Appeal 6013490

Appeal questionnaire

Submitted on 28 August 2026.

Appeal type	Full planning
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

Constraints, designations and other issues

Is a planning appeal the correct type of appeal?	Yes
Changes a listed building	No
Affects a listed building	No
Affects a scheduled monument	No
Conservation area	No
Protected species	Yes
Green belt	No
Is the site in a national landscape?	No
Designated sites	No, it is not in, near or likely to affect any designated sites
Tree Preservation Order	Yes
Tree Preservation Order extent	Map showing Tree Preservation Orders.pdf (/document/bc503305-b459-472e-8a5b-054b90293847)
Gypsy or Traveller	No
Public right of way	No

Environmental impact assessment

What is the development category?	Schedule 2
Development description	Infrastructure projects
In, partly in, or likely to affect a sensitive area	No
Meets or exceeds the threshold or criteria in column 2	Yes
Issued screening opinion	No
Did the applicant submit an environmental statement?	No

Notifying relevant parties

List of neighbours' addresses that you notified about the application	List of people notified on original application .docx (/document/3d46835e-92be-40b1-8ab9-054677ffd918)
Type of notification	A site notice Letters or emails to interested parties An advert in the local press
Uploaded site notice	site notice 2.pdf (/document/e1825007-1eae-4420-8385-710d5fcf2548) site notice 1.pdf (/document/f0ff08ca-8e0e-4b0a-8539-b2ac2a7c1e59)
Letter sent to neighbours	neighbour notification of original application.pdf (/document/ba1b1248-a0fe-46cc-9793-07c565cf7b63) consultee notification of original application.pdf (/document/6363bed3-cdfc-48b0-858c-b728247f76c7)
Uploaded press advert	proof.pdf (/document/9f37db29-0a24-445d-91f5-834a95fc59bd)
Upload the appeal notification letter and the list of people that you notified	Consultee notification of appeal.pdf (/document/cdb36260-09dc-4176-aa8b-2a246c12ba6b) list of people notified of appeal.docx (/document/6ff30a61-3745-443f-83a1-667ea425db59) neighbour notification of appeal.pdf (/document/1d4e6f71-0314-43bb-9c9a-71d178338ccf)

Consultation responses and representations

Statutory consultees	Yes see previous document uploaded entitles "List of people notified on original application."

Responses or standing advice to upload	Yes
Upload the consultation responses and standing advice	cheshire wildlife trust comments 25.07.2025.pdf (/document/8e175cd3-3659-4412-935a-17ab5084b8b9) Welsh Water comments 26.09.2025.pdf (/document/1e432899-cec3-41f1-bee5-25997455ac02) public health comments 21.07.2025.pdf (/document/4b2c9dea-db2a-4f26-b280-28cac48a8f1c) List of comments made on application .pdf (/document/17ac256b-a789-4b23-af87-549f900eaa26) updated open space comments.pdf (/document/3e887346-05c6-4c5f-b315-58342ed1e50f) united utilities comments 18.07.2025.pdf (/document/ed4a230a-d1a1-4ac9-8280-58859aecef55) Environment Agency comments 11.05.2026.pdf (/document/a3cd0468-475f-4d0e-b879-5e441d29fd64) LLFA comments 31.07.2025.pdf (/document/667753ab-223e-4321-a932-75ab804953b8) Housing comments 30.07.2025.pdf (/document/301a8167-4c2b-4e2f-8c76-79492e0c0789) Environment Agency comments 13.08.2025.pdf (/document/7490c5d6-6112-4f58-8334-84cc45fe4db3) environment agency comments 30.07.2025.pdf (/document/850209a2-f829-47f8-87f1-a6a718c347c2) Highways comments.docx (/document/a9047aeb-ad75-4a9e-8ba4-a7b83fb8f6c5) education team comments 16.09.2026.pdf (/document/19e53e23-bfeb-4643-b18d-c14a64fe9b0e) play and open space comments 01.09.2025.pdf (/document/2551e287-81e3-4e5f-a605-d31a03fab820) cheshire police designing out crime comments 04.08.2026.pdf (/document/74a9f000-ce37-473f-9629-ee2cad3211f3)
Representations from other parties	Yes
Upload representations from other parties	1 Rookery Drive 19.08.2025.pdf (/document/5e5ce673-ca1b-4223-8bec-018fa1ac3404) 6 Bostock Avenue 08.08.2025.pdf (/document/02509a14-dd1a-4fb9-b89c-1690b938a6e2) Adari 21.08.2025.pdf (/document/1cfc377e-6ed3-43c5-a96d-2588ebf0c434)

public comment 05.08.2026.pdf (/document/45eef3f0-01c8-4605-a79b-42e9739b63a3)
photo 2 in support of 20 Greenlands comment.pdf (/document/37d0d163-5e0f-4f16-8c31-475eab9a23c4)
public comment 30.07.2025.pdf (/document/5339a8f3-86c1-4aaa-877c-6e426b659f57)
photo 3 in support of 20 Greenlands comment.pdf (/document/290bd6b1-1ec5-4fff-af5d-967e121fc345)
12 Oaklands 12.08.2025.pdf (/document/c599c702-8349-47fb-aefa-ba415387607e)
3 Flacca Court comment 01.08.2025.pdf (/document/a8a10637-5e22-42ab-8121-ca3b519b445e)
List of comments made on application .pdf (/document/26a9ed62-faf9-4198-be02-d3197a6af8e4)
photo 1 in support of 20 Greenlands comment.pdf (/document/52ca4968-e2e7-47c8-9fbb-db508f91833e)

Planning officer's report and supporting documents

Upload planning officer's report

Questionnaire document.pdf (/document/eb9473fe-6f78-455c-bd1e-a254d20ac287)

Do you have any relevant policies from your statutory development plan?

Yes

Policies from statutory development plan

CWAC LOCAL PLAN PART 2-FRONT COVER.pdf (/document/0d377d63-6ddf-4278-a3ed-02419f08f385)
GBC 2.pdf (/document/472dd576-109e-4b78-983b-08fe648fc5ec)
STRAT 9.pdf (/document/2e2d64e1-3b64-4718-8368-15b249723567)
DM 35.pdf (/document/3c573c6e-0878-49ce-9a4f-201bb8a45d62)
ENV 3.pdf (/document/f63cd329-a5a1-4b3c-a69c-22222f52402a)
DM 20.pdf (/document/be4e9346-eb05-4d90-85bf-225ac6666080)
DM 48.pdf (/document/c4c721ce-b67b-460b-a85e-228721c6e325)
STRAT 1.pdf (/document/403d36cf-5f80-4788-adae-34e03beb8037)
DM 36.pdf (/document/0fa94e9e-584a-4cf5-a561-3622fcf2c823)
Tattenhall_NP_Design-Code_2023.pdf (/document/0ffb7c0a-8688-4e9d-a612-366bcbda44f2)

DM 45.pdf (/document/52b30854-118b-43c1-ada8-397a41e1a8c5)
CWAC LOCAL PLAN PART 1-FRONT COVER.pdf (/document/d772f80a-caa1-4859-8c22-4160b6cc22d1)
R1.pdf (/document/3c27a7e9-12dd-4bb3-8c14-420c652bc4c9)
ENV 1.pdf (/document/9dca2033-7ae7-46c3-b2d0-43c48cc90563)
SOC 5.pdf (/document/fbd7d3a7-c15c-46df-8018-4bfabe4b85d0)
Policy M 2.docx (/document/37b4c2a9-f0b4-4d04-9cad-4fa17c1de243)
DM 3.pdf (/document/ef75fdd8-80fc-444c-9069-52638f8a76bf)
DM 23.pdf (/document/e8891f6a-e32a-47dd-b89a-57427a93c8ec)
DM 2.pdf (/document/2bf0614c-ae21-4ec4-b0d1-5bebb7d00c0f)
DM 4.pdf (/document/56f9a5fc-71e4-4e44-840a-602626626616)
STRAT 2.pdf (/document/f5826519-0ffe-480f-882f-6426e2d1d9e1)
DM 50.pdf (/document/15d85f13-1252-4649-b67c-69aa552820e5)
SOC 1.pdf (/document/ae8f88dc-6ad9-4ded-8623-7faa2bdaed4e)
STRAT 8.pdf (/document/45ef837c-553b-4998-88c8-8459f1609272)
ENV 5.pdf (/document/6c36dbbd-f7d1-4105-bc11-85d610d84fbd)
DM 40.pdf (/document/bf9dda19-d871-4273-98fa-8840d0106e4d)
CWAC LOCAL PLAN PART 1-INTRODUCTION.pdf (/document/790b64db-4ade-46e3-aa09-89bef33957ca)
SPD Parking Standards Updated February 2022.pdf (/document/5063a51a-3624-44d5-8689-8b3ea15fb405)
DM 31.pdf (/document/f9492411-2ab9-4ffb-8e15-93a12bf24d9b)
ENV 4.pdf (/document/838bef47-0997-432b-a479-9f691c156ec5)
SOC 3.pdf (/document/e796d9ff-d690-46e3-a90b-b27cf3c22a00)
ENV 9.pdf (/document/c520a87f-8d34-4609-b437-b342b0683665)
ENV 2.pdf (/document/a76592de-4973-4132-8f4a-bb40d8e60322)
SOC 6.pdf (/document/2fcd36c1-d870-4b3a-b7c6-bd19e896bbc9)
DM 29.pdf (/document/d1cbc04b-5744-4141-8172-bfc8420cd1dc)
DM 43.pdf (/document/c14c5867-3bd8-4714-a6a2-cb8dd3cf4b99)
CWAC LOCAL PLAN PART 2-INTRODUCTION.pdf (/document/4c7aeb47-c3e4-4051-bb9c-d2d1efd64f25)

	Tattenhall Village Design Statement (SPD) (2009).pdf (/document/1d45fabe-14fc-4342-a5d1-d2ed77036b0d) Tattenhall Neighbourhood Development Plan (made 4 June 2014).pdf (/document/d818aecf-5fac-4c42-a34c-d65479d17452) STRAT 10.pdf (/document/b26c71bd-4ebe-40bf-8389-da860d8783c6) T 5.pdf (/document/8c782768-fef4-4831-a349-e00c14f0e399) STRAT 11.pdf (/document/f165218b-062e-412c-bb06-e46f81d65135) DM30.pdf (/document/a8d27017-a0f3-4f34-84a7-e9400761ef50) ENV 6.pdf (/document/7bf5a36b-d0b0-489e-b102-f87df20eda1d) DM 44.pdf (/document/74f168d9-9732-4bb2-a6ef-f9d891316cc4) Tattenhall-NP-Submission-Plan_May-26-V4 (1).pdf (/document/ff40fd6b-241a-4c29-86d7-ff5550134121) DM 46.pdf (/document/64af5224-7e3a-4932-a800-ff8e261e7bf2)
Emerging plans	Yes
Upload emerging plan and supporting information	Tattenhall-NP-Submission-Plan_May-26-V4 (1).pdf (/document/b5a2a4f4-cc7f-45ad-88d0-d5ffab30de0a)
Do you have any other relevant policies?	No
Supplementary planning documents	Yes
Upload supplementary planning documents	SPD Parking Standards Updated February 2022.pdf (/document/dbcc5899-711d-45ef-8a4b-226fec5e88f7)
Community infrastructure levy	Yes
Upload your community infrastructure levy	CWaC CIL Charging Schedule (1).pdf (/document/1ba21e30-68a0-4ef1-b73f-388e92b338cc)
Community infrastructure levy formally adopted	Yes
Date community infrastructure levy adopted	20 July 2017

Site access

Access for inspection	Yes To assess the development
Will the inspector need to enter a neighbour's land or property?	No

Potential safety risks	Yes possible livestock

Appeal process

Procedure type	Written representations
Appeals near the site	Yes
Other appeal	6014080
Extra conditions	Yes Proposed conditions will be included in the Councils Appeal Statement