Appeal 6013490

Appeal details

Appeal type	Planning
Appeal procedure	Inquiry
Appeal site	Land at Tattenhall Road, Tattenhall, CH3 9QX
Agent contact details	Gladman Gladman Developments Ltd fullprojectteam@gladman.co.uk 01260544710
Application number	25/01764/OUT

Before you start

Which local planning authority (LPA) do you want to appeal against?	Cheshire West and Chester Council
What is your appeal about?	Outline planning
What date did you submit your application?	6 Jun 2025
Was your application granted or refused?	I have not received a decision
What date was your decision due from the local planning authority?	9 Jul 2026

Appellant's appeal

Was the application made in the appellant's name	No
Applicant's name	Gladman Developments Ltd Gladman Developments Ltd
Contact details	Gladman Gladman Developments Ltd Gladman Developments Ltd
Phone number	01260544710
Site address	Land at Tattenhall Road Tattenhall CH3 9QX

What is the area of the appeal site?	63200 m^2
Is the site in a green belt	No
Site fully owned	No
Site partly owned	No
All owners known	Yes
Other owners informed	Yes
Will an inspector need to access the land or property?	Yes The site is surrounded by high hedgerows and further third party private property. The are no rights of way from which the inspector could visit the site.
Agricultural holding	No
Site health and safety issues	Yes The site is currently used to house horses.
Application reference	25/01764/OUT
Was your application for a major or minor development?	Major
Was your application about any of the following?	Major dwellings
Enter the description of development	Outline planning application for the erection of up to 110 residential dwellings (including affordable housing), introduction of structural planting and landscaping, public open space, sustainable urban drainage system and associated works (all matters reserved except for access).
Did the local planning authority change the description of development?	No
Preferred procedure	inquiry Refer to the Statement of Case.
Expected procedure duration	4
Expected witness count	5
Are there other appeals linked to your development?	No
Did the appellant apply for an award of appeal costs?	No

Appellant's documents

Application form

1.26 Application Form.pdf (/published-document/d43bcc4d-efa6-4dce-91bf-8ba0507cf1b9)

Plans, drawings and supporting documents

1.22 Utilities Statement.pdf (/published-document/d854ee58-0867-4d4d-8768-15bcfee57389)
3.13 Tattenhall Parish Council.docx (/published-document/b223606e-99f4-4456-8170-168fe8ac3564)
3.17 Hargrave and Huxley Parish Council.docx (/published-document/739e6b20-212a-4118-b579-24328ca44f5d)
3.23 Highways.docx (/published-document/f7edaacd-a15d-456a-9199-24a8db5014e1)
3.12 Canal and Rivers Trust.docx (/published-document/fe05c4b3-4198-4822-8561-2685bdab5337)
3.01 Canal And River Trust.docx (/published-document/3006cb16-8d6e-411d-9090-32e20886ff7a)
3.04 Cheshire WIldlife Trust.pdf (/published-document/6c476d25-8d6a-4c1e-8a8d-36cd6b6ce372)
3.16 Conservation and Design Team.docx (/published-document/326104a3-e5ee-46dd-bf71-3f6a3a17322e)
1.05 Planning and Affordable Housing Statement.pdf (/published-document/6d1aef35-af08-4da8-9c44-464eb6e5b9dd)
1.12 Flood Risk Assesment.pdf (/published-document/c5045cda-dbab-4bcb-983e-46b1ad9550e8)
3.18 Environmental Protection Officer.docx (/published-document/ce346fbb-1eb3-411c-9437-4a01a0a428e8)
1.11 Heritage Statement.pdf (/published-document/e35670d1-f8bf-445f-9f13-4fd71b6b2b5b)
1.02 Location Plan (Ref D10797.001).pdf (/published-document/f7737db2-d3e1-40fe-a5f4-520c2319cc70)
1.09 BNG Feasibility Report.pdf (/published-document/ba18af08-be2e-4207-abee-5e5a35179e33)
1.18 Socio-Econonmic Report.pdf (/published-document/c22eef0e-6bcc-4725-9336-5f5efb280a51)
2.03 Highways Response to Consultee.pdf (/published-document/6d313d30-647c-4793-ba24-73901aa9c3b6)
1.25 X10797.03.002 Tattenhall Statutory Biodiversity Metric-v2.xlsx (/published-document/32d271aa-a376-4f29-8993-7a553b42fc6c)
1.15 Noise Assessment.pdf (/published-document/208b6211-e661-4450-a3f9-7d10b01c0280)
2.01 EA Flood Zone Offset (Ref SHF1132307-ENZ-XX-XX-DR-Y-0009 P03).pdf (/published-document/794ba74d-5c97-4f2a-b3f2-8616cca22536)
3.03 Public Health.pdf (/published-document/d342635d-8337-4270-84b8-8950bc7567a2)
3.02 United Utilities.pdf (/published-document/f475e469-52f8-472c-96fa-8c410fd96062)
3.24 Hargrave and Huxley Parish Council.docx (/published-document/a1c7b7ab-f961-4a05-be01-8f90aeba4171)
2.02 Development Framework Plan (Ref PS10797.002D).pdf (/published-document/ccda9c09-8b52-4a70-a4f5-91e40a64f974)
3.10 Education.pdf (/published-document/822300f5-3093-45a5-a338-957cc803cbc4)
1.10 Arboricultural Impact Assessment.pdf (/published-document/e0651615-24c9-4801-a0ec-98ffe07a5e3c)

3.06 Housing Team.pdf (/published-document/58cc28db-bc8d-4c75-bad3-991f3d2f85e4)
1.21 Health Impact Statement.pdf (/published-document/335773d8-2bb7-48fc-86f7-9e13c45196cf)
3.05 Environment Agency.pdf (/published-document/4714224b-85c0-40a0-be83-a1670b59116e)
1.16 Transport Assessment.pdf (/published-document/e6cd4d89-9126-4f9d-a749-a294934cbf9d)
3.11 Archaeology.docx (/published-document/db27d2f0-ebf5-42db-8085-a8f35aa48305)
1.20 Sustainable construction checklist.pdf (/published-document/b22b636f-ef1d-46c3-bbc1-aa9f26ff67b7)
1.01 Covering Letter and Certificates.pdf (/published-document/c96ea8a5-65d4-48a3-ade2-b25ef257a4f4)
3.14 Environment Agency.pdf (/published-document/5761bf53-f228-41cc-a00c-b699ff4992e4)
3.09 Lead Local Flood Authority.pdf (/published-document/b1d7fb73-ede5-4e68-b15e-b8dfc579689c)
1.14 Air Quality Assessment.pdf (/published-document/54927a23-d24b-48b1-aaab-baa958c0d8ad)
Core Documents List.xlsx (/published-document/38737e74-54dc-4296-a7dd-bf71203f734d)
3.22 Welsh Water.pdf (/published-document/b7b371df-590b-477f-b156-c4f8640d4f11)
1.19 Waste Managment and Minisation Strategy.pdf (/published-document/b56de553-fe25-42f6-af9c-c505046e8f49)
3.07 Cheshire Police.pdf (/published-document/06604310-606a-4179-8bc2-c79cb5bf1283)
1.17 Travel Plan.pdf (/published-document/f57bb8a6-c7a2-437f-93f8-c83f9bda0a9e)
1.04 Proposed Access Arrangements (Ref 1952-01 Rev A).pdf (/published-document/4b8affc2-7e18-403b-b0e2-cbfae2d21e86)
1.03 Development Framework Plan (Ref PS10797.002C).pdf (/published-document/3260b9b4-1b12-4f04-b78a-cc91defba802)
3.08 Environmental Protection Officer.docx (/published-document/932cf90a-6eff-4c88-9bc9-d9055d8dda4b)
260722 Draft Heads of Terms.pdf (/published-document/a262cdb6-82e8-4247-907c-da72dff72de6)
3.21 Environment Agency.pdf (/published-document/287a64a4-e429-43e7-b1a5-db896c5fa7a6)
1.13 Preliminary Geo-environmental Risk Assessment.pdf (/published-document/95b40911-39e2-4e20-82b4-e188b9077db9)
1.25 X10797.03.002 Tattenhall Statutory Biodiversity Metric-v2.pdf (/published-document/aa5ee4e8-082b-4109-8487-e70e5f382d87)
1.07 Landscape and Visual Appraisal.pdf (/published-document/4907914b-0722-4a22-9ce0-e87d995750b9)
3.19 Play and Open Space.pdf (/published-document/416c197b-3582-43b5-88c6-e8e42b98363b)
1.08 Preliminary Ecological Appraisal.pdf (/published-document/4c609d69-68a6-49d6-898d-ed0e11cd4861)
1.23 Minerals Resource Assessment.pdf (/published-document/48792ba1-0584-47fe-b220-edf03af7daad)
3.15 Biodiversity Team.docx (/published-document/6ec6a8de-187b-4cd6-bf1c-f2d2139e6001)
3.20 Play and Open Space (2).pdf (/published-document/84116965-dfa0-457d-9dfc-f3030b574ad9)
1.24 Topographical Survey (Ref 2023-030_Topo_01_2d).pdf (/published-document/559b2fd4-616e-4908-86e6-fff2c8da9851)

Separate ownership certificate in application	Confirmation that notice of appeal served.msg (/published-document/df89706b-d2c5-4ce4-9271-d87fca6d2636)
Design and access statement in application	1.06. Design and Access Statement.pdf (/published-document/00f56a3c-86e0-4109-bf06-8e5868a627e2)
Decision letter	No
Appeal statement	Gladman Tattenhall Statement of Case.pdf (/published-document/f7ac2d32-703c-430a-ab54-f3ab47de2b4f)
New plans or drawings	No
Planning obligation status	Not yet started
Planning obligation	No
New supporting documents	No
Draft statement of common ground	Tattenhall - SoCG Draft.docx (/published-document/d5811674-3fee-4f5e-8886-6e298d4ed407)