ONH
Planning for Good

FILE NOTE

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TATTENHALL SSP - COMMUNITY ENGAGEMENT OUTPUTS

Introduction

Designed to generate community feedback and provide assistance to the Parish Council in the consideration of site allocations for the modified Tattenhall and District Neighbourhood Plan, this period of engagement took place from the 23rd of October to the 5th of November and included a Town Meeting on the evening of the 23rd October, a weekend drop in session from 10am to 4pm on Saturday the 25th of October and an online survey accessed via the Parish Council website. Paper copies of the survey were also available, and these were subsequently uploaded by the council to the on-line portal.

This survey generated 192 responses which are summarised below. This information will be used alongside landowner engagement outputs, meetings undertaken with the LPA and Highways in November and December and high-level technical assessment of scenario options to inform a meeting with the Parish Council early in the New Year. This will resolve to develop the resulting chosen scenario into a site allocations policy within the modified neighbourhood plan.

Content for the informal engagement was prepared by ONH including a “slide pack” and a survey for community stakeholders to complete. A separate meeting was held with CW&C in respect of the Neighbourhood Plan process and a copy of the slide pack was also provided. Two responses were also received from land interests during the survey period and a letter was subsequently sent to all other land interests in November to provide them with a further opportunity to respond.

Responses

The first section of the survey asked people to state whether they felt positively about each scenario.

These results are set out as pie charts.

Respondents were then given a free form box to write any comments they had in respect of each of the scenario. As summary of the responses for the three scenarios is set out below.

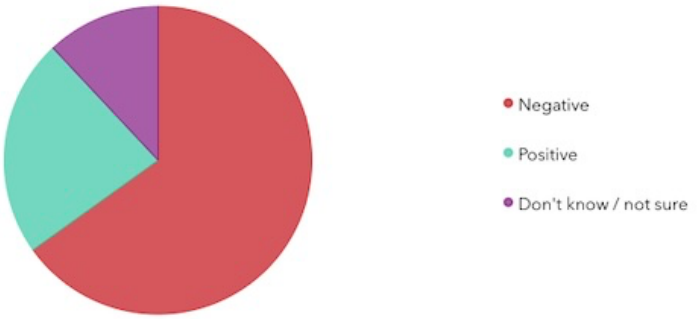
Respondents where then asked to rank the scenarios in order of preference. This resulted in scenario 2 being preferred, scenario 1 placing second and scenario 3 placing last.

All responses were from residents of the parish, except two responses from land interests. A third land interest response was received via email.

Scenario #1 A Bigger Village

Do you feel positively or negatively about Scenario #1 A Bigger Village *

Column Bar Pie Map



Hide table

Empty categories Sort

Answers	Count	Percentage
Negative	125	65.1%
Positive	44	22.92%
Don't know / not sure	23	11.98%

Answered: 192 Skipped: 0

Scenario #2 A New Western Half of the Village

Do you feel positively or negatively about Scenario #2 A New Western Half of the Village? *

Column Bar Pie Map



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Answers	Count	Percentage
Positive	96	50%
Negative	68	35.42%
Don't know / not sure	28	14.58%

Answered: 192 Skipped: 0

Scenario #3 A Transformed, Better Connected Village



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Answers	Count	Percentage
Negative	176	91.67%
Positive	9	4.69%
Don't know / not sure	7	3.65%

Answered: 192 Skipped: 0

Scenario 1 – A Bigger Village.

1. Overview

The majority of respondents oppose Scenario 1 due to serious concerns about infrastructure capacity, flooding risk, and loss of village character.
A small minority express conditional support, provided that development is scaled down and accompanied by significant infrastructure improvements.

2. Key Themes and Concerns

- Traffic congestion and road safety issues, particularly on High Street and Chester Road.
- Flooding and poor drainage systems, with several areas already prone to standing water.
- School and GP capacity limits, with concerns over longer waiting times and pressure on local services.
- Loss of village character and heritage areas, particularly conservation zones and green spaces.
- Piecemeal, uncoordinated development, seen as disruptive and underfunded.

3. Infrastructure and Flooding

- The village already experiences severe flooding during periods of heavy rainfall.
- Existing drainage and sewage systems are overstretched and prone to failure.
- Roads are congested, narrow, and unsafe for pedestrians and cyclists, especially at peak times.
- Many residents call for new road access to the A41, improved traffic management, and parking controls before any new housing is built.

4. Village Character and Identity

- Fear that large-scale development will erode the rural charm and close-knit community of Tattenhall.
- Concern that the village could become a small town in character, losing what makes it distinct.
- The loss of open views, wildlife habitats, and green spaces is seen as damaging to the environment and community wellbeing.
- Residents emphasise protecting the conservation area and ensuring design harmony with existing architecture.

5. Development Approach

- Respondents express strong opposition to the “piecemeal” approach, describing it as fragmented and lacking coordination.
- Concerns that multiple small sites will:
    - Cause long-term construction disruption across the village.
    - Fail to provide adequate developer contributions for roads, drainage, and facilities.
- Widespread support for a coordinated infrastructure strategy before any housing allocation.
- Preference for smaller, well-integrated developments located near the village centre to maintain accessibility and cohesion.

6. Housing and Alternatives

- Support exists for smaller, affordable, and sustainable housing, particularly for local residents and younger families.
- Many residents suggest that any future growth should focus toward Frog Lane or west of the village, where direct A41 access reduces central traffic.
- Several propose phased or limited growth—around 5% per year or 10–20% overall—to allow the community to adapt.
- Strong calls for an “infrastructure-first” policy, ensuring improvements to flood defences, healthcare, and schools precede housing delivery.

7. Conclusions and Policy Implications

- There is broad consensus that 600 homes is excessive given current infrastructure capacity.

- Infrastructure investment must precede any major development, with particular emphasis on:
    - Flood prevention and drainage upgrades
    - Road and traffic management
    - School and GP expansion
- Development must protect the rural identity and conservation zones that define Tattenhall's character.
- Future plans should adopt a coordinated, sustainable approach to growth — balancing housing needs with the preservation of community, heritage, and environment.

8. Overall Summary

Residents of Tattenhall express a clear and consistent message:

"Growth must be planned, proportionate, and sustainable — not imposed at the expense of the village's character, safety, and quality of life."

Scenario 2 – A new western half of the village.

1. Overview

Scenario 2 received a more balanced but still predominantly negative response compared to Scenario 1. Many residents view it as the "least damaging" or "most logical" of the three proposed options, largely because it concentrates new housing on one side of the village and offers the potential to reduce High Street congestion through a new link road connecting to the A41.

However, strong concerns remain regarding flooding, infrastructure strain, loss of farmland, and the large scale of 700 homes.

The prevailing opinion is that this option is more viable than others only if it is significantly reduced in size and accompanied by major infrastructure investment.

2. Key Themes and Concerns

- Traffic and Roads:
  Many welcome the idea of redirecting traffic away from the High Street via the A41.
  However, Frog Lane and Rocky Lane are described as too narrow, unsafe, and flood-prone to handle additional vehicles without major upgrades.
- Flooding and Drainage:
  The western side of the village is widely recognised as vulnerable to flooding, particularly near Mill Brook and Covert Rise.
  Residents demand significant flood prevention investment and remain skeptical that developers will deliver promised improvements.
- Infrastructure Capacity:
  Persistent concerns about GP and school capacity, public transport, and parking.
  Many stress that without expanded healthcare and educational facilities, the plan is unworkable.

- Community Cohesion:
  There is a fear that new development on the western edge could create isolation, making the new estate car-dependent and disconnected from the main village.

3. Infrastructure and Flooding

- Flooding is cited as one of the most serious issues with this proposal.
  Residents describe the Frog Lane area as regularly flooded and "a disaster waiting to happen" without proper intervention.
- The existing sewage and drainage systems are already under strain and would require major reinforcement to accommodate 700 new homes.
- Residents support:
  - A coordinated infrastructure plan to manage road capacity and drainage.
  - New pedestrian and cycle routes linking to the village and school.
  - Upgrades to the A41 junction to safely handle extra traffic.

4. Village Character and Identity

- Some respondents believe that locating all development on one side of the village could protect the historic centre and reduce overall disruption.
- Others worry that it would divide Tattenhall into "two halves", physically and socially separating the new estate from the village heart.
- The loss of farmland and countryside views is widely seen as detrimental to the rural setting and visual landscape.
- Several residents emphasise the importance of good design and landscaping, urging that new homes should blend with the existing character rather than create a "bolt-on town extension."

5. Development Approach

- Some residents appreciate the strategic and focused nature of this proposal, arguing that one large development could:
  - Reduce disruption during construction.
  - Allow better coordination of infrastructure (roads, drainage, and open spaces).
  - Secure larger developer contributions (S106 funding) for community improvements.
- Others warn that a single, large-scale expansion would unbalance the village and undermine its sustainability.
- Accountability concerns were repeatedly raised: respondents cite previous underdelivery by developers, questioning whether promises of new roads, flood defences, or amenities would actually materialise.
- There are also doubts about deliverability due to Bolesworth Estate's land ownership and strategy for the area.

6. Housing Type and Alternatives

- Broad support exists for affordable housing targeted at local residents, particularly younger families and older downsizers.
- Preference for smaller homes (three bedrooms or fewer) and bungalows, avoiding dominance of large 4–5 bedroom detached houses.

- Calls for sustainable design features such as:
    - Solar panels
    - EV charging points
    - Rainwater harvesting
    - Efficient insulation
- Strong opposition to shared ownership schemes, described as “ineffective and unfair.”
- Alternative ideas include:
    - Encouraging smaller, tasteful developments closer to the existing village centre.
    - Considering other locations, such as Milton Green, for more balanced strategic growth.

7. Conclusions and Policy Implications

1. Relative Preference:
   Scenario 2 is widely seen as the “least bad” option, offering a potentially more coordinated and traffic-efficient approach to growth.
2. Top Priorities for Improvement:
    - Effective flood management and drainage systems.
    - New link road between Chester Road and Frog Lane.
    - A41 junction upgrades.
    - Expansion of healthcare, education, and retail facilities.
3. Key Risks Identified:
    - The scale of 700 homes exceeds what infrastructure can support.
    - Deliverability concerns linked to land ownership and cost of infrastructure.
    - Risk of a disconnected, car-dependent “satellite” community.
4. Policy Implications:
    - A smaller, phased version of this scenario would be more acceptable to residents.
    - Development must integrate with the existing village and deliver infrastructure first.
    - Strong developer accountability and environmental safeguards are essential.

8. Overall Summary

Residents express a reluctant preference for Scenario 2, recognising it as the most viable of the three options if housing growth cannot be avoided.
They stress that any plan must prioritise infrastructure, sustainability, and community integration before large-scale building begins.

“If we must grow, grow smart — with infrastructure, fairness, and respect for what makes Tattenhall special.”

Scenario 3 – A Transformed Village

1. Overview

Scenario 3 received overwhelming opposition from residents.
It was widely described as “catastrophic,” “unrealistic,” and “the end of Tattenhall as a village.”

The proposal for approximately 1,500 new homes is regarded as unsustainable and disproportionate, far exceeding the scale of growth that local infrastructure or services could

support. Residents fear it would effectively turn Tattenhall into a small town, destroying its rural character and community identity.

While a few acknowledged potential benefits such as new amenities, jobs, or improved transport links, these were vastly outweighed by concerns over flooding, infrastructure limits, and environmental loss.

2. Key Themes and Concerns

- Scale of Development
  The proposed 1,500 homes were almost universally condemned as excessive and unmanageable.
  Residents viewed the scale as entirely out of keeping with the size and capacity of Tattenhall, describing it as “beyond all proportion” and “a planning fantasy.”
  Many argued this level of growth would double the village population, erasing its rural identity.
- Loss of Village Character
  A consistent and emotional theme throughout the responses.
  Residents fear Tattenhall would “cease to be a village” and become “a small town or suburb.”
  They described the plan as “soulless suburban sprawl” that would destroy the village’s heritage and close-knit community spirit.

  “We would lose what makes Tattenhall special — its heart and its heritage.”

- Traffic and Transport
  Residents predict severe congestion throughout the High Street, Frog Lane, and Chester Road.
  The scale of additional traffic from 1,500 homes is viewed as unsustainable, with concerns about safety near the school and village centre.
  Many doubt that effective new road links or bypasses could be delivered.
  Calls were made for improved public transport, but few believe it would realistically offset car use.
- Flooding and Drainage
  Flood risk remains one of the dominant objections.
  The west and south sides of the village, particularly around Mill Brook and Rocky Lane, are already prone to flooding.
  Residents warn that large-scale development could exacerbate existing flood and sewage problems, overwhelming inadequate drainage systems.
  There is widespread scepticism about the ability of developers or the council to deliver effective flood defences.
- Infrastructure and Community Facilities
  Concerns about healthcare, education, and public services were raised repeatedly.
  Residents question how the GP surgery and school could cope with such growth, given current waiting times and capacity issues.
  Other worries include pressure on utilities (water, sewage, electricity) and the feasibility of staffing new services.

3. Infrastructure and Flooding

- Many respondents stated that Tattenhall's drainage and flood systems are already overwhelmed during heavy rain.
- They warn that the addition of 1,500 homes would significantly worsen surface water flooding, particularly in low-lying areas such as Frog Lane and Covert Rise.
- Calls were made for flood prevention measures and infrastructure upgrades to precede any new housing.
- There is strong scepticism that developers' promises of flood mitigation would be honoured, given past experiences.

4. Village Character and Identity

- The most cited concern is the total loss of Tattenhall's rural identity.
- Residents stress that this level of development would fundamentally alter the nature of the community, creating a dormitory town disconnected from its heritage and countryside.
- Emotional responses highlight the social and cultural impact, with residents fearing the breakdown of community spirit and neighbourly ties.
- "We would lose what makes Tattenhall special — its heart and its heritage."

5. Environmental and Social Concerns

- Respondents emphasised the environmental damage associated with such extensive building, including:
    - Destruction of farmland and wildlife habitats.
    - Loss of green corridors, trees, and open countryside.
    - Increased pollution from traffic and construction.
- Social concerns included:
    - Loss of community cohesion due to rapid population increase.
    - Fear of rising crime and antisocial behaviour.
    - A perceived shift from a vibrant, connected village to a crowded commuter suburb.

6. Development Approach and Deliverability

- The plan is described as fragmented, unrealistic, and poorly coordinated.
- Many fear it would result in "sprawl without structure," spreading across all sides of the village.
- Respondents question how multiple developers could deliver a coherent design or shared infrastructure.
- There is deep distrust of developer promises, with many citing past examples of underdelivered commitments.

  "They've promised infrastructure before — once the houses are sold, the investment never comes."

7. Economic and Practical Feasibility

- Residents challenge the economic logic behind such large-scale expansion:
    - "Where will all these new residents work?"
    - "We already have unsold new homes — who are these for?"
    - "This will lower property values and overburden local services."

- Many doubt the financial feasibility of delivering the required new roads, flood defences, and utilities.
- Even developer-aligned responses acknowledge major challenges in funding, phasing, and coordination.

8. Conclusions and Policy Implications

1. Public Sentiment:
    - Scenario 3 is almost universally rejected by the community.
    - It is viewed as undeliverable, disproportionate, and destructive to Tattenhall's fabric.
2. Infrastructure and Environmental Constraints:
    - The village's roads, drainage, and public services cannot sustain this level of growth.
    - Flooding and environmental loss are viewed as critical and unacceptable risks.
3. Community Identity:
    - Residents strongly believe that this proposal would erase Tattenhall's identity as a rural village.
    - Maintaining community character is a core priority in public feedback.
4. Policy Implications:
    - Any Local Plan should avoid large-scale, dispersed development that overwhelms settlements.
    - Future growth should be phased, modest, and infrastructure-led.
    - There is clear preference for smaller, sustainable housing that supports local needs rather than external growth pressures.

9. Overall Summary

Scenario 3 is firmly rejected by residents as unrealistic, harmful, and incompatible with the village's scale and setting.
It is perceived not as development, but as destruction — a proposal that would erase Tattenhall's identity, stretch services beyond breaking point, and cause irreversible environmental and social damage.

"This isn't growth — it's destruction. We don't want a new town; we want to keep our village."