

TATTENHALL & DISTRICT PARISH COUNCIL

Clerk: Mrs A Wright, 62 Well Street, Malpas, Cheshire, SY14 8QH.

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CW&C Local Plan Issues & Options (Regulation 18) Consultation Response

Tattenhall & District Parish Council

Tattenhall & District Parish Council recognises the importance of taking part in this consultation and playing a role in the development of the new CW&C Local Plan.

The Parish Council at an extraordinary meeting on the 6th August 2025 voted to seek to allocate development sites in the Tattenhall & District Neighbourhood Plan (TDNP) and to appoint consultants to undertake site assessments.

The Council recognises that development will take place in Tattenhall however the large-scale development which has already taken place has failed to bring with it improvements or upgrades to infrastructure and services which are now at braking point or under considerable pressure.

Further large-scale development in Tattenhall without significant investment in services and infrastructure is unsustainable.

Services & Infrastructure

The following are areas of concern for the Parish Council and community of Tattenhall:

- Health & Medical Services in Tattenhall are at capacity.
- Road network, the majority of roads in and around Tattenhall are in a poor condition with a number of junctions which are at capacity and require works to improve their safety and flow including the junction of Newton Lane and Tattenhall Road, Tattenhall Road and Chester Road at Gatesheath and Chester Road with the A41.
- Speeding traffic is a growing concern, traffic calming measures including interactive signs should be delivered along with future development.
- The sewerage treatment plant is at capacity and regularly surcharges into the Brook.
- Surface water and flooding are serious issues in Tattenhall with both businesses and residential properties flooding. Roads regularly flood with all roads into Tattenhall becoming impassable during heavy rain.
- There is only limited public transport to Tattenhall providing little opportunities for residents to use public transport to access work and services outside Tattenhall.

Transport & Accessibility – TA2

We request that the Shropshire Union Canal specifically between Chester and Beeston is identified as a strategic recreational route.

Visitor Economy – VE1

The Ice Cream Farm, Tattenhall should be identified on the policies map as a significant visitor attraction in Cheshire.

Conclusion

Tattenhall & District Parish Council requests that the following are included in the Local Plan:

- Development of the Shropshire Union Canal Towpath from Chester to Beeston to create an accessible route for pedestrians and cyclists. (The Parish Council is currently working with Canal & River Trust who are drawing up a detailed scheme and costing for these works).

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- Development of the former railway to create an accessible route for pedestrians and cyclists from Golden Nook through Tattenhall to Chowley Oak and then to Hampton Heath Industrial Estate, Bishop Heber High School and Malpas. Starting at Goden Nook will allow the route to connect with above tow path project.
- That housing allocations are not purely focused on key services centres to reduce the pressure on those villages to deliver housing.

Tattenhall and District Parish Council formally requests that CW&C works with the Parish Council in the allocation of sites and Local Plan policies which will impact on the Tattenhall & District Parish Council area.