

Our ref: PL00801303

Neighbourhood Planning Team
Tattenhall and District Parish Council

Direct Dial [REDACTED]
Date: 28 July 2026

Dear Neighbourhood Planning Team,

**Neighbourhood Planning (General) Regulations 2012
Tattenhall Neighbourhood Plan Reg 16 Consultation**

Thank you for consulting Historic England in relation to the above consultation. We are the Government's statutory adviser on all matters relating to the historic environment in England. We are a non-departmental public body established under the National Heritage Act 1983 and sponsored by the DCMS. We champion and protect England's historic places, providing expert advice to local planning authorities, developers, owners and communities to help ensure that our historic environment is properly understood, enjoyed and cared for.

Historic England made a number of comments in relation to the pre-submission draft plan, on 09 April 2026. This included some specific comments given the number of designated heritage assets present within the plan area and the allocation of land to the south and north of Frog Lane for the development of circa 600 houses. Some of the recommendations do not appear to have been addressed, outlined below.

Heritage Policy

The Plan area includes a number of heritage assets, however, the neighbourhood plan does not currently include a separate heritage policy. NPPF paragraph 29 notes that 'non-strategic policies should be used by communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include...conserving and enhancing the ... historic environment.' This should be supported by appropriate evidence. We recommend that you consult this document [Historic Environment - GOV.UK](#) which discusses such topics as appropriate evidence base for plan-making and how heritage issues can be addressed in neighbourhood plans.

Policy 7 – Site Allocations

In Policy 7, the Neighbourhood Plan allocates land for a phased development to the south and north of Frog Lane. The inclusion of these sites in the neighbourhood plan does not appear to

be accompanied by sufficient evidence to demonstrate that the sites can be developed without harm to the historic environment, which includes both the conservation area and other heritage assets and their settings.

NPPF (paragraph 208) states that the particular significance of any heritage asset affected by a proposal - in this case, proposed site allocations - should be identified and assessed, taking account of available evidence and necessary expertise. The impact of the proposal on that significance should be considered, aiming to avoid or minimise any conflict between the asset's conservation and the proposal. It is important that sites are assessed and mitigated through a Heritage Impact Assessment.

To address our concerns and ensure that heritage is fully taken into account given that the proposed plan includes site allocations, we recommend that you review Historic England's advice note [HEAN3](#) and make sure that the plan is accompanied by an assessment that aligns with the 'site selection methodology' outlined in this document.

Strategic Environmental Assessment (SEA)

We note your inclusion of cultural heritage in the SEA, and support this decision. However, we have concerns regarding your assessment in relation to the historic environment. We would encourage you to digest our advice note on SEA - [HEAN 8](#) – to ensure that you take the historic environment fully into account, especially in relation to the proposed site allocations. Specifically, we draw your attention to Stage 3, then Stages 4 & 5, and particularly, paragraphs 4.1 and 4.2. To address our concerns, we recommend that you revise your SEA in accordance with this advice note.

Finally, and to avoid any doubt, this guidance does not reflect our obligation to provide further advice on, or potentially object to specific proposals which may subsequently arise as a result of the proposed neighbourhood plan, where we consider these would have an adverse effect on the historic environment.

Thank you once again for providing Historic England with the opportunity to comment. Please do keep us informed of any future progress on this plan.

Yours sincerely,
Emma Grange