall in the months and years ahead. These comprise:

- Securing the right private sector investment in the Parish through new development will be crucial. The statutory planning process, will direct and control private developer and investor interest in the Parish in the context of the Neighbourhood Plan and the wider Local Authority and National Planning Policy Framework.
- Investment in, and management of, public services, assets and other measures to support local services and vitality and viability for the village. In the context of the prevailing economic climate and public funding there is a recognition that public investment in the village will be challenging to secure.
- The voluntary and community (third) sector will have a strong role to play particularly in terms of local community infrastructure, events and village life. This sector may play a stronger role in the future.



In terms of the key areas of action the following summarises the Parish Councils approach to delivery and implementation.

Housing Growth:
The Parish Council will work with developers and the Local Authority to deliver incremental growth over the Plan period.

Local Character:
The Parish Council will work with residents, owners of land and buildings, and other stakeholders to bring back into economic use brownfield sites, such as the disused school swimming pool building, and vacant properties, especially those which make a positive contribution to the character of the area.

Local Facilities:
The Parish Council will work with local organisations and the Borough Council to improve facilities and services for local people.

Local Economy:
The Parish Council will encourage businesses to improve local employment opportunities. The creation of more individual retail units within the Parish will be encouraged.

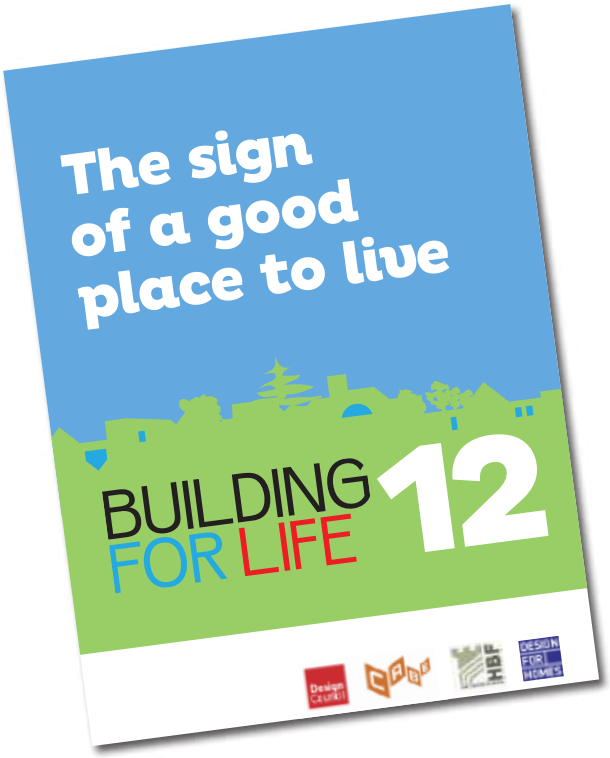
Transport and Communication:
The Parish Council Community Safety Group will work to find ways to improve road safety, and address speed and parking issues. Investigate with stakeholders the possibility of re-opening Tattenhall Road railway station. High speed Broadband in Tattenhall must be a priority.

Landscape and Environment:
The Parish Council will work with Tattenhall Wildlife Group to ensure that wildlife and the countryside surrounding Tattenhall is protected.

The Tattenhall Neighbourhood Plan is a "living" document and as such will be reviewed every five years.

Building for Life

The Neighbourhood Plan requires developers to use Building for Life 12 and to demonstrate the quality of their schemes, through full and thorough assessment. Development in Tattenhall should be exemplary and should ideally secure 12 out of 12 Greens. Building for Life can then drive up design quality standards and ensure only the very best development is permitted. The Parish Council working with Cheshire West and Chester Council and appropriate professional design support, will review developers submissions in respect of Building for Life 12 to ensure scores are a true reflection of scheme quality.



1. **Connections** - Does the scheme integrate into surroundings?
2. **Facilities & Services** - Does the scheme provide (or is close to) community facilities?
3. **Public transport** - Does the scheme have good accessibility to public transport?
4. **Meeting local housing need** - Does the development have a mix of housing types and tenures that suit local requirements?
5. **Character** - Does the scheme create a place with locally inspired distinctive character?
6. **Working with the site and its context** - Does the scheme take advantage of site characteristics e.g. Topography. Habitats etc?
7. **Creating well defined streets and spaces** - Do buildings enclose streets and spaces and turn corners well?
8. **Easy to find your way around** - Is the scheme designed to make it easy to find your way around?
9. **Streets for all** - Are streets designed to encourage low vehicle speeds?
10. **Car Parking** - Is resident and visitor parking sufficient and well integrated?
11. **Public and private spaces** - Will public and private areas be clearly defined?
12. **External storage and amenity** - Is there adequate external storage for bins recycling and cycles?

Next Steps and Summary

The following sets out the next steps for the Neighbourhood Plan:

- Final Document - Late Spring 2013
- Independent Examination - Summer 2013
- Referendum - Autumn 2013
- Adoption

Tattenhall's community spirit and feel was widely liked in the consultation responses, along with its countryside location, and the views and vistas across the open surrounding countryside. It was felt that the village already benefitted from being a sustainable community. Retaining the feel and size of the village should be an important consideration when providing new development.

Appendix A

TATTENHALL VIEWS AND VISTAS*

The following is a list of views and vistas that are important to the character of Tattenhall and District.

Glimpsed views to the church across the park

The landscaped setting of the church and churchyard

Views to Tattenhall Hall across the Mill Field and the public footpath behind the modern housing

The landscape setting in front of and to the side of Tattenhall Hall

Views to the Rookery from the Millennium Mile footpath and churchyard

The visual prominence of the Clough Williams-Ellis houses on the corner of Frog Lane and Rocky Lane

The views across the fields from Chester Road to Brook Hall

The visual setting of the Righi – its open setting looking over fields

Views to Bolesworth Castle and the setting of its gatehouse

Glimpses between Nine Houses and Pluto House and the Bear and Ragged Staff public house

The sequential view stretching from the eastern edge of the conservation area from Burwardsley Road to Tattenhall Hall. In particular from Sport Tattenhall and Flacca Court towards the Sandstone Ridge and Bolesworth Castle.

Boundary edge dividing cottages on one side of the small lane leading to Mill Bank

Views from the edge of the conservation area towards Beeston Castle, the Peckforton Hills and Bolesworth Castle

Boundary edge dividing Tattenhall Park Primary School from houses located to the south of Tattenhall Road

Views from the disused railway line to the village and thePeckforton Hills and Sandstone Ridge

Views from Gatesheath & Newton to the Peckforton Hills and Sandstone Ridge.

* It should be noted that this list of views and vistas in the Parish of Tattenhall and District is not exhaustive

Appendix B

LOCAL GREEN SPACES

A. SITES OF OPEN SPACE VALUE

Many of the estates in Tattenhall are built with grassed areas within them and at the entrances to them. These areas give the village its' distinctive and characteristic open feel and promote a village rather than urban feel

A1. Land adjacent to Flacca Lodge, Burwardsley Road at entrance to Field Lane
Landowner: Cheshire West and Chester Council (CWaC)

Small area of open space, with footpath (Millennium Mile).

A2. Land within Covert Rise with willow trees
Landowner: CWaC

Small area of open space in housing estate.

A3. Land adjacent to Gorsefield – small area looking towards the Continuing Care Retirement Community
Landowner: CWaC

Small rectangle of open space adjacent to open fields.

A4. Land adjacent to the Spinney and Millbrook End
Landowner: CWaC

Area of open space adjacent to the Millennium Mile and the Mill Brook Wildlife Corridor Circular Trail. Bisected by footpath leading to Millbrook End. Clump of mature alders and adjacent to the Mill Brook.

A5. Land enclosed within the curtilage of Rean Meadow
Landowner: CWaC

Small area of open space within new housing estate.

A6. Land, with trees on the corner of Smithfields and Harding Avenue
Landowner: Your Housing

Small area of open space abutting Smithfields and Harding Avenue.

A7. Fenced land with trees adjacent to bungalow at the top of Harding Avenue
Landowner: CWaC

Small area of open space adjacent to sheltered housing at the top of Harding Avenue, containing, amongst others, a London Plane Tree. Views across farmland and towards Beeston Castle.

A8. Land on right hand side of Park Avenue backing onto Rean Meadow
Landowner: CWaC

Small triangular area of open space. View into surrounding field.

A9. Land around junction of Keysbrook and Keysbrook Avenue (3 sides of road)
Landowner: CWaC; Chester & District Housing Trust

Small area of open space.

A10. Land at entrance to Millbrook Park estate
Landowner: CWaC

Small area of open space.

A11. Land at entrance to Newall/Breen Close
Landowner: Cawood Homes

Very small triangle of land adjacent to the High Street and Mill Brook.

A12. Open spaces within Oaklands, Greenlands, Rookery Drive areas
Landowner: CWaC

Various areas of open space in large housing estate.

A13. Land within Curtilage of Grakle Croft properties
Landowner: Your Housing

Small area of open space in front and to rear of fourteen new affordable homes.

A14. Land at entrance to, and along, Ravensholme Lane
Landowner: Chester & District Housing Trust

Small area of open space. Interpretation panel for the Mill Brook Wildlife Corridor to be located here.

A15. Land on Castlefields
Landowner: CWaC

Small areas of open space.

B. SITES OF SPORT, RECREATION AND AMENITY VALUE

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

B1. Castlefields play area
Landowner: CWaC

Play area for local children.

B2. The Park playing field
Landowner: CWaC

Large playing field used by the Park Primary School and the local community. Seasonal football pitch and marked lanes for school sports day. Play area for local children. Mature trees and public footpath.

B3. Sport Tattenhall playing fields
Landowner: Bolesworth Estate

Football and cricket pitches, tennis courts and new croquet lawn. Local community resource but hosting occasional county sporting events (Minor Counties cricket).

B4. Allotments on Rocky Lane and at Gatesheath
Landowner: Bolesworth Estate; Tattenhall & District Parish Council
Allotments used by the local community.

C. SITES OF NATURE CONSERVATION VALUE

C1. The Mill Brook Wildlife Corridor
Landowners: Riparian ownership includes Bolesworth Estate, Tattenhall and District Parish Council, CWaC, private individuals
Managed by: Tattenhall Wildlife Group
Funded by: EU Leader Programme

Wildlife corridors maintain viable populations that would otherwise suffer as a result of habitat fragmentation and isolation and, as a result, are extremely diverse. The Mill Brook is a significant wildlife corridor which links isolated habitats such as woodland and grassland, allowing species to disperse throughout the area. As a linear habitat, it is also important in the dispersal of seeds and in attracting insects for pollination. As the Mill Brook passes through the village of Tattenhall, much of this corridor is accessible to the local community and a new permissive footpath through Jubilee Wood provides an important link with other footpaths in the locality.

Financial support from the Leader Programme has seen the production of two interpretation panels, a circular trail leaflet and the Tattenhall Wildlife Group website. Practical conservation work supported includes pond and scrape creation, restoration of 200 metres of disused railway line (see below), wildflower planting, tree planting.

C2. Jubilee Wood
Landowner: Bolesworth Estate
Managed by: Tattenhall Wildlife Group
Funded by: EU Leader Programme, Woodland Trust, Bolesworth Estate and CWaC.
Located on the Mill Brook Wildlife Corridor

Community woodland of 1,500 trees planted to celebrate the Queen's Diamond Jubilee, 2012.
Wood in three compartments comprising a hazel coppice and over 14 Cheshire native species planted within 1.5 hectares. The third compartment is an area of old woodland with distinctive ground flora including native bluebells which were planted in 2012. Leader money has been used to create five ponds, restore one pond and plant woodland wildflowers. Permissive footpath through the Wood used by the local community and connects with public right of way. Site qualifies as a Local Wildlife Site with over 20 species of butterfly recorded.

C3. Glebe Meadow
Landowner: Tattenhall & District Parish Council
Managed by: Tattenhall Wildlife Group
Funded by EU Leader Plus programe (2006)
Located on the Mill Brook Wildlife Corridor

Local Wildlife Site (LWS). Small area (2 hectares) of unimproved grassland in which over 23 species of grass have been recorded. Rare breed cattle from Cheshire Wildlife Trust graze the meadow during the summer months.

C4. Barn Field (land behind flats at Ravensholme Court)
Landowner: Tattenhall & District Parish Council
Managed by: Tattenhall Wildlife Group
Located on the Mill Brook Wildlife Corridor

Barn Field is an area of unimproved grassland which is now being restored and managed as a wildflower meadow. Lying adjacent to Mill Brook, it is an integral part of the corridor and is a valuable habitat for wildlife. Surrounding trees provide suitable nesting sites for songbirds and, during the summer months, hoverflies, bees and other insects can be identified. Peacock, small skipper and small tortoiseshell butterflies are common here. Several species of bat also roost in this area. Botanical survey scheduled for 2013. Support for the field from residents of Ravensholme Court sheltered housing. Mill Brook Wildlife Corridor interpretation panel installed 2013.

C5. Land bounded by Barn Field, Glebe Meadow and the Spinney
Landowner: CWaC
Managed by: Tattenhall Wildlife Group
Located on the Mill Brook Wildlife Corridor

Adjacent to the Mill Brook this is an area of land managed for nature conservation. Lies along the Mill Brook Wildlife Corridor Circular Trail and the Millennium Mile.

C6. The Spinney – an area of woodland that runs behind the High Street
Landowner: Tattenhall & District Parish Council
Managed by: Tattenhall Wildlife Group
Located on the Mill Brook Wildlife Corridor

An area of mature woodland in the heart of the village. Originally planted as a willow coppice in the first decade of the 20th century, the timber has never been harvested. Mature trees and significant ground flora including bluebells, wood anemones, ramsons, celandine. Large rookery supports up to twenty five nests, tawny owls and great spotted woodpeckers present. Excellent invertebrate structure in dead and decaying timber. Adjacent to the Mill Brook.

C7. Mill Field
Landowner: Bolesworth Estate
Managed by: Tattenhall Community Association and Tattenhall Wildlife Group
Located on the Mill Brook Wildlife Corridor

Small field in the heart of the village and bisected by the Millennium Mile and Mill Brook Wildlife Corridor trail. Currently under restoration as a flowering natural and semi-natural meadow. Seats and interpretation panel in a small landscaped circle.

C8. Disused railway line between Chester Road and Frog Lane
Landowner: Bolesworth Estate
Managed by: Tattenhall Wildlife Group
Funded by: EU Leader Programme
Located on the Mill Brook Wildlife Corridor

Recently restored by Tattenhall Wildlife Group the disused railway line provides a significant terrestrial corridor crossing the Golborne Brook. Providing views into Tattenhall, the Sandstone Ridge and the Welsh Hills. Part of the line is a Local Wildlife Site due to the presence of common spotted orchids. Floristically diverse corridor extending for 200 metres.

C9. Entrance to and field in front of Tattenhall Hall
Landowner: Private ownership
Located on the Mill Brook Wildlife Corridor

Significant wildflower meadow at the front of Tattenhall Hall.

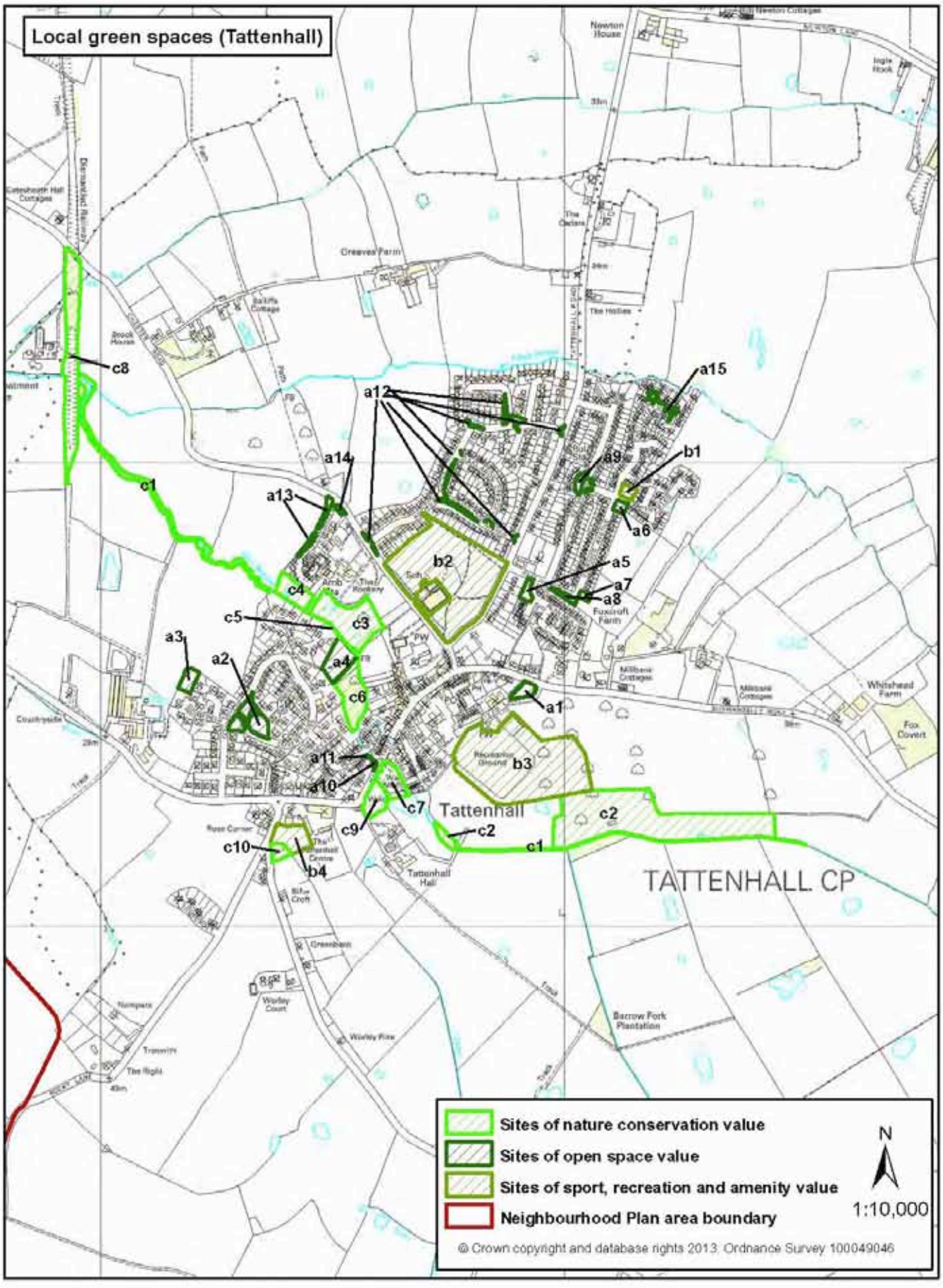
C10. Allotment Pond, Rocky Lane
Landowner: Bolesworth Estate
Managed by: Tattenhall Wildlife Group

Large marl pit surrounded by mature oaks adjacent to the allotments off Rocky Lane. Ongoing management work including tree removal and hedge laying.

C11. Land Within Curtilage of Tattenhall Marina
Landowner: Bolesworth Estate

A significant area of land surrounding three sides of the Marina has been developed for nature conservation and includes a series of ponds, wildflower meadow and planting of native trees. In addition a new permissive footpath links the Canal with Newton Lane."

This list is not exhaustive and may change when the Neighbourhood Plan is reviewed


Local green spaces (Tattenhall)
Newton House
Creaves Farm
Fuxcroft Farm
Whitehead Farm
Fox Covert
Tattenhall
TATTENHALL CP
Tattenhall Hall
Barrow Fork Plantation
Worley Court
Worley Row
a1
a2
a3
a4
a5
a6
a7
a8
a9
a10
a11
a12
a13
a14
a15
b1
b2
b3
b4
c1
c2
c3
c4
c5
c6
c7
c8
c9
c10
Sites of nature conservation value
Sites of open space value
Sites of sport, recreation and amenity value
Neighbourhood Plan area boundary
N
1:10,000
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Local green spaces (Gatesheath)
CHESTER ROAD
Brookside
b4
GATESHEATH LANE
New Russia Hall
Smithy Green
Gatesheath
Gatesheath Grange
Gatesheath Hall
Gatesheath
Gatesheath Hall
Sites of nature conservation value
Sites of open space value
Sites of sport, recreation and amenity value
Neighbourhood Plan area boundary
N
1:5,000
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Local green spaces (Tattenhall Marina)
RED LANE
Crow's Nest Cottages
Works
Business Centre
Crow's Nest Bridge
TATTENHALL ROAD
PH
c11
Sunnyside
Newton Cottages
NEWTON LANE
Ingle Nook
Sites of nature conservation value
Sites of open space value
Sites of sport, recreation and amenity value
Neighbourhood Plan area boundary
N
1:5,000
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THE VILLAGE
INDIAN

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