

Representations to Tattenhall & District Modified Neighbourhood Plan 2025 – 2045

Regulation 16 Consultation (Submission Version: May 2026)

On behalf of The Bolesworth Estate

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1. Introduction

- 1.1. Pegasus Group has been instructed on behalf of their client, The Bolesworth Estate, to submit Representations to the Regulation 16 Submission Version consultation of the Tattenhall Neighbourhood Plan. The consultation ran for a 6-week period between 18th June to 30th July 2026. These representations are made further to the Estate's previous representations made to the Regulation 14 consultations in April 2026 & March 2025.
- 1.2. At the outset, the Estate wish to express their continued and strong support for Policy 7 (Site Allocations), which proposes to allocate Land to the north and south of Frog Lane for residential led development of up to 600 dwellings. The majority of this land is controlled by the Estate, who can confirm that both phases are deliverable sites – with additional technical information submitted with these Representations which confirms this.
- 1.3. Bolesworth, as a long-term steward of their strategic landholdings within and around Tattenhall, have an intrinsic understanding of the key issues facing the village. Therefore, both the Estate and the Parish Council are on the same page in terms of their desire and commitment to deliver sustainable development which will deliver genuine and holistic long-term benefits to the local community. The proposed site allocations at Frog Lane will deliver this aim.

Report Structure

- 1.4. Following this introductory section, these Representations are structured as follows:
 - **Section 2** outlines the national planning policy requirements and legislation in respect of Neighbourhood Plans;
 - **Section 3** comments on the indicative housing requirement and Policy 1 (Housing Growth);
 - **Section 4** contains Deliverability Assessments for Land north and south of Frog Lane, which confirms they are deliverable sites suitable for allocation – in accordance with PPG Guidance;
 - **Section 5** discusses draft Policy 7: Site Allocations and the evidence base underpinning the site selection;
 - **Section 6** discusses draft Policy 8 (Flood Management Land);
 - **Section 7** comments on the Visions & Objectives of the Neighbourhood Plan;
 - **Section 8** comments on Policy 2 (Local Character);
 - **Section 9** provides commentary on the other Neighbourhood Plan policies; and
 - **Section 10** provides our overall conclusions.

2. Neighbourhood Plan Requirements

NPPF (December 2024)

- 2.1. Paragraph 30 of the NPPF sets out how neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.
- 2.2. NPPF paragraph 31 notes that once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.
- 2.3. NPPF paragraph 132 outlines how neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.
- 2.4. NPPF paragraph 70 confirms that where it is not possible to provide a housing requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body.
- 2.5. In respect of decision making, NPPF paragraph 14 confirms that:

"In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:

a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and

b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement (see paragraphs 69–70)."
- 2.6. Further guidance regarding neighbourhood planning is set out within the NPPG. The Parish Council will be very familiar with these requirements, therefore we do not intend to unnecessarily repeat the contents of the NPPG, other than the 'basic conditions' tests – against which the Neighbourhood Plan will be tested by an independent Planning Inspector.

Levelling Up and Regeneration Act 2023

- 2.7. Additional planning and regeneration powers, as set out in the Levelling Up and Regeneration Act (LURA) 2023, formally came into force in March 2026. This included some key changes in respect of the Neighbourhood Plan Process.
- 2.8. Sections 98 and 99 of LURA removed the previous requirement/basic condition for Neighbourhood Plans to be in general conformity with strategic policies in the Development Plan.
- 2.9. A new Basic Condition is now in force, which states:

“the making of the plan would not result in the development plan for the area of the authority proposing that less housing is provided by means of development taking place in that area than if the draft plan were not to be made”
- 2.10. Section 98 of LURA also now requires Neighbourhood Plans to take account of any local nature recovery strategy, that relates to all or part of the neighbourhood area.

National Planning Practice Guidance

- 2.11. The PPG provides further guidance in respect of the Neighbourhood Plan making process.
- 2.12. Notably, the PPG has not been updated to reflect the changes made in the LURA 2023 Act. It therefore still refers to basic condition e, which is no longer in force and therefore crossed out as per the below.

What are the basic conditions that a draft neighbourhood plan or Order must meet if it is to proceed to referendum?

Only a draft neighbourhood Plan or Order that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions are:

a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).

b. having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order. This applies only to Orders.

c. having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order. This applies only to Orders.

d. the making of the order (or neighbourhood plan) contributes to the achievement of sustainable development.

~~e. the making of the order (or neighbourhood plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).~~

f. the making of the order (or neighbourhood plan) does not breach, and is otherwise compatible with, EU obligations.

g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or neighbourhood plan).

Paragraph: 065 Reference ID: 41-065-20140306

3. Indicative Housing Requirement & Policy 1 (Housing Growth)

Indicative Housing Requirement

- 3.1. As part of this Regulation 16 consultation, CWaC has prepared a Report for Neighbourhood Development Areas (May 2026) – which sets out the indicative housing requirements for Tattenhall.
- 3.2. Paragraph 6.6 onwards discusses the methodology to establish the indicative housing requirement – with two options paraphrased as follows:
 - **Option 1:** Which applies a proportionate % (based on the existing settlement hierarchy within the adopted Development Plan) to the Local Housing Need figure of 1,928 dwellings per annum. With a 20% buffer, this generates a figure of 526 dwellings.
 - **Option 2:** Which redistributes development to Key Service Centres based on the existing dwellings within a settlement, which with a 20% buffer applied, generates a figure of 231 dwellings.
- 3.3. Paragraph 6.11 of the Report then confirms that the highest of the two options should be used.
- 3.4. The indicative housing requirement provided by CWaC is therefore 526 dwellings. Importantly, the Neighbourhood Plan not only accommodates this figure, but provides headway & flexibility – with an increased housing requirement of up to 600 dwellings.
- 3.5. The provision of an indicative housing requirement, in the circumstance where the emerging CWaC Development Plan is only at the early stages of preparation, is supported by the NPPF. Paragraph 70 confirms that:

“Where it is not possible to provide a requirement figure for a neighbourhood area¹, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body. This figure should take into account factors such as the latest evidence of local housing need, the population of the neighbourhood area and the most recently available planning strategy of the local planning authority.”
- 3.6. Footnote 33 of the NPPF is to be read in conjunction with paragraph 70, which confirms that:

*“Because a neighbourhood area is designated at a late stage in the strategic policy-making process, or after strategic policies have been adopted; **or in instances where strategic policies for housing are out of date.**”*
- 3.7. The adopted CWaC Development Plan is out of date – and therefore so are the strategic policies for housing. Paragraph 70 is therefore relevant, which supports and indeed requires

¹ See Footnote 33

Local Planning Authorities (LPA) to provide an indicative housing figure for Neighbourhood Plans if requested to do so by the neighbourhood planning body. NPPF paragraph 70 is specifically designed to apply in situations such as that currently facing CWaC and the Parish Council.

- 3.8. It is therefore appropriate and possible for a Neighbourhood Plan to adopt a housing requirement, on the basis of an indicative figure provided by a LPA, in advance of the adoption of a new and up to date Development Plan. It does not raise issues with prematurity in respect of the plan-making process, as set out at NPPF paragraph 70.
- 3.9. At this juncture, it is also important to note that NPPF paragraph 14 (i.e. the presumption of sustainable development) will come into force once the Neighbourhood Plan is adopted. This is for the purposes of decision-making only and is entirely separate to the Neighbourhood Plan making process. It does not affect the statutory process for preparing, examining or making a Neighbourhood Plan.
- 3.10. As set out by NPPF paragraph 38, in respect of the Neighbourhood Plan process:
- “Neighbourhood plans must meet certain ‘basic conditions’ and other legal requirements² before they can come into force. These are tested through an independent examination before the neighbourhood plan may proceed to referendum.”*
- 3.11. The Inspector will therefore only be assessing if the Neighbourhood Plan meets the Basic Condition tests, which have previously been set out at chapter 2 of these Representations.
- 3.12. Notably, recent changes in the LURA 2023 act have removed the previous basic condition test for Neighbourhood Plans to be in general conformity with the strategic policies of the Development Plan. This is logical, noting that in this very circumstance, the strategic policies in the development plan are out of date – therefore do not represent an up-to-date approach to growth within the Tattenhall area.
- 3.13. Furthermore, a key basic condition test is for Neighbourhood Plans to have regard to national planning policy. The draft Neighbourhood Plan has in respect of its housing figure – and in line with NPPF paragraph 70 not only meets this indicative figure, but exceeds it.
- 3.14. Accordingly, the proposed housing figure of up to 600 dwellings within the Development Plan meets the relevant Basic Condition tests and is in accordance with NPPF Paragraph 70.

Policy 1: Housing Growth

- 3.15. Part A of draft policy 1 states:

“The Neighbourhood Plan defines the settlement boundary at Tattenhall, as shown on the Policies Map for the purposes of applying the NPPF National Decision-Making Policy (NDMP) S3 on the presumption in favour of sustainable development.”

² NPPF footnote 22: As set out in paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended).

- 3.16. Bolesworth fully support the proposal to include land north and south of Frog Lane within the defined settlement boundary, as replicated at **Figure 1** below:

Figure 1: Extract of Neighbourhood Plan Proposals Map



Tattenhall Policies Map - Inset



- 3.17. The policy should refer to existing national and local planning policies, given the outcome of the revised NPPF (which seeks to introduce national decision making policies) is currently unknown. The publication of the revised NPPF has also been delayed further, until after the summer 2026 holidays.
- 3.18. To meet the basic condition tests (particularly in respect of condition a³), we suggest the following amended wording:

³ a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).

"The Neighbourhood Plan defines the settlement boundary at Tattenhall, as shown on the Policies Map, for the purposes of applying the NPPF (or any subsequent revisions) presumption in favour of sustainable development."

3.19. Part B of the draft policy states the following:

Housing proposals of 10 or more dwellings should:

- i) *Provide a mix of types, tenures and sizes of homes, taking into account objectively identified housing needs (established through the Tattenhall Housing Needs Report December 2023 or subsequent update) and:*
- ii) *include the provision of on-site affordable housing in accordance with NDMP HO8. The affordable housing will be subject to a S106 Legal Agreement ensuring that it remains an affordable dwelling for local people in perpetuity, where supported by up-to-date evidence. A short eligibility cascade shall also be included within the agreement.*
- iii) *Off-site affordable housing provision or cash payment in lieu shall only be permitted where exceptional circumstances are demonstrated to justify off-site or cash contributions, in accordance with NDMP HO8. Any off-site or cash contributions sought should be used towards the provision of affordable housing in Tattenhall Neighbourhood Plan Area in the first instance, where there is an identified need.*

3.20. Bolesworth politely suggest the following alterations are made to this policy in order to meet the Basic Condition tests:

- Remove reference to NDMP HO8 in part i), and replace with '*in accordance with adopted Development Plan policy SOC 1 or any subsequent revisions*'.
- Amend the second sentence of part ii) as follows, noting that the LPA lead on affordable housing delivery matters and how it is secured and defined within S106 Agreements '*The affordable housing will be subject to a S106 Legal Agreement, and should, where possible, prioritise affordable housing for local people.*'
- Amend the newly added third sentence of part ii) as follows, again noting that it is the LPA who leads on affordable housing clauses within S106 Agreements '*Where possible, a short eligibility cascade shall also be included within the agreement*'. We note that this suggested addition is explained at paragraph 3.9 of the consultation report⁴. The Estate is supportive of a short eligibility cascade of one week for social rental and four weeks for Intermediate affordable housing (rental and ownership options at below market value). '*Where possible*' is however still required, noting that

⁴ Paragraph 3.9 of the Regulation 16 consultation paper states: '*In response to the Regulation 14 consultation CWAC suggested that a "short eligibility cascade" of one week for social rental and four weeks for Intermediate affordable housing (rental and ownership options at below market value) be added to the policy for inclusion within any S106 agreement*'

these matters are ultimately to be determined as part of the planning application process and led by the LPA.

- Remove reference to NDMP HO8 in part iii), and delete the first sentence in its entirety, noting that this is not a current adopted policy requirement and the revised NPPF consultation changes are not yet in force.

4. Deliverability Assessments: Land south and north of Frog Lane

4.1. Before discussing the remaining draft policies in the Neighbourhood Plan, including Policy 7 (Site Allocations), at the outset we provide deliverability assessments for land south and north of Frog Lane. This exercise confirms that both sites are deliverable and that the proposed allocations are entirely justified.

4.2. Annex 2 of the NPPF defines deliverable sites as follows:

"To be considered deliverable, sites for housing should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years..."

4.3. This is a judgement about the economic viability of a site and the capability of a developer to provide housing within a defined period, taking into account marketing, cost and deliverability factors. Accordingly, we consider the deliverability of the sites in this context with reference to the relevant supporting guidance in the PPG (paras 3-018-20190722 – 3-021-20190722).

Land South of Frog Lane Deliverability Assessment (Phase 1 of Draft Policy 7)

4.4. Land south of Frog Lane comprises a 23.24 hectares (ha) parcel of greenfield land, which is currently in pastoral/agricultural use. The site is located to the south of Frog Lane on the southern edge of Tattenhall (see **Figure 2** below) and lies within the existing village gateways.

Figure 2 – Land South of Frog Lane, Tattenhall



- 4.5. As we discuss in further detail throughout this assessment, a live planning application (reference: 26/00486/OUT) is currently pending determination for:

"Outline planning application with all matters reserved (except for principal means of access), for development comprising up to 400 no. dwellings (Use Class C3) and potential new Medical Centre (Use Class E), with associated open space, landscaping, allotments and other associated works including earthworks and drainage"

- 4.6. The Illustrative Masterplan for the development is contained at **Appendix 1**.

Available

- 4.7. Bolesworth Estate is the sole Landowner of the site – and there are no ownership constraints which would prevent or delay the site coming forward for development. A live planning application is pending determination for residential-led development on site, demonstrating that the site is available and is being actively promoted for development.

Suitable

- 4.8. The NPPG (para 3-018-20190722) confirms that a site can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated, listing the following considerations:

- national policy;
- appropriateness and likely market attractiveness for the type of development proposed;
- contribution to regeneration priority areas; and
- potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation.

- 4.9. The NPPG requires that the suitability of sites should be guided by the Development Plan, emerging plan and national policy; as well as the market and industry requirements in the housing market area (Ref: 3-018-20190722).

National Policy

- 4.10. NPPF paragraph 77 states that the supply of large numbers of new homes can often be best achieved through for planning for larger scale development, provided they are well located and designed, and supported by the necessary infrastructure and facilities.
- 4.11. NPPF paragraph 101 also states that significant weight should also be placed on the importance of new, expanded or upgraded public service infrastructure when considering proposals for development.
- 4.12. The live planning application at Frog Lane confirms that a medical centre will be delivered either on site or off-site (at an existing vacant premises at Barbour Square). This will be legally secured within a S106 Agreement. The holistic, infrastructure-led approach to development that Bolesworth Estate is advocating therefore fully aligns with national policy. Namely, development of around 600 homes can be delivered across both development

phases and be supported by the necessary infrastructure for Tattenhall – therefore in accordance with NPPF paragraph 77 & 101.

Appropriate and Market Attractiveness

- 4.13. One significant consideration in terms of the appropriateness of a site is its level of locational sustainability and access to services. As explained in full detail in the Planning Statement submitted in support of the planning application on site, the site benefits from a sustainable location directly adjacent to the existing settlement edge of Tattenhall. It is well related to local amenities, with Tattenhall's defined local retail centre located circa 800m from the centre of the site and can be accessed within a 10-minute walk. Here a variety of local services are present, including a SPAR, pubs, pharmacy and post office. Other facilities, including a Pharmacy are located further south on the High Street, and therefore closer to the site. Tattenhall Primary School is also located to the north of the site and within a 10-minute walk.
- 4.14. In respect of public transport, the nearest bus stops to the site are located near to the Gifford Lea development on Frog Lane. The number 41 bus service operates along this route, running between Chester and Whitchurch. The service operates on an hourly frequency, with an approximate journey time of 33 minutes to Chester Railway Station. The number 41 service provides access to Bishop Heber High School in Malpas, which is the main feeder school for Tattenhall and can be accessed within a 21-minute bus journey. The 41 bus service also provides access to Christleton High School, which is located in Christleton on the outskirts of Chester.
- 4.15. In terms of market attractiveness, Bolesworth's live planning application confirms that it is an attractive market location from a commercial perspective. Early discussions have already taken place with potential future housebuilders, who have confirmed strong market interest.
- 4.16. A Land Agent has also been appointed to advance further discussions and a marketing exercise with housebuilders to ensure that the development will be delivered in a prompt manner after securing outline planning consent.

Contribution to Regeneration Priority Areas

- 4.17. Whilst the site is not located within a Regeneration Priority Area, there is a need for additional growth in Tattenhall in order to support its long-term vitality. It is notable that there is a critical shortage in suitable family housing in the village – reflected by the fact that Tattenhall Primary School is under capacity.
- 4.18. NPPF paragraph 83 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. This will clearly be achieved by Land South of Frog Lane, through the delivery of a long-term solution for the constrained Medical Centre as well as other improvements which will be delivered across the two phases.

Potential Impacts (Landscape, Nature and Heritage Impacts)

- 4.19. The site is located entirely within Flood Zone 1 (lowest probability of flood risk). The majority of the site is also at low risk of surface water flood risk. Some localised areas of medium-high water risk are located at the north-western section of the site – where the proposed

surface water attenuation basin is located. The Flood Risk & Drainage Strategy Reports submitted in support of the planning application on site confirms that the residential development on site is acceptable from a flood risk and drainage perspective. The LLFA has also confirmed they have no objection to the development proposals, subject to conditions.

- 4.20. No Conservation Areas or Listed Buildings are located within the site boundary – albeit Tattenhall Conservation Area abuts the site to the immediate east, with the Grade II Listed Rose Corner also located to the north-east. The Illustrative Masterplan submitted as part of the live planning application has been sensitively designed to appropriately consider the nearby designated heritage assets. Furthermore, a Heritage Statement has been submitted in support of the live planning application, which concludes that:
- There will be less than substantial harm in NPPF terms to the significance of Tattenhall Conservation Area (TCA). The effect would be limited to the experience of the TCA from the less significant areas of the TCA along Rocky Lane and Edgcroft and has been minimised through design measures. The level of effect would therefore be at the low end of the less than substantial harm category.
 - In respect of the Grade II Listed Rose Corner, there would be a degree of less than substantial harm in NPPF terms to the significance of this listed building, resulting from the suburbanisation of undeveloped fields that contributes to the rural historic context of Rose Corner and the introduction of additional built form into views of the building which contribution to an appreciation of the asset. This would be at the lowest end of the less than substantial harm category due to the mitigation measures comprising the set back of development from the listed building and retention of hedgerows along Frog Lane and Rocky Lane.
 - The significance of the Grade II* Bolesworth Castle and Grade II listed Greenbank would be sustained.
- 4.21. The full Heritage Statement is contained at **Appendix 2**. The report is relevant in respect of basic conditions b and c, which require Neighbourhood Plans to have special regard to:
- The desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses.
 - The desirability of preserving or enhancing the character or appearance of any conservation area.
- 4.22. As per the above, the submitted Heritage Statement fully assesses the impact of development on the adjacent Tattenhall Conservation Area and nearby heritage assets and concludes less than substantial harm. Therefore, the assessment has confirmed that heritage does not pose as a constraint to development.
- 4.23. In respect of access, the site can be accessed via Frog Lane to the north. A Highways Consultant has prepared a Transport Assessment in support of the outline planning application on site. This confirms that two priority junctions at Frog Lane can appropriately and suitably serve residential development on site. It is also notable that development in this location minimises additional traffic flows through the High Street. The site is therefore entirely suitable from an access and highways perspective – and we provide more

commentary on this matter (particularly in respect of reference to a potential link road) later in these representations.

- 4.24. Finally, in respect of landscape, a Landscape & Visual Impact Assessment (LVIA) is also submitted in support of the outline planning application. The report concludes that:
- There are no international, national or local landscape designations on the Site. Several Tree Preservation Orders (TPOs) are present outside of the Site along Rocky Lane and Edgecroft.
 - The landscape proposals will deliver embedded mitigation, to ensure the preservation of character and managing visual impact. This includes the retention of existing hedgerows and vegetation where possible and proposed landscape screening along Frog Lane and Rocky Lane.
 - Overall, any effect on landscape character would be limited and relatively localised. The proposed development would relate well to its context adjacent to existing residential areas along Frog Lane.
- 4.25. There are therefore no landscape constraints which prevent development coming forward at Land south of Frog Lane.
- 4.26. To conclude, the detailed technical assessments submitted in support of the outline planning application on site confirm that there are no physical or technical constraints preventing development of this site.
- 4.27. Development of the site is therefore suitable in accordance with the NPPF and the NPPG. Its allocation within the Neighbourhood Plan is entirely justified.

Achievable

- 4.28. When preparing the outline planning application on site, Bolesworth has reviewed the economic viability of the development proposals in terms of the attractiveness of the locality, potential market demand as well as the cost factors associated with the site including preparation costs and constraints and consider the site is not constrained from a viability perspective. In doing so, Bolesworth can confirm that this is a suitable location for housing development from a commercial perspective.
- 4.29. Early discussions have also been held with housebuilders, and a Land Agent appointed, which has confirmed strong market interest to date.
- 4.30. Bolesworth can therefore confirm that the development of the site is economically viable in accordance with the NPPF and NPPG.

Deliverability Conclusions

- 4.31. This assessment has confirmed that Land south of Frog Lane (Phase 1 of Site Allocation Policy 7) is available, suitable and achievable in accordance with the latest national guidance. It's proposed allocation within the emerging Neighbourhood Plan is therefore fully justified.

Land North of Frog Lane Deliverability Assessment (Phase 2 of Draft Policy 7)

- 4.32. Land north of Frog Lane comprises parcels of greenfield land, which are currently in agricultural use. The site is located to the north of Frog Lane and south of Chester Road, on the western edge of Tattenhall (see **Figure 3**).

Figure 3: Extract from Neighbourhood Plan Policies Map – Land North of Frog Lane



Tattenhall Policies Map - Inset

- | | | |
|---|--|--|
|  Policy 1 Housing Growth |  Sites of Open Space Value |  Policy 7 Site Allocations |
|  Policy 2 Views and Vistas |  Sites of Nature Conservation |  Policy 8 Flood Management |
|  Policy 5 Existing Footpaths |  Sites of Sport & recreation |  Tattenhall Parish Boundary |

- 4.33. The site comprises phase 2 of Site Allocation Policy 7 of the emerging Neighbourhood Plan. We outline below how the site is wholly deliverable – which fully justifies its proposed allocation.

Available

- 4.34. Bolesworth Estate is the landowner of the site (see Title Plan contained at **Appendix 3**).
- 4.35. There are no ownership constraints which would prevent or delay the site coming forward for development. Bolesworth confirm that the site is available – and their intention is to deliver the site for residential-led development at the earliest opportunity.

Suitable

- 4.36. The NPPG (para 3-018-20190722) confirms that a site can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated, listing the following considerations:

- national policy;

- appropriateness and likely market attractiveness for the type of development proposed;
- contribution to regeneration priority areas; and
- potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation.

4.37. The NPPG requires that the suitability of sites should be guided by the Development Plan, emerging plan and national policy; as well as the market and industry requirements in the housing market area (Ref: 3-018-20190722).

National Policy

4.38. NPPF paragraph 77 states that the supply of large numbers of new homes can often be best achieved through for planning for larger scale development, provided they are well located and designed, and supported by the necessary infrastructure and facilities.

4.39. NPPF paragraph 101 also states that significant weight should also be placed on the importance of new, expanded or upgraded public service infrastructure when considering proposals for development.

4.40. As explained previously, the allocation of both land parcels allows for strategic infrastructure delivery across the two development sites. The holistic, infrastructure-led approach to development that Bolesworth Estate is advocating therefore fully aligns with national policy. Namely, development of around 600 homes can be delivered across both development phases and be supported by the necessary infrastructure for Tattenhall – therefore in accordance with NPPF paragraph 77 & 101.

4.41. Furthermore, draft policy 7 also states that as part of Phase 2 of development (i.e. Land North of Frog Lane), the potential delivery of additional playing pitch land and land for additional village burial ground space will be explored. Noting Bolesworth's strategic land interests, this again demonstrates how the Land North of Frog Lane site represents a suitable allocation which can be supported by necessary infrastructure and deliver other community benefits.

Appropriate and Market Attractiveness

4.42. One significant consideration in terms of the appropriateness of a site is its level of locational sustainability and access to services. The site benefits from a sustainable location directly adjacent to the existing settlement edge of Tattenhall. Notably:

- Tattenhall Primary School is located circa 600m to the east of the site (within a 10-minute walk). The Primary School can be accessed via Chester Road, and a future Masterplan for the site will also explore potential walking route/connection opportunities elsewhere.
- The site is well related to local amenities, with Tattenhall's defined local retail centre located circa 800m from the northern section of the site and can be accessed within a 10-minute walk. Here a variety of local services are present, including a SPAR, pubs, pharmacy and post office.

- 4.43. In respect of public transport, the nearest bus stops to the site are located on Frog Lane. The number 41 bus service operates along this route, running between Chester and Whitchurch. The service operates on an hourly frequency, with an approximate journey time of 33 minutes to Chester Railway Station. The number 41 service provides access to Bishop Heber High School in Malpas, which is the main feeder school for Tattenhall and can be accessed within a 21-minute bus journey. The 41 bus service also provides access to Christleton High School, which is located in Christleton on the outskirts of Chester.
- 4.44. In terms of market attractiveness, Bolesworth confirm that it is an attractive market location from a commercial perspective and have received various approaches from developers.

Contribution to Regeneration Priority Areas

- 4.45. Whilst the site is not located within a Regeneration Priority Area, there is a need for additional growth in Tattenhall in order to support its long-term vitality. It is notable that there is a critical shortage in suitable family housing in the village – reflected by the fact that Tattenhall Primary School is under capacity.
- 4.46. NPPF paragraph 83 states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. This will clearly be achieved by Land North of Frog Lane, through the delivery of potential new playing pitches, as well as a number of benefits across the two development phases.

Potential Impacts (Landscape, Nature and Heritage Impacts)

- 4.47. The majority of the site is located within Flood Zone 1 (lowest probability of flood risk), with some areas of the site located within Flood Zones 2 & 3 – where Mill Brook and Key Brook run through the site. See **Figure 4** overleaf.

Figure 4 – Extract from online flood map for planning



- 4.48. This is not considered to be a constraint to development – as future Masterplanning of the site will ensure that no dwellings are proposed in this location. The flood zone areas on site could be utilised as a multi-functional BNG/blue infrastructure area. Outdoor sports pitches could also potentially be explored here. It is envisaged that the proposed drainage strategy for the site will outfall via Mill Brook, in line with the drainage mitigation hierarchy.
- 4.49. No Conservation Areas or Listed Buildings are located within the site boundary. Tattenhall Conservation Area is located to the east of the site (see **Figure 5** overleaf), to the north of Mill Brook. The nearest Listed Building comprises the Grade II Listed Rookery building, located circa 200m to the north-east of the site (see **Figure 6** overleaf). Both heritage assets will be carefully considered as part of the future Masterplanning of the site and are not considered a constraint to development.
- 4.50. Due to the distance of the site from the Conservation Area, the Land north of Frog Lane parcel is not particularly sensitive in heritage terms, which is relevant in respect of basic condition tests b and c. Nonetheless, as part of any future planning application, a detailed Heritage Statement will be submitted to thoroughly assess any impact of nearby heritage assets.

Figure 5: Tattenhall Conservation Area

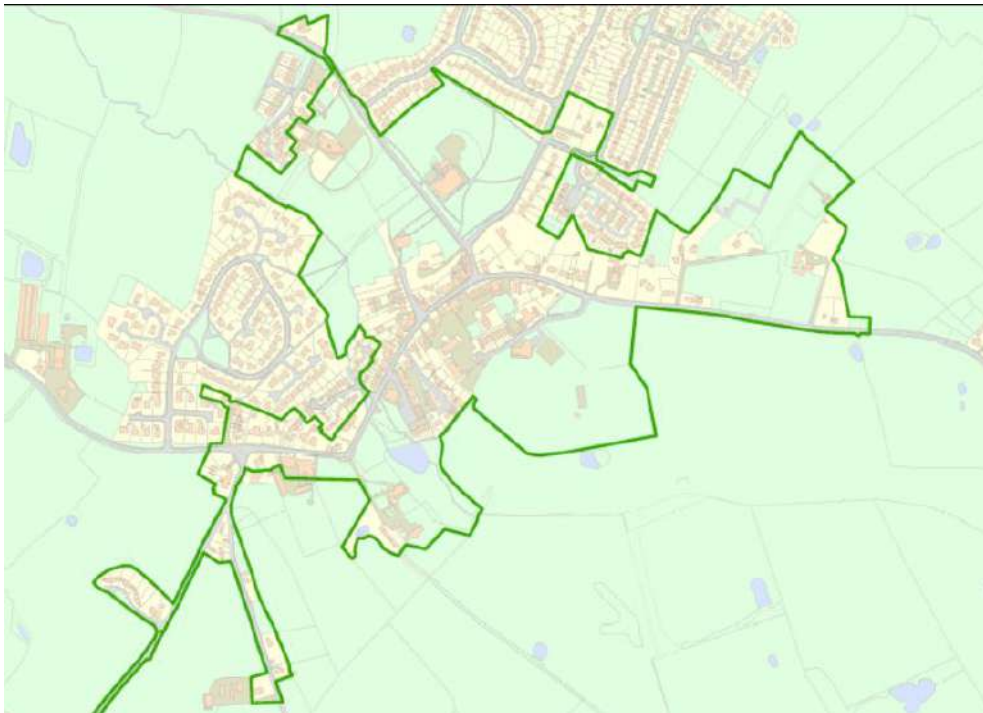
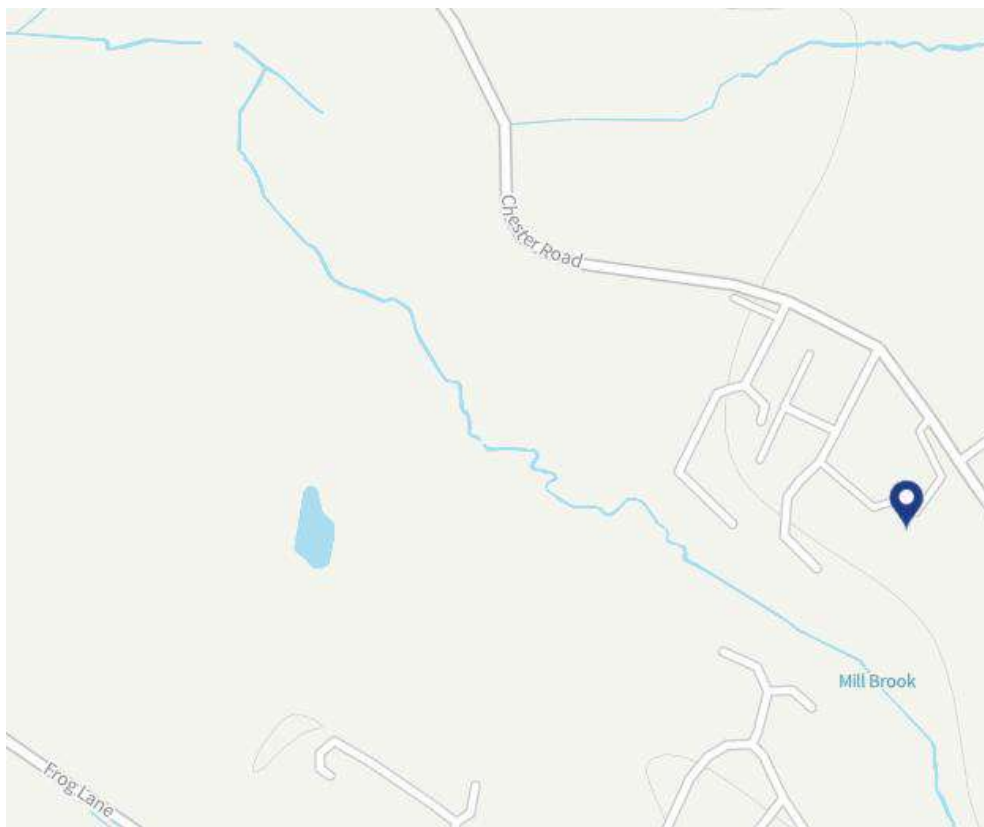


Figure 6: Listed Building



4.51. The site benefits from a road frontage with both Chester Road and Frog Lane, providing a number of options for site access. Further technical assessment has now been undertaken by the appointed highways consultant (Arcadis), to explore feasibility/site access options for the draft allocation. The potential site access options are contained in the drawing pack at **Appendix 4**. We provide a summary of the options below – which will all be discussed in further detail with the local highways authority as part of a future pre-application advice request.

4.52. As any access arrangements will be adopted by the local highways authority, they will ultimately confirm which site access option is the most suitable in line with their adopted standards and the development quantum proposed. It is therefore important that the Neighbourhood Plan remains non prescriptive in respect of the exact site access arrangements into the phase 2 land parcel, which will be determined as part of any future planning application and should be dealt with as part of the decision-making process.

Chester Road

- **Option 1:** A priority junction, which is considered entirely appropriate for a development of around 200 dwellings. This could be accompanied by a Traffic Regulation Order to reduce the speed limit on Chester Road to 30mph, to deliver appropriate visibility splays within Bolesworth land control.
- **Option 2:** A roundabout, which accompanied by a Traffic Regulation Order to reduce the speed limit on Chester Road to 30mph, could also provide a strong gateway feature on the approach to Tattenhall village.

Frog Lane

- A priority junction with a ghost island access, located to the east of the railway bridge. It is important to note that the draft access drawings have been specifically designed to avoid conflict with the existing Gifford Lea development – and in particular, to ensure that site access does not conflict with the ecological mitigation area.

4.53. To conclude, the feasibility drawings contained at **Appendix 4** demonstrate that the site can be accessed from both Chester Road and Frog Lane and is therefore suitable from an access perspective. We provide further commentary on the suggested link road at section 4 of these representations.

4.54. Finally, in respect of landscape, the site is not subject to any statutory landscape designations such as SSSIs, SACs etc.

4.55. To conclude, there are no physical or technical constraints preventing development of this site.

4.56. Development of the site is therefore suitable in accordance with the NPPF and the NPPG. Its allocation within the Neighbourhood Plan is entirely justified.

Achievable

- 4.57. Bolesworth has reviewed the economic viability of residential development on site in terms of the attractiveness of the locality, potential market demand as well as the cost factors associated with the site including preparation costs and constraints and consider the site is not constrained from a viability perspective. In doing so, Bolesworth can confirm that this is a suitable location for housing development from a commercial perspective.
- 4.58. Bolesworth can therefore confirm that the development of the site is economically viable in accordance with the NPPF and NPPG.

Deliverability Conclusions

- 4.59. This assessment has confirmed that Land north of Frog Lane (Phase 2 of Site Allocation Policy 7) is available, suitable and achievable in accordance with the latest national guidance. It's proposed allocation within the emerging Neighbourhood Plan is therefore fully justified.
- 4.60. Now that the deliverability of both sites/development phases has been demonstrated, we now provide commentary on draft Policy 7 of the Neighbourhood Plan.

5. Policy 7: Site Allocations & Evidence Base/Site Selection Process

- 5.1. Bolesworth continue to express their strong support for draft Policy 7, which proposes to allocate Land north and south of Frog Lane for around 600 homes. We provide detailed comments on the draft policy wording below – which are made in the context of the extensive technical work undertaken to date on the planning application at Land south of Frog Lane, as well as having regard to the basic condition tests which must be met in order for a Neighbourhood Plan to be adopted.

Draft Policy Wording

- 5.2. The updated draft wording of Policy 7 is highlighted in bold – with our comments provided underneath.

The Neighbourhood Plan allocates land to the north and south of Frog Lane, for a phased, high-quality, mixed use, residential led development of up to 600 dwellings, as shown on the Policies Map. Development proposals will be supported, provided they accord with the site-specific requirements set out below and with other relevant policies of the development plan.

A) Phase 1 (Land to the south of Frog Lane) shall comprise a residential scheme of approximately 400 homes and include the following:

- 5.3. This policy wording is supported – and the live planning application (Reference: 26/00486/OUT) pending determination on site supports this position.
- 5.4. We also support the wording ‘approximately’ – noting that the exact development quantum to be delivered on each development phase will be confirmed as part planning/Reserved Matters applications.
- 5.5. It is therefore clear that development of up to 600 homes will be delivered across the two phases – but the exact amount on each parcel is not fixed.
- i) The housing scheme shall comprise a tenure mix to include 30% affordable housing as well as a wide range of property types and sizes including but not limited to, those looking to buy their first home, family homes, rental properties, downsizer homes, bungalows and/or self/custom build plots, subject to site specific considerations.**
- 5.6. The Estate support this policy wording –Phase 1 of the development proposals will deliver 30% affordable housing, as confirmed in the live planning application.
- 5.7. Phase 2 of the development will also deliver 30% affordable housing.
- 5.8. The Estate also supports the flexible ‘subject to site specific considerations’ wording, as housing mix matters will be determined at the future Reserved Matters stage.

ii) Any bungalows shall be built to M4(3)(a) wheelchair adaptable standard with all other properties strongly encouraged to M4(2) accessible standard, unless this is demonstrated to be unviable.

- 5.9. There is currently no adopted planning policy in Cheshire West & Chester (CWaC) requiring the above. We also note that basic condition a) requires *'having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).'*

Footnote 51 of the NPPF states that:

"Planning policies for housing should make use of the Government's optional technical standards for accessible and adaptable housing, where this would address an identified need for such properties."

- 5.10. Therefore, the Estate politely highlights that either its removal or an evidence base will need to be provided by the Parish Council during the examination process, for this policy wording to be deemed to meet the basic condition tests.

iii) The site shall be accessed from Frog Lane with the layout allowing for a potential secondary access from Rocky Lane to enable direct vehicular and active travel links between Frog Lane and Rocky Lane as appropriate. The access shall be of a standard which will enable the site to be served by public transport and to the satisfaction of the Highways Authority. Bus stop infrastructure should also be installed to allow for public transport opportunities.

- 5.11. The illustrative masterplan contained at **Appendix 1** confirms that the site is proposed to be accessed via two new priority junctions on Frog Lane. The Transport Assessment submitted in support of the planning application also contains the detailed site access drawings.

- 5.12. In respect of the layout allowing for a potential secondary access from Rocky Lane, the Masterplan has been designed to carefully consider heritage and landscape matters along Rocky Lane. As the application site is located to the immediate west of Tattenhall Conservation Area – which terminates south of the Righi on Rocky Lane, the Masterplan does not propose a direct connection onto Rocky Lane for heritage reasons. A landscape buffer is also proposed along the eastern site boundary (see **Figure 7** overleaf) – again for heritage and landscape reasons.

Figure 7: Extract of Illustrative Masterplan



Landscape Buffer

- 5.13. Furthermore, as explained by the appointed highways consultant Arcadis (in an email sent to ONH on 30.01.26), secondary access via Rocky Lane is not viable – as it would necessitate significant hedgerow removal and rock outcrop to achieve required visibility distances.
- 5.14. Notwithstanding the above, the Masterplan has been future proofed to allow for a potential connection route – with the site access points designed to this standard. Future Reserved Matters applications will provide full details of the exact internal road layout for the site.
- 5.15. Bolesworth will discuss the potential need for any bus infrastructure on site with CWaC highways during the determination of the planning application. Progress on this matter will be shared and discussed with the Parish Council.
- iv) The creation of any road link from Frog Lane to Rocky Lane shall facilitate the redesignation of Rocky Lane to the north of the development site entrance to “quiet lane” status to limit vehicular movements to access only and enable safe walking and cycling along this stretch of road to access village amenities, subject to agreement and implementation by the Highways Authority.**
- 5.16. Bolesworth support the wording ‘subject to agreement and implementation by the Highways Authority’ – noting that the need and scope for any improvement works along Rocky Lane would need to be agreed and adopted by the Highways Authority. This is therefore not within the Estate’s gift/control.
- 5.17. Bolesworth also support the flexible wording of ‘any link road’ – with the policy making it clear that this is not a strict requirement. As above, such matters will be led by the Highways Authority.

v) The scheme shall include up to 9.8ha of publicly accessible open space including play areas.

5.18. We note that this figure has been taken from the illustrative masterplan – which is in support of an outline planning application. Exact open space provision details can only be confirmed at the future Reserved Matters stage.

5.19. Bolesworth is fully cognisant of the importance of delivering high-quality open space within new developments and are fully committed to delivering this for these proposals. It is also noted that public open space provision requirements are set within the CWaC Development Plan.

5.20. In order to better meet the basic condition tests, we politely repeat our previous comments to the earlier Regulation 14 consultation that this criterion should be reworded as follows:

“The scheme shall provide public accessible open space including play areas, in accordance with the requirements of Local Plan Policy DM35 or any subsequent revisions”

vi) The scheme shall safeguard land on-site for the provision of a new GP surgery (Class E (e)) to be agreed with the local GP surgery and Integrated Care Board. Should the safeguarded land no longer be required within an agreed period, it shall revert to use as public open space to serve the development. Any financial contribution towards the new GP surgery (on or off-site) shall be secured via legal agreement.

5.21. Having discussed this matter with the Parish Council, Bolesworth are supportive of this wording – and can also confirm that the relevant financial contribution towards health will be secured as part of a S106 Agreement.

vii) The scheme shall also include the off-site provision, in the vicinity of Barbour Square, of a multipurpose “green” car park (Sui Generis) and ancillary community event space, secured by legal agreement with an option to transfer ownership to the Parish Council or nominated community body.

5.22. The Estate consider that a land ownership transfer could be secured within the Section 106 Agreement for the live planning application – and will discuss this matter further with the Parish Council as the planning application progresses.

viii) The layout and landscape scheme delivers defensible boundaries between the site and the adjacent countryside at its western and southern boundaries to create a definitive settlement edge. This may include landscape buffers, tree planting, green corridors, or other natural features that provide a clear transition between built development and open countryside, consistent with rural character.

5.23. Bolesworth support this wording – and can confirm that this will be achieved as part of the development proposals. The illustrative Landscape Masterplan (contained at **Appendix 5**) confirms that additional woodland screening is proposed along the western and southern site boundaries.

ix) The scheme shall be accompanied by a Heritage Statement which demonstrates compliance with NDMP HE4 (Securing the Conservation and Enhancement of Heritage

Assets) relating to the Tattenhall Conservation Area and the Grade II listed building at Rose Corner.

- 5.24. Bolesworth consider that this wording must relate to existing national and local heritage planning policy, in order to meet the basic condition tests. The wording can be future proofed to account for future policy changes – including the National Development Management Policies which are not yet in force. We politely suggest the following altered wording to ensure the basic condition tests are met:

“The scheme shall be accompanied by a Heritage Statement which demonstrates compliance with the relevant heritage policies in the NPPF and Development Plan (or any subsequent revisions), relating to the Tattenhall Conservation Area and the Grade II listed building at Rose Corner.”

- 5.25. Bolesworth can also confirm that the submitted Heritage Statement (**Appendix 2**) in support of the planning application concludes that the development proposals are acceptable from a heritage perspective.

x) The scheme shall demonstrate, through a proportionate Transport Assessment and/or Active Travel audit, that residents will be able to safely and conveniently walk and cycle from the site to Tattenhall village centre, Tattenhall Primary School, and existing and proposed healthcare facilities, using accessible routes that are fit for purpose.

- 5.26. Bolesworth is supportive of this wording.

xi) The development shall enhance the existing public rights of way network by providing access to and enhancement of the former railway line as a strategic greenway and active travel corridor and creating a new circular walk around the south-west of the village linking Frog Lane and Rocky Lane.

- 5.27. Bolesworth will be discussing the above matters with the local highways authority and public rights of way officer during the determination of the planning application – and will discuss and share updates with the Parish Council as matters progress.

xii) The development layout shall allow for the delivery of the habitat mitigation area consented as part of application 22/00194/FUL.

- 5.28. This is a new policy criterion which has been added since the previous Regulation 14 consultations. This planning application relates to the Gifford Lea development located to the north of Frog Lane. It is therefore not relevant to Phase 1 of the development (i.e. land south of Frog Lane).

- 5.29. We therefore politely suggest that this criterion needs to be removed.

xiii) All mature trees and hedgerows within the site are retained unless their removal is necessary, and the minimum required to facilitate an efficient development layout, unless their removal is clearly justified through an arboricultural assessment and represents the minimum necessary to achieve a suitable and sustainable layout, in accordance with Policy 2. The existing tree belt along the boundaries shall be retained and reinforced.

5.30. Bolesworth is generally supportive of this policy. It is noted that the first sentence has been expanded slightly to provide further details in respect of an arboricultural assessment and minimum tree removal. Both of these matters will be dealt with as part of the future Reserved Matters application – and it is important to note that not all tree retention is desirable or required (for example, some trees may be of very poor quality and new tree planting is the better option in arboricultural terms).

5.31. We also repeat our earlier suggested tweak to add '*where possible*' after the last sentence – as there may be instances where it is neither feasible nor desirable to retain existing tree belts. If removal was to occur, appropriate compensation/additional landscape planting would be delivered at the required 2:1 ratio. This matter will only be fully understood at the detailed design/Reserved Matters stage.

xiv) The scheme seeks to optimise opportunities to produce and use renewable energy on-site.

5.32. Bolesworth support this wording and can confirm that environmental sustainability is at the heart of their sustainable development ethos.

Xv. Development proposals should:

- **Engage at an early stage with relevant infrastructure providers, including water and wastewater providers, to ensure site constraints and capacity are appropriately addressed;**
- **Incorporate water efficiency measures, including, where feasible and viable, achieving the optional Building Regulations standard for water efficiency (or any successor standard), and for major non-residential development, measures consistent with BREEAM 'Excellent'; and**
- **Ensure no adverse effect on the integrity of the River Dee and Bala Lake / Afon Dyfrdwy a Llyn Tegid SAC and the River Dee SSSI, having regard to the Strategic Environmental Assessment and any Habitats Regulations Assessment accompanying the Plan, and demonstrate, through appropriate hydrological and drainage assessments, that adjacent watercourses and their catchments are protected, including through the use of sustainable drainage systems (SuDS), wastewater controls, and construction management measures to maintain or improve water quality and flow regimes**

5.33. This is a new policy criterion, which replaces the previous wording relating to watercourse catchments and surface water flood alleviation.

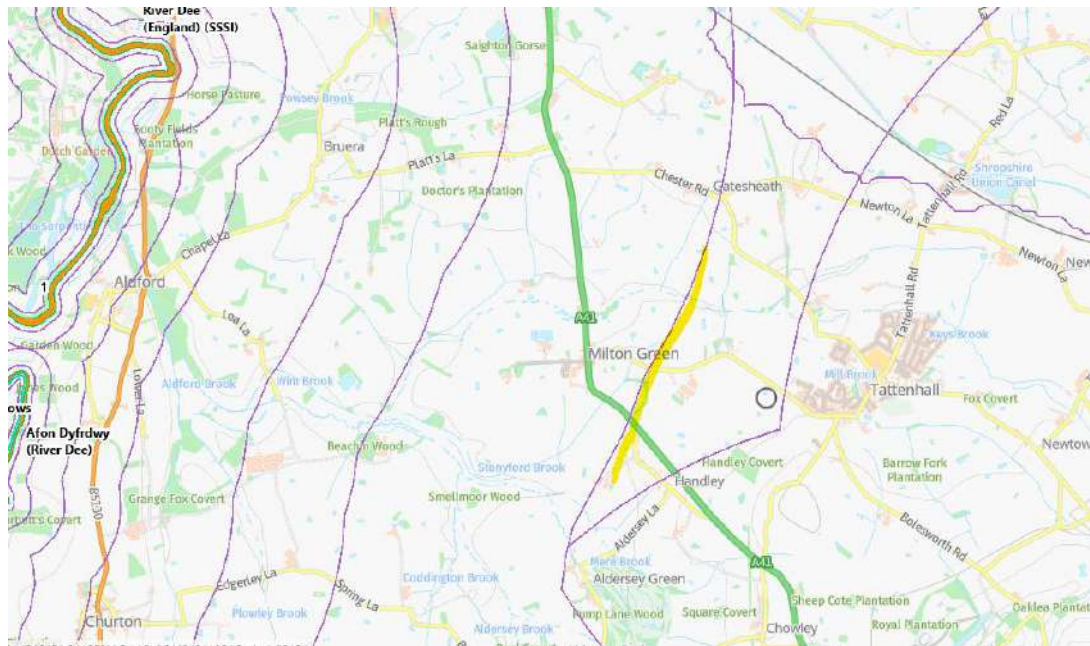
5.34. Bolesworth do not have any particular comments to make on bullet point one – which is dealt with through the planning application consultation process and also via planning conditions.

5.35. In respect of bullet point two, Bolesworth support the flexible wording in respect of '*where feasible and viable*' – noting the relevant PPG guidance in respect of optional water

efficiency standards. The PPG⁵ notes how the impact of viability must be considered when establishing any optional, enhanced water efficiency standards.

- 5.36. In terms of bullet point three, Bolesworth raise concerns that this is not applicable to the proposed allocation. The Estate's appointed ecologist has advised that all publicly available information confirms that the site does not fall within the River Dee and Bala Impact Risk Zone (IRZ). The Magic Mapping extract contained at **Figure 8** confirms that the IRZ contours for the SSSIs stops at the area highlighted yellow – therefore west of Tattenhall and the draft allocation.

Figure 8: Magic Mapping Extract of SSSI IRZ Contours



- 5.37. Further clarification is therefore required from Natural England on this matter, as environmental mapping confirms that the draft allocation does not fall within the River Dee and Bala IRZ. Without it, there is no evidence to justify the inclusion of this policy criterion within the draft allocation.
- 5.38. We reserve the right to comment on this matter further – once Natural England have further clarified the position.
- xvi) Where the development is assessed by the Local Education Authority as generating additional demand that cannot be accommodated within existing capacity, appropriate mitigation will be required, secured through a planning obligation.**
- 5.39. Bolesworth support this wording – and will be discussing such matters through the determination of the planning application.

⁵ Paragraph: 015 Reference ID: 56-015-20150327

xvii) The site is located on water catchment land. A risk assessment of the impact of the development on public water supply may be required with the identification and implementation of any required mitigation measures including a management plan

- 5.40. This is a newly introduced policy criterion within the Regulation 16 document. It is unclear what is meant by the site being located on water catchment land. Further clarification is required on this matter – and we note that the LLFA has commented on the live planning application on site, confirming no objection, and have not raised this as a matter for consideration.

xviii) Development proposals affecting Mineral Safeguarding Areas should have regard to the policies of the Cheshire West and Chester Minerals and Waste Local Plan, including the need to assess and, where appropriate, safeguard mineral resources.

- 5.41. Phase 1 of the development proposals do not fall within a Mineral Safeguarding Area. This policy criterion is therefore not applicable/necessary and should be removed.

B) Phase 2. Land to the north of Frog Lane shall comprise a residential scheme of approximately 200 homes and include the following:

i) The housing scheme shall comprise a tenure mix to include 30% affordable housing as well as a wide range of property types and sizes including but not limited to, those looking to buy their first home, family homes, rental properties, downsizer homes, bungalows and self/custom build plots.

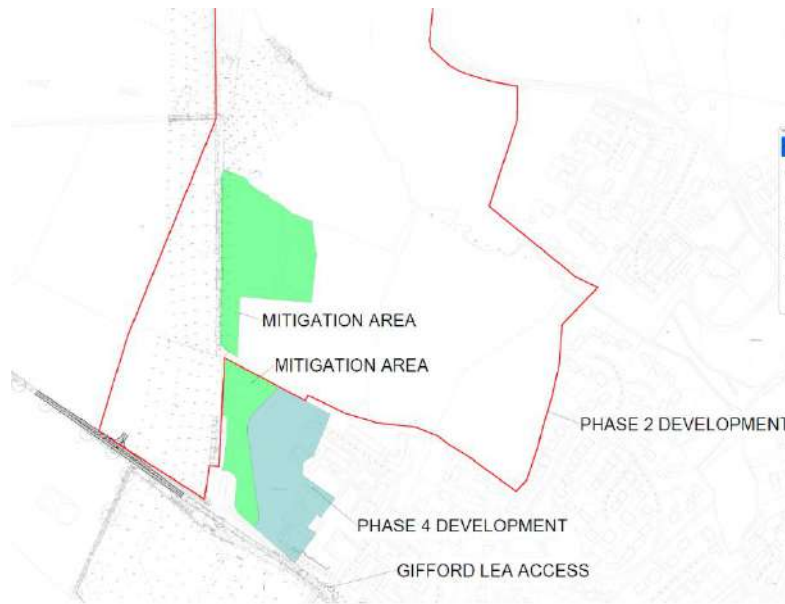
- 5.42. Please see earlier comment at paragraphs 5.6–5.8.

iii) The site will be accessed from both Frog Lane and Chester Road with the layout allowing for direct vehicular and pedestrian links between Chester Road and Frog Lane, and onward to Rocky Lane, of a standard which will enable the site to be served by public transport and to the satisfaction of the Highways Authority. Bus stop infrastructure should also be installed to allow for public transport opportunities.

- 5.43. As explained earlier in Chapter 4 (and as per the plans contained at **Appendix 4**), there are access options available via both Chester Road and Frog Lane. The exact form of site access arrangements will be dictated by discussions with CWaC Highways as part of a future planning application – noting they will be adopting the access arrangements and will confirm how many access points are required.

- 5.44. In respect of the layout allowing for direct vehicular and pedestrian links between Chester Road and Frog Lane, the following points are of note:

- The location of the Frog Lane access is constrained by the presence of the railway bridge and the mitigation area approved as part of the Gifford Lea scheme. Whilst the feasibility drawings illustrate that access can be taken via Frog Lane and within the allocation boundary as proposed, its location at the western extremity of the allocation (see below) constrains options for a vehicular access link road for the whole phase 2 site from a place-making and design perspective.



- Active Travel Links can be accommodated east of the former railway line to ensure active travel connectivity between both development phases.
- The Highways Authority has previously advised a link road in relation to phase 1 was not suitable or required in capacity terms.

5.45. Noting the above, and to ensure that both development phases can be delivered as soon as possible to ensure the Neighbourhood Plan is effective in delivering housing, we politely suggest the wording is amended as follows:

"The site will be accessed via Chester Road and/or Frog Lane, with the layout allowing for direct active travel links between Chester Road and Frog Lane. Vehicular links between Chester Road and Frog Lane, and onward to Rocky Lane, will also be explored. Any vehicular link should be of a standard which will enable the site to be served by public transport and to the satisfaction of the Highway Authority. Any vehicular link should also facilitate bus stop infrastructure, to the satisfaction of the Highway Authority"

iii) The layout and landscape scheme delivers strong defensible boundaries between the site and the adjacent countryside along the length of its western boundary to create a definitive settlement edge and provide connectivity to existing wildlife corridors. This may include landscape buffers, tree planting, green corridors, or other natural features that provide a clear transition between built development and open countryside, consistent with rural character.

5.46. Bolesworth support this policy wording. In respect of connectivity to existing wildlife corridors, this will be explored as part of future ecological assessments of the site.

iv) The scheme shall include the provision of appropriate land to provide additional village burial ground space, to be secured by legal agreement and transferred to the Parish Council.

5.47. The Estate are currently exploring their land options for this proposal – whether it be on this site or within wider Landholdings, and will discuss further with the Parish Council at the application stage.

v) The scheme shall also include provision of accessible public open spaces, reflecting local identified need, including allotments and a mix of formal and informal recreation spaces including sufficient land for playing pitches as required, secured by legal agreement with an option to transfer ownership to the Parish Council or a nominated local community body.

5.48. Public open space will be provided in compliance with adopted Development Plan policies. In respect of playing pitches, the Estate are also currently exploring land options for this – and will discuss further with the Parish Council at the application stage.

vi) The scheme shall demonstrate, through a proportionate Transport Assessment and/or Active Travel audit, that residents will be able to safely and conveniently walk and cycle from the site to Tattenhall village centre, Tattenhall Primary School, and existing and proposed healthcare facilities, using routes that are fit for purpose.

5.49. Bolesworth are supportive of this wording.

vii) The development shall enhance the existing public rights of way network by:

- a. Providing access to and enhancement of the former railway line as a strategic greenway and active travel corridor.**
- b. Creating new off-road walking and cycling links between Frog Lane and Chester Road.**

5.50. These matters will need to be discussed with the local public rights of way team. Until further details are advanced, it is suggested that the wording of this policy is slightly tweaked as follows:

“The development will explore potential enhancements to the existing public rights of way network by exploring.....:

viii. Development proposals should:

- Engage at an early stage with relevant infrastructure providers, including water and wastewater providers, to ensure site constraints and capacity are appropriately addressed;**
- Incorporate water efficiency measures, including, where feasible and viable, achieving the optional Building Regulations standard for water efficiency (or any successor standard), and for major non-residential development, measures consistent with BREEAM ‘Excellent’; and**

- **Ensure no adverse effect on the integrity of the River Dee and Bala Lake / Afon Dyfrdwy a Llyn Tegid SAC and the River Dee SSSI, having regard to the Strategic Environmental Assessment and any Habitats Regulations Assessment accompanying the Plan, and demonstrate, through appropriate hydrological and drainage assessments, that adjacent watercourses and their catchments are protected, including through the use of sustainable drainage systems (SuDS), wastewater controls, and construction management measures to maintain or improve water quality and flow regimes**

5.51. Please see our earlier comments at 5.33–5.38.

ix) The scheme seeks to optimise opportunities to produce and use renewable energy on-site.

5.52. Bolesworth support this wording and can confirm that environmental sustainability is at the heart of their sustainable development ethos.

x) Where the development is assessed by the Local Education Authority as generating additional demand that cannot be accommodated within existing capacity, appropriate mitigation will be required, secured through a planning obligation.

5.53. Bolesworth support this wording.

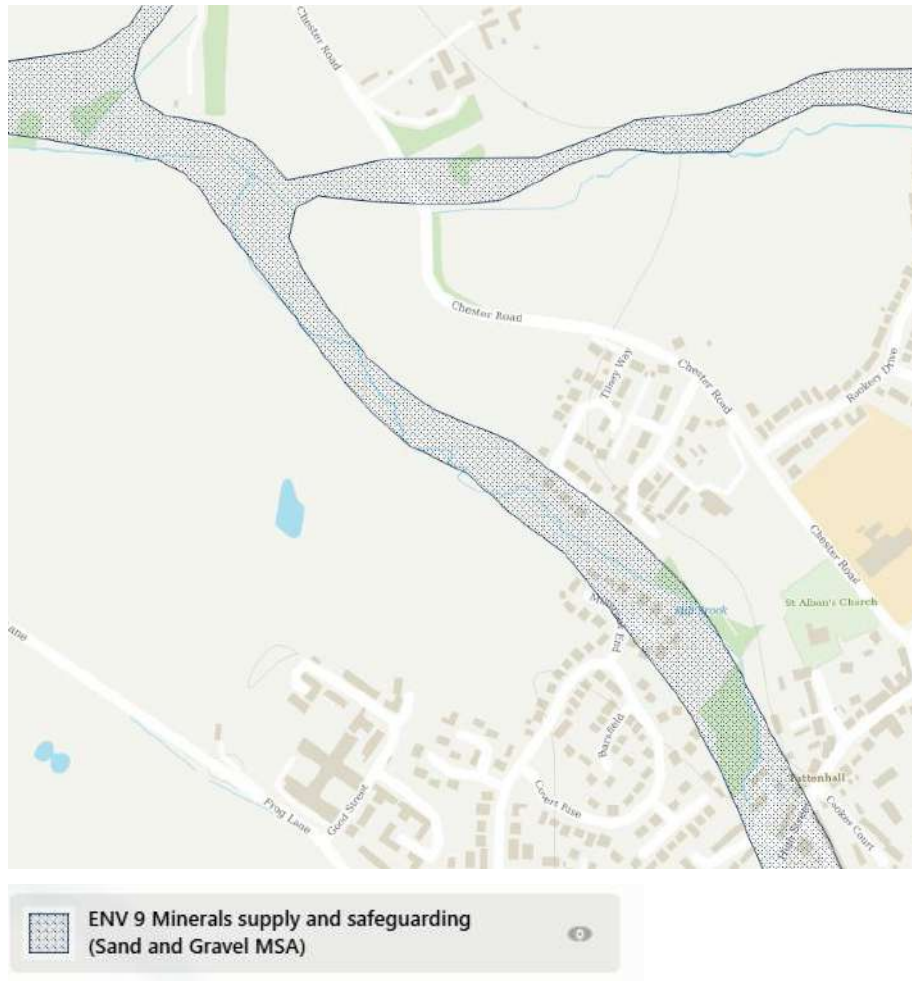
xi) The site is located on water catchment land. A risk assessment of the impact of the development on public water supply may be required with the identification and implementation of any required mitigation measures including a management plan.

5.54. This is a newly introduced policy criterion within the Regulation 16 document. It is unclear what is meant by the site being located on water catchment land. Further clarification is required on this matter.

xii) Development proposals affecting Mineral Safeguarding Areas should have regard to the policies of the Cheshire West and Chester Minerals and Waste Local Plan, including the need to assess and, where appropriate, safeguard mineral resources.

5.55. A small section of the site is located within a Sand and Gravel Mineral Safeguarding Area (see **Figure 9** overleaf).

Figure 9: Extract of Local Plan Policies Map



- 5.56. This does not pose as a constraint to development – and it will be ensured that any future planning application appropriately assesses the proposals against Policy ENV 9 of the Local Plan.

Site Selection

- 5.57. Paragraph 3.51 confirms that a separate site selection report has been prepared to accompany the Plan.
- 5.58. The Site Selection Summary Report (May 2026) confirms at paragraph 2.2 how a scenario – led approach, rather than assessments of individual sites, was undertaken for the site selection process:

“Unlike a simple “call for sites” exercise, this scenario-led approach, using a Settlement Spatial Plan to explore alternative spatial patterns of growth, rather than just assessing sites in isolation, enabled a better understand the long-term growth opportunities as well as constraints, for the parish, and to understand where its sustainable limits of development are”

- 5.59. Appendix B of the Site Selection Report then sets out how individual sites were assessed under the 3 development scenario options.
- 5.60. The Environmental Report (dated May 2026) has been prepared by ONH and published as part of this consultation. Paragraph 3.3 of the report notes how reasonable alternatives were considered for policy 7, namely:
- “For Policy 7, which allocates sites, the reasonable alternative is to allocate one of the other 3 growth scenarios that has been assessed as part of the site allocation process, or to allocate no sites at all”*
- 5.61. Assessment based on growth scenario options, rather than individual sites, is supported and proportionate to the Neighbourhood Plan process – noting the requirements of NPPF paragraph 38 which confirms neighbourhood plans must meet certain basic conditions and other legal requirements before they can come into force. This is therefore a separate process to the examination of Local Plans as set out at NPPF paragraph 36.
- 5.62. Figures 2,3,4 and 5 of the site selection report confirms the location and sites which were assessed as part of the growth scenarios.
- 5.63. Turning to the growth scenario options assessed, these are summarised in the May 2026 Environment Report and Site Selection Report as follows:
- Scenario 1: would deliver around 600 homes– which features sites to the west, east and south of Tattenhall.
 - Scenario 2: would deliver approximately 700 homes and labelled ‘a new western half of the village’
 - Scenario 3: higher growth option delivering approximately 1,500 homes.
 - Scenario 4: Hybrid scenario, which was developed following community engagement and dialogue with key stakeholders including the landowner. This scenario represents a combination of the available land within scenario 2 (closest to the existing settlement boundary) and a parcel of land within Scenario 3 which was considered to adhere closest to a combination of community preference, (i.e. near the existing settlement boundary and geographically aligned with Scenario 2) environmental constraints and mitigation opportunities.
- 5.64. Scenario 2 scored the best out of all scenarios in the SEA, however, has ultimately been discounted on the basis it is not available.
- 5.65. Scenario 4 – i.e. the sites ultimately selected under Policy 7:
- Scores comparatively well (and better than scenario 3) in the Land and Resources category.
 - Scores comparatively with all scenarios in the Water category.
 - Scores comparatively with scenarios 1 and 3 in the Cultural Heritage category. It scores worse than scenario 2 on this category.

- Scores the same (green) with all scenarios on the Biodiversity category.

- 5.66. The above scorings confirm that scenario 4 is supported by the SEA – performing better or comparatively well than the other growth scenarios. Whilst scenario 2 scores best overall, it is not available.
- 5.67. It is clear that the Neighbourhood Plan process has been supported by a SEA and other material considerations to establish the best scenario for growth in the village. This fully supports the sites identified for allocation under Policy 7.

Supporting Text

- 5.68. Turning to the supporting text to the policy at paragraph 3.44 onwards:
- We provide commentary on the indicative housing figure provided by CWaC at Section 7 of these representations; and
 - Bolesworth support paragraph 3.64, which confirms that any improvement works to walking routes to make the scheme acceptable shall be secured through a legal agreement, as required by the highways authority. This is consistent with NPPF paragraph 58 and also clarifies that the highways authority will advise on such matters.

6. Policy 8: Flood Management Land

- 6.1. Draft Policy 8 relates to wider Bolesworth Estate land off Burwardsley Road, to the east of Tattenhall. It covers the area contained at **Appendix 6**.
- 6.2. At the outset, Bolesworth wish to express their strong support for draft Policy 8 – which is reflective of their discussions to date with the Parish Council. The safeguarded flood management proposal is further reflective of the Estate's commitment to deliver a number of strategic benefits to the local community and how the Neighbourhood Plan as drafted is infrastructure led.
- 6.3. In terms of the policy wording itself, Bolesworth do not have any particular comments at this stage – albeit reserve the right to provide more detailed comments at a later stage – as technical work on the potential scheme progresses.

7. Vision, Objectives and Policies

7.1. As explained in the proceeding chapters, Bolesworth fully support the Neighbourhood Plan's allocation of land north and south of Frog Lane. In doing so, the objectives of the neighbourhood plan (as set out at paragraph 3.2 of the draft plan and replicated below), can be met as follows*:

*1. Delivery of a housing growth strategy tailored to the needs and context of Tattenhall. **The Estate will closely work with the Parish Council to understand local housing needs – and already have an intrinsic understanding of this through an extensive public consultation process.***

*2. Sensitive, sustainable development of good design which protects and enriches the landscape and built setting. **A Design Code will be prepared for both development phases, to ensure high quality design.***

*3. Sustaining and improving excellent local facilities for existing and new residents. **The proposals will deliver a site to facilitate the delivery of a new GP Surgery for Tattenhall.***

*4. Strengthening and supporting economic activity. **The delivery of much needed family homes, and a new GP Surgery, will support economic activity.***

*5. Seek on-going improvements to transport, to utility infrastructure and to digital connectivity. **The development proposals will deliver improvements in respect of active travel measures.***

*6. Prioritise local distinctiveness in every element of change and growth. **Local distinctiveness will be delivered through a Design Code.***

*7. Protect greenspace, the landscape and support nature conservation. **Development proposals will be delivered in a sensitive manner to protect the existing landscape, whilst also delivering new and high-quality greenspace.***

*8. Involve local people in an ongoing basis in the process of plan-making, monitoring and delivery of development. **Bolesworth remain wholly committed to maintaining ongoing dialogue with the local community.***

*N.B: the objectives of the Neighbourhood Plan are in italic text, with the bold text confirming how the proposed site allocations meet these objectives.

8. Policy 2 – Local Character

- 8.1. The Estate is supportive of this policy – which seeks to ensure the delivery of high- quality design which is sensitive to the existing character of Tattenhall. We provide comments below on some (but not all) of the policy criteria.

Part A

Criterion 3

- 8.2. Criterion 3 notes that development will be supported where it does not erode the important, predominantly undeveloped gaps between the three settlements of Tattenhall, Newton-by-Tattenhall and Gateheath. Firstly, it is important to note that Newton-by-Tattenhall and Gatesheath are not specifically designated as settlements within the Development Plan, nor afforded any specific landscape protection to prevent merging. Furthermore, the hugely successful Ice Cream Farm is based in Newton-by-Tattenhall.
- 8.3. It is important that the Neighbourhood Plan strikes an appropriate balance between protecting landscape worthy of protection and helping to support a thriving, rural economy. Criterion 3, as it currently stands, would not support potential future expansion of existing rural businesses in the area/gaps defined. To deliver the appropriate balance, we therefore politely reiterate our earlier comments that criterion 3 should be re-worded as follows:

Development will be supported where it:

“Does not result in unacceptable harm to the landscape character of the settlements of Tattenhall, Newton-by-Tattenhall and Gatesheath.”

Criterion 4

- 8.4. Criterion 4 states that development will be supported where it fully accords with the Tattenhall and District Design Code (2022) or any subsequent version. Firstly, the Estate wish to express their support for the draft Design Code – which will help to deliver the high-quality design that Tattenhall deserves. Indeed, the Estate is uniquely invested in delivering a high -quality design legacy for development proposals brought forward on their land. As already noted, the Estate will prepare site-specific Design Codes for both sites allocated within the Neighbourhood Plan.
- 8.5. We only suggest a minor tweak to the criterion, so it is consistent with the wording of the National Model Design Code (Part 1), which confirms that:
- “Design guides and codes should provide clear parameters within which there is scope for **flexible application** to allow for innovation”*
- 8.6. Flexibility is important, as there may be site-specific instances where it is not possible (or indeed preferable) to completely accord with the Design Code and other solutions may be appropriate. It is also important to consider that the site specific design codes for the Frog Lane sites may differ to the Tattenhall Design Code – for fully justified design reasons.

We therefore suggest the following minor change to criterion 4:

*~~"Fully accords~~ **Is in broad accordance** with the Tattenhall and District Design Code (2022 2023) or any subsequent version"*

- 8.7. This flexibility is particularly important noting the Estate's commitment to deliver site-specific Design Codes for the proposed allocations.

Criterion 5

- 8.8. Criterion 5 states:

"Respects local landscape quality ensuring that views and vistas identified in Appendix A are maintained wherever possible."

- 8.9. Appendix A confirms that Vista 6 is relevant to the Land South of Frog Lane site (see **Figure 10** below):

Figure 10: Views and Vistas



- 8.10. Page 9 of Appendix A confirms that this relates to the visual prominence of the Clough Williams-Ellis houses on the corner of Frog Lane and Rocky Lane. It is noted that this is part of the sequential view stretching from the eastern entrance of the conservation area – and shows the variety of setbacks, wall materials and different architectural styles defining the historic centre.
- 8.11. As previously noted, a Heritage Statement (contained at **Appendix 2**) has thoroughly assessed the heritage impact of the development proposals against nearby designated heritage assets. The illustrative masterplan (see **Appendix 1**) also incorporates a development setback and proposed buffer planting around the Grade II Rose Corner.
- 8.12. We can therefore confirm that the development proposals accord with this criterion.

Part B

- 8.13. Part B of the policy relates to character areas and detailed design matters.

- 8.14. The cited figure of 30-100 dwellings in each character area is considered to be an arbitrary figure – and not conducive to achieving place-making and the nuances of high-quality design.
- 8.15. As previously noted, the Estate has committed to preparing Design Codes for both development phases allocated under Policy 7. As part of this, distinct character areas will be delivered on the sites, reflective of the design context within the specific sub-parcels on site. The Design Code will also ensure that bullet point 4 is achieved – so that development is not homogenous in nature.
- 8.16. Noting the above, we politely suggest the wording is amended as follows:

"Where development exceeds 30 dwellings, proposals must ~~be designed as a series of smaller~~ include character areas (typically 30–100 dwellings each) which, together, reflect the overarching character area within which the site is located. These areas should:

- *~~reflect~~ have regard to the character principles set out in the Tattenhall and District Design Code (2023) ~~as follows~~ and any other relevant Design Codes where applicable;*
- *incorporate variation in layout, density, building type, materials and landscape structure;*
- *be arranged through a coherent masterplan demonstrating how the overall site creates a legible and locally distinctive place;*
- *avoid large-scale, homogeneous estate layouts, particularly on allocated sites under Policy 7.*

Part C

- 8.17. The first sentence states that 'development proposals should seek to safeguard and enhance trees, woodlands and hedgerows, including veteran and mature trees, in line with the relevant Cheshire and Warrington Local Nature Recovery Strategy priorities and actions (W2 and W3)...'
- 8.18. Bolesworth support the insertion of text relating to Local Nature Recovery Strategy, in accordance with the requirements of the 2023 LURA.
- 8.19. Policy DM 45 (Trees, woodland and hedgerows) of the Part Two Local Plan discusses the importance of retaining healthy trees and replacement planting ratio of at least two new trees for each tree lost – therefore, the 2:1 replacement ration stated in draft Policy 2 is supported.

Part E

- 8.20. As per the above, we support the added wording in respect of the Local Nature Recovery Strategy.
- 8.21. We also support the addition of 'wherever possible' in respect of the retention of existing ponds and hedgerows – as it is not always feasible to retain all existing features, especially if they are not of high quality.

9. Other Policies

Policy 3 – The Local Economy

- 9.1. The Estate is wholly supportive of this Policy, which reflects the NPPF's aim to support a prosperous, rural economy.
- 9.2. We do, however, consider that the Policy would benefit from further expansion to reflect NPPF paragraph 88, which recognizes the importance of sustainable rural tourism and leisure development, as well as the development and diversion of agricultural and other land-based businesses.
- 9.3. We therefore suggest that the following wording is added to the policy, to help Tattenhall reach its full potential:

The following types of employment and retail development will be supported:

1. *The conversion of existing buildings and the small-scale expansion of existing employment premises across the Parish.*
2. *New commercial premises, ~~where they accord with National Decision-Making Policy S3~~ where the accord with national planning policy.*
3. ***the development and diversification of agricultural and other land-based rural businesses.***
4. ***sustainable rural tourism and leisure developments which respect the character of the countryside.***

- 9.4. Reference to NDM Policy S3 should also be removed – in line with our previous comments that this is not currently adopted national planning policy.

Policy 4 – Local Facilities

- 9.5. The Estate is supportive of Policy 4, which seeks to retain and enhance services within Tattenhall. We do not have any detailed comments to make on the policy wording itself at this stage.
- 9.6. It is important to reiterate that the proposed allocations under Policy 7 will accord with this policy – providing a number of benefits to the local community, including a site for a new GP surgery.
- 9.7. Part D of the policy states:

D. The loss of shops and related commercial services for the local community will be resisted unless it can be demonstrated that reasonable efforts have been made to secure their continued use for these purposes. For the purposes of this policy, 'reasonable efforts' should include proportionate and robust marketing of the premises for a minimum period of 12 months at a realistic price, evidence of lack of demand, and consideration of alternative community or commercial uses compatible with the location"

- 9.8. The current wording of the policy is considered to be overly onerous – particularly the requirement for a minimum 12 months of marketing. Consideration also needs to be had to the occupation history of any unit – which may have been vacant for many years. The addition of another 1-year period demonstrate marketing is not considered to be in line with the spirit of the NPPF – and the introduction of Use Class E which allows for additional flexibility.
- 9.9. Noting the above, we suggest the following amended wording for Criterion D:

“The loss of shops and related commercial services that meet the day-to-day needs of the local community will be resisted unless it can be demonstrated that reasonable efforts have been made to secure their continued use for such purposes. In assessing whether reasonable efforts have been made, regard should be had to the occupation history of the premises, including the length of any vacancy. Reasonable efforts will normally include proportionate and robust marketing for an appropriate period at a realistic market price or rent, evidence of a lack of demand for the existing use, and consideration of alternative community or commercial uses that are appropriate to the location”

Policy 5 – Transport and communication

- 9.10. The Estate do not have any particular comments to make on this policy – which covers a number of matters we have already separately commented on under draft Policy 7 (Site Allocations).

Policy 6 – Landscape and Environment

- 9.11. The Estate do not have any particular comments to make on this policy – with matters on landscape and environment covered under our earlier comments on draft Policy 7.

10. Conclusions

- 10.1. The Bolesworth Estate remain wholly supportive of the Parish Council's decision to formally allocated land north and south of Frog Lane for housing in the emerging Neighbourhood Plan. In doing so, a number of benefits will be delivered to Tattenhall, beyond just housing.
- 10.2. These Representations confirm that both land parcels (Phases 1 & 2) comprise deliverable sites which justify their allocation. The Estate is actively promoting both sites for development – with a live planning application (26/00486/OUT) at land south of Frog Lane currently before the local planning authority for determination.
- 10.3. In respect of Phase 2 (Land North of Frog Lane), initial due diligence also confirms that this site is wholly deliverable. Initial site access drawings are submitted with these representations – which confirm that the site can be accessed via Chester Road and Frog Lane. A planning application for the Phase 2 site will be advanced as soon as possible, following phase 1.
- 10.4. National planning policy is clear that Neighbourhood Plans can be formally 'made' in advance of adoption of a new Local Plan, irrespective of the stage a new Local Plan has reached. Indeed, it is perfectly legitimate to proceed on the basis of an indicative housing figure provided by the LPA. The Neighbourhood Plan in fact exceeds the indicative figure provided, proposing the delivery of up to 600 dwellings.
- 10.5. The Estate also reaffirm their support for draft policy 8, which safeguards wider Estate land for the delivery of a natural flood management scheme.
- 10.6. Where relevant, these representations have suggested amendments to policy wording to ensure that the Basic Condition tests are met and reflective of the significant technical work undertaken to date. Such matters will be tested at the Examination stage of the Neighbourhood Plan, before it proceeds to referendum.
- 10.7. The Estate look forward to continuing their positive working relationship with the local community – and to deliver genuinely sustainable development that Tattenhall deserves.



Appendix 1: Land South of Frog Lane – Illustrative Masterplan

ISSUE:

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0 50 100 m

KEY

- Site boundary
- Proposed residential development**
Developable Area 11.5HA
Up to 400 dwellings
- Public open space
- Proposed vehicular access
- Primary route
- Secondary route
- Private drives
- Proposed footpath
- Existing vegetation
- Proposed street planting
- Proposed screen/buffer planting
- Proposed hedgerow
- Potential location of play area
- Potential location of informal play
- Potential location of Medical Centre (Use Class E)
- Potential location of attenuation basin
- Existing water feature
- Potential location of allotments
- Potential location of parking

FROG LANE, TATTENHALL - ILLUSTRATIVE MASTERPLAN





Appendix 2: Land South of Frog Lane Heritage Statement

Heritage Statement

Land at Frog Lane, Tattenhall

February 2026

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Client
Bolesworth Estate

Our reference
04219

February 2026

1. Introduction

- 1.1 This Heritage Statement has been prepared by Turley Heritage on behalf of Bolesworth Estate ('the Applicant') in connection with an outline planning application for a residential-led development ('the Proposed Development') at the land off Frog Lane, Tattenhall, Cheshire ('the Site'). The formal description of development is as follows:

"Outline planning application with all matters reserved (except for principal means of access), for development comprising up to 400 no. dwellings (Use Class C3), potential new Medical Centre (Use Class E), with associated open space, landscaping, allotments and other associated works including earthworks and drainage."

- 1.2 The Site is close to a number of listed buildings, including Rose Corner and Greenbank (both grade II listed) and Bolesworth Castle (grade II* listed). Cheshire West and Chester Council (CWAC), therefore, in determining the submitted planning application, has a statutory duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to 'have special regard' to the desirability of preserving the special interest and setting of nearby listed buildings.¹

- 1.3 The Site is also adjacent to Tattenhall Conservation Area. The setting of conservation areas is not protected by primary legislation. However, the National Planning Policy Framework (NPPF) states that the setting of a heritage asset (including conservation areas) can contribute to its significance.

- 1.4 The NPPF provides the Government's national planning policy on the conservation of the historic environment. In respect of information requirements for applications, Paragraph 207 states the following:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance".²

- 1.5 To comply with these requirements, **Section 2** of this statement provides an overview of the history and development of the Site and surrounding area and **Section 3** identifies the relevant heritage assets with potential to be affected by the Proposed Development. **Section 4** provides an assessment of the significance proportionate to both the importance of the identified heritage assets and the likely impacts of the application proposals. **Section 5** provides an assessment of the impact of the Proposed Development, in light of the statutory duty of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the NPPF, and local planning policy for the historic environment (set out in detail at **Appendix 1**). The Statement concludes with a summary and conclusions at **Section 6**.

¹ Section 66 (1) Planning (Listed Buildings and Conservation Areas) Act 1990

² MHCLG (2025) National Planning Policy Framework (NPPF), Paragraph 207

- 1.6 This Heritage Statement has been undertaken on the basis of published information, proportionate archival research and an updated site visit undertaken during November 2025. It has been prepared in accordance with Historic England Advice Notes on 'Statements of Heritage Significance: Analysing Significance in Heritage Assets' (HEAN 12)³, 'Conservation Area Appraisal, Designation and Management' (HEAN 1)⁴, Good Practice Advice on 'Managing Significance in Decision Taking in the Historic Environment' (GPA 2)⁵ and 'The Setting of Heritage Assets' (GPA 3)⁶.
- 1.7 This Statement addresses above ground heritage assets only. Below ground archaeology is considered separately by AOC.

³ Historic England (2019) Historic England Advice Note 12, Statements of Heritage Significance: Analysing Significance in Heritage Assets

⁴ Historic England (2019) Historic England Advice Note 1, Conservation Area Appraisal, Designation and Management

⁵ Historic England (2015) Historic Environment Good Practice in Planning Note 2, Managing Significance in Decision Taking in the Historic Environment

⁶ Historic England (2017) Historic Environment Good Practice in Planning Note 3, The Setting of Heritage Assets (2nd edition)

2. Site Context and Historic Development

Site Description and Context

- 2.1 The Site (**Figure 2.1**) extends to 23.24 hectares and comprises an irregular shaped parcel of arable land, located to the south of Frog Lane and west of Rocky Lane. It currently consists of five open fields separated by hedgerows. It rises gradually to the south west from Frog Lane. The Site is situated on the southern edge of Tattenhall's existing settlement boundary, with existing residential development to the north on the opposing side of Frog Lane. The eastern edge of the Site is bounded by Rocky Lane, beyond which are open fields which also surround the Site to the south and west.



Figure 2.1: Modern aerial imagery showing the location of the Site (outlined red)

History and Development of the Site and Surrounding Area

- 2.2 Tattenhall is recorded in the 1086 Domesday Book and during the medieval period was centred around St Alban's Church. The village grew as an agricultural settlement, with cheese production being notable as particularly important to the local economy.
- 2.3 The village was relatively isolated through the 16th to 18th centuries. The Chester-Whitchurch turnpike road passed nearby, rather than through the village, but the Chester Canal to the north east of the village, which opened in 1772, offered new markets and economic opportunities, evidenced by the number of buildings added during this period. Further growth followed the arrival of the Chester to Crewe railway line in 1840, and the branch line from Tattenhall Road to Whitchurch in 1872 to the west of the village and adjacent to the western edge of the Site (**Figure 2.2**).

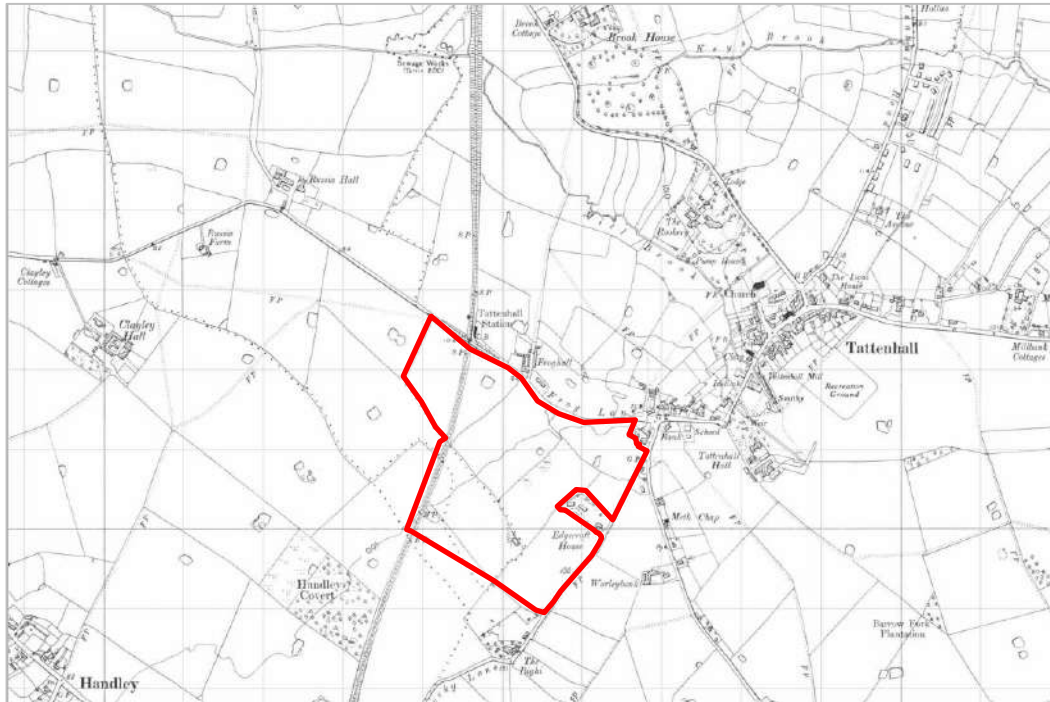


Figure 2.3: 1949 OS Provisional map. The approximate location of the Site is outlined in red

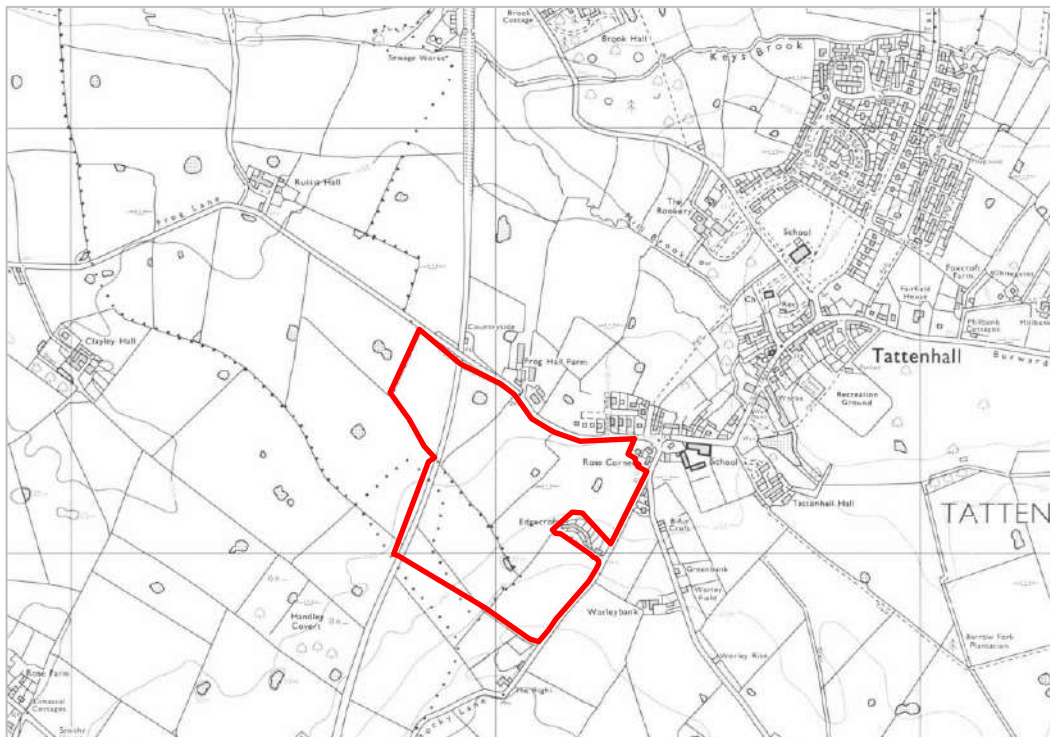
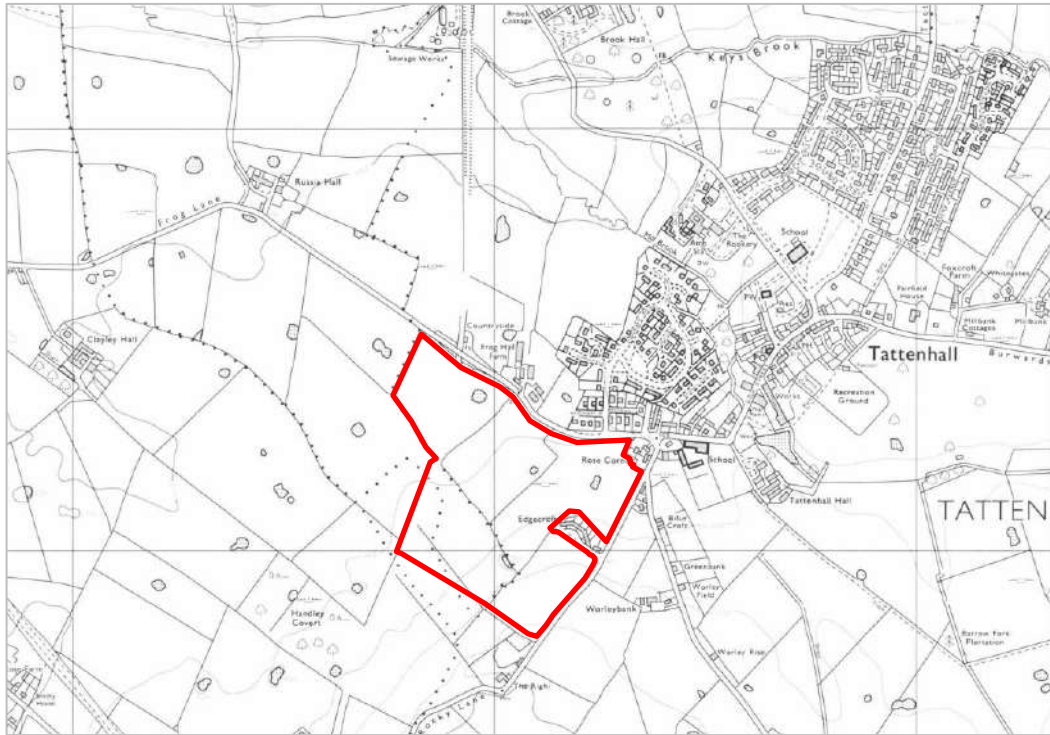


Figure 2.4: 1976 OS National Grid map. The approximate location of the Site is outlined in red

- 2.7 Further growth took place in the late 20th century, with residential development to the west of the village (**Figure 2.5**). More recently, residential development has also taken place to the north of Frog Lane (**Figure 2.6**). The Site itself has remained as open fields.



Summary

- Tattenhall has origins in the medieval period centred around a church. The primary industry was agricultural, in particular cheese production.
- The construction of the nearby railway line in the mid-19th century improved connectivity but did not lead to large-scale industrial growth within Tattenhall. Notwithstanding, whilst agriculture remained its primary industry, local industries developed in the 19th century.
- The Bolesworth Estate was purchased in 1856 by the Barbour family, who invested in improvements to buildings within Tattenhall in the early 20th century.
- As the demand for housing grew, this resulted in rapid suburban expansion to the village. The village expanded rapidly, with new housing estates appearing on its periphery to the north.
- Further growth took place in the late 20th century, with residential development to the west of Tattenhall. More recently, residential development has also taken place to the north of Frog Lane.
- The Site itself has remained open fields.

3. Heritage Assets

3.1 The NPPF defines a heritage asset as:

“A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.”⁸

3.2 The identification of assets for assessment has been informed by a detailed site visit undertaken in November 2025 taking into account:

- The nature and scope of the Proposed Development;
- The proximity of heritage assets to the Proposed Development;
- The degree of inter-visibility between the heritage assets and the Site taking into consideration, for instance, changes in topography, interposing townscape and landscape features and seasonal changes; and
- The significance of the relevant heritage assets and the contribution made by setting, including historic or functional relations.

Designated Heritage Assets

3.3 Designated heritage assets are those which possess a level of heritage interest that justifies designation under the relevant legislation and are then subject to particular procedures in planning decisions that involve them.

Conservation Areas

3.4 The Site is adjacent to the western boundary of **Tattenhall Conservation Area (TCA)**. TCA was designated by Cheshire West and Chester Council (CWAC) in 1970 and was extended 1985 and 1996. CWAC published the Tattenhall Conservation Area Appraisal in June 2013.⁹

Listed Buildings

3.5 There are no listed buildings within the Site. Listed buildings with the potential to be affected by the Proposed Development through change within their setting are listed below. The identification of these assets is based on a series of judgements including the nature of their significance and relative contribution of setting, their proximity to and relationship with the Site, potential visibility of the Proposed Development and any known functional or historic associations.

- **Bolesworth Castle** (grade II*);
- **Rose Corner** (grade II); and

⁸ MHCLG (2025) National Planning Policy Framework (NPPF) – Annex 2: Glossary

⁹ CWAC (2013) Tattenhall Conservation Area Appraisal

- **Greenbank** (grade II).

Non-Designated Heritage Assets

- 3.6 The NPPF differentiates between designated and non-designated heritage assets. Non-designated heritage assets are those identified by the local planning authority (including local listing). Historic England's guidance on 'Managing Significance in Decision Taking in the Historic Environment' (2015) clarifies that:

*"Non-designated heritage assets include those that have been identified in a Historic Environment Record, in a local plan, through local listing or during the process of considering an application."*¹⁰

- 3.7 CWAC has paused nominations to its Local List, although an earlier iteration of the Local List is accessible¹¹. There are no identified locally listed buildings with potential to be affected by the Proposed Development.
- 3.8 A search of the Cheshire Historic Environment Record (CHER) was conducted on 15 July 2025. The Site is close to a number of above-ground entries on the Cheshire HER. Based on the nature and extent of the Proposed Development and the nature of these entries, no additional potential non-designated heritage assets have potential to be affected by the Proposed Development.

¹⁰ Historic England (2015) Historic Environment Good Practice in Planning Note 2, Managing Significance in Decision Taking in the Historic Environment. pg. 1.

¹¹ <https://maps.cheshirewestandchester.gov.uk/cwac/webmapping>

4. Assessments of Significance

Introduction

- 4.1 This section provides assessments of the significance of the heritage assets identified in Section 3 as having the potential to be affected by the Proposed Development.
- 4.2 The assessments are intended to be proportionate to the importance of the heritage assets and sufficient to understand whether any potential impacts would arise as a result of the Proposed Development. They have been informed by a site visit carried out in November 2025, historic map regression and a review of existing published information.
- 4.3 The NPPF defines the significance of a heritage asset as:

“The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.”¹²

- 4.4 Historic England provide guidance on the assessment of significance of heritage assets.¹³ This has been used as guidance for describing heritage significance.

Conservation Areas

- 4.5 Conservation areas are designated on the basis of their special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Historic England has published guidance in respect of conservation areas which provides a framework for the appraisal and assessment of the special interest of a conservation area.¹⁴

Listed Buildings

- 4.6 Listed buildings are defined as designated heritage assets that hold special architectural or historic interest that are, for the time being, included in a list compiled or approved by the Secretary of State under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990; for the purposes of that Act. The Principles of Selection for Listed Buildings are published by the Department for Culture, Media and Sport (‘DCMS’)¹⁵ and supported by Historic England’s Listing Selection Guides for each building type.

Setting

- 4.7 The NPPF defines the setting of a heritage asset as:

“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a

¹² MHCLG (2025) National Planning Policy Framework (NPPF) – Annex 2: Glossary

¹³ Historic England (2019) Heritage Advice Note 12 Statements of Heritage Significance: Analysing Significance in Heritage Assets

¹⁴ Historic England (2019) Conservation Area Appraisal, Designation and Management

¹⁵ DCMS (2025) Principles of Section for Listed Buildings

positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”¹⁶

- 4.8 Historic England has published guidance¹⁷ in respect of the setting of heritage assets, providing detail on understanding setting and the associated assessment of the impact of any changes. The guidance confirms that:

“Setting is not a heritage asset, nor a heritage designation, rather its importance lies in what it contributes to the significance of the relevant heritage asset itself.”

- 4.9 The guidance sets out a step-by-step process for proportionate assessment of the significance of a heritage asset that may be affected by a proposal.

- 4.10 Further guidance on the definition of setting and how it should be taken into account is set out in the latest national Planning Practice Guidance (‘PPG’) relating to the historic environment. The PPG sets out that:

“The extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places.”¹⁸

- 4.11 The *Catesby Estates Ltd v Steer* (2018) EWCA Civ 1967 judgement confirmed that historic, social and economic connections are relevant in assessing the contribution made by the setting of heritage assets.

Assessment

- 4.12 The following assessments of significance are proportionate to both the significance of the identified heritage assets and sufficient so as to understand the impact of the Proposed Development, given their nature and extent. The assessment has been undertaken on the basis of published information, archival research and on-site visual survey.

Assessment: Tattenhall Conservation Area

- 4.13 Tattenhall Conservation Area (TCA) is centred on the historic core of Tattenhall. The designated area broadly aligns with the extent of the village as shown on the 1949 OS map (shown at **Figure 4.1**), prior to the modern expansion of the village in the mid 20th century. It is now set within a wider settlement area which has continuously expanded since the mid 20th century.

¹⁶ MHCLG (2025) National Planning Policy Framework (NPPF) – Annex 2: Glossary

¹⁷ Historic England (2017) Good Practice Advice Note 3: The Setting of Heritage Assets (2nd edition)

¹⁸ MHCLG (2019) Planning Practice Guidance. Paragraph: 013 Reference ID: 18a-013-20190723

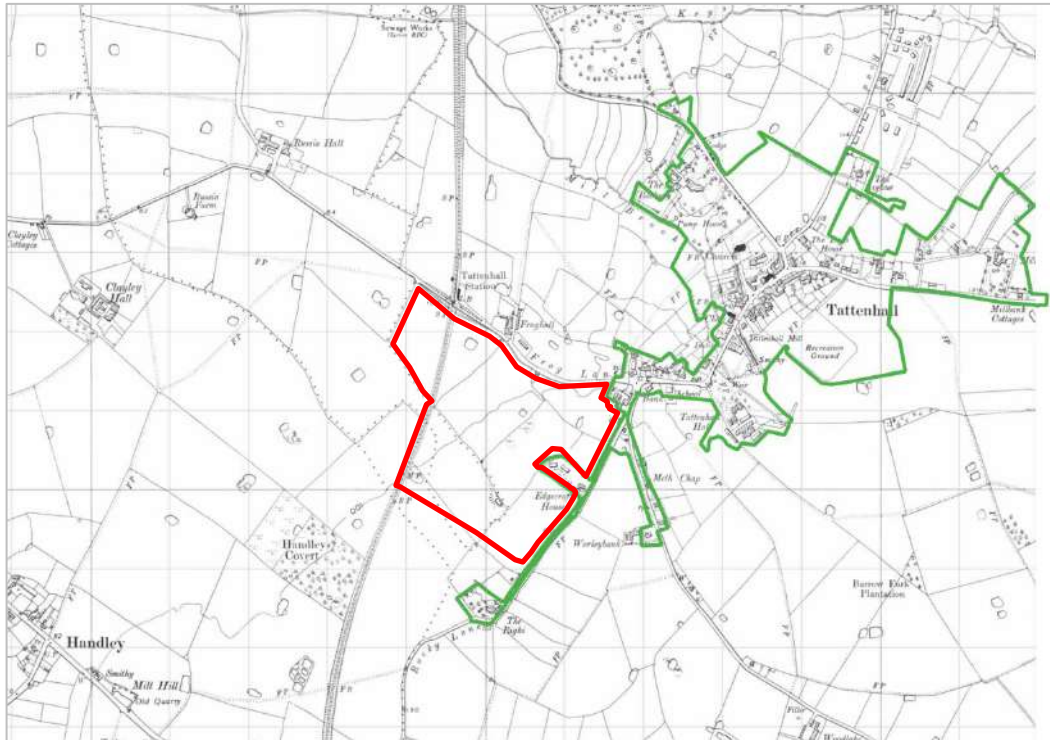


Figure 4.1: 1949 OS map overlaid with the boundaries of the TCA (green) and the Site (red)



Figure 4.2: 2025 Google Earth aerial imagery overlaid with the boundaries of the TCA (green) and the Site (red) showing the expansion of the settlement beyond its historic core

History and Development

- 4.14 As outlined in **Section 2**, Tattenhall has origins in the medieval period centred around St Alban's Church. The primary industry was agricultural and cheese production in particular. As previously identified, the Chester Canal, opened 1772, offered new markets and brought economic opportunities to the village. This was furthered following the arrival of the Chester to Crewe railway line in 1840, and the branch line from Tattenhall Road to Whitchurch in 1872 to the west of the village. Local industries developed in the 19th century, including a brick works and boneyard. The Bolesworth Estate was purchased in 1856 by the Barbour family, who invested in improvements to buildings within Tattenhall as well as the construction of estate cottages in Tattenhall in the 20th century.
- 4.15 The TCA's historic interest is principally derived from the following:
- Medieval origins as an agricultural village centred around St Alban's Church;
 - 18th and 19th century prosperity and development resulting from the growth of local industries; and
 - Wider associations with the Bolesworth Estate.

Character and Appearance

Spatial Analysis

- 4.16 The spatial arrangement of the TCA comprises a compact historic core along High Street. High Street extends eastwards from Frog Lane, and curves to the north and east towards Burwardsley Road. Secondary streets cross High Street. The principal approaches are from the south along Rocky Lane and Bolesworth Road, eastwards along Frog Lane and westwards along Burwardsley Road. Two 'spurs' along Rocky Lane and Bolesworth Road are included in the designated area, taking in southern approaches towards the TCA. The streets within the TCA are well-defined and influenced by its medieval origins and later 18th and 19th century development. The TCA features tightly enclosed, narrow streets, with buildings set at back-of-pavement towards its centre along High Street. Development becomes less dense and is set further back from the street as streets disperse out from High Street.

Architectural Interest and Built Form

- 4.17 The TCA includes a variety of traditional building forms and styles, dating from the 16th to 19th century. The TCA exhibits a diverse architectural history that reflects its development from the medieval period to present day.



Figure 4.3: View south west of the grade II listed National Westminster Bank and house adjoining to the south (17th century), showing the use of timber-framing within the TCA

- 4.18 The oldest vernacular buildings are primarily of timber-framed construction, typical of the 16th and 17th century local vernacular (**Figure 4.3**), and are generally of one to one and a half storeys.



Figure 4.4: View north west from High Street along Church Bank, showing the prevailing use of red brick and 18th to 19th century architectural styles

- 4.19 Many of the buildings within the village core were constructed during the 18th to early 19th century and represent the continued prosperity of the village during this period (**Figure 4.4**). These buildings are characterised by their symmetrical facades, sash

windows, and classical proportions, and are generally of two storeys in height but there are examples of three and four storey buildings within and adjacent to the conservation area which adds variation. Typically, they are built of locally sourced red brick and feature decorative door surroundings with fanlights and stone lintels. Built form along the southern spurs varies in character and are separated from the centre of the village. Buildings included along Edgcroft date to the early to mid 20th century and consist of a group of semi-detached dwellings typical of suburban housing of the period. The Righi is a prominent building on approach to Tattenhall from Rocky Lane, and is in the Arts and Crafts Movement style differing from the general character and appearance of buildings across the rest of the TCA. It is a building of individual merit, rather than forming part of a coherent and defined area of special architectural or historic interest. Therefore, this south western spur of the conservation area is concluded to be secondary to the primary special architectural and historic interest of the TCA itself.

4.20 The prevailing building materials used across TCA include:

- Red brick – Used widely in 18th and 19th century houses, often with contrasting stone detailing or stucco.
- Sandstone – Often used for boundary walls and architectural detailing including stone lintels.
- Slate and clay tile roofing – A common feature of both historic and modern houses, replacing earlier thatch. Roofs are simple pitches, often with the gable to the side but sometimes to the front of buildings.
- Timber-framing – Found in some of the oldest buildings within Tattenhall, though sometimes concealed by later alterations. Where visible, these have black painted timber beams and white render/painted brick in regular square beamed pattern with simple pitched roof.
- Decorative ironwork – Used for railings, gates, and some shopfronts.

4.21 Tattenhall contains several key landmarks that strongly contribute to the definition of its history and character. The Church of St Alban's and Tattenhall Hall have a strong physical presence within the TCA are prominent features within their local context.

Streets and Open Space, Parks and Gardens, and Trees

4.22 The Recreation Ground and Millbrook Pond, both located to the south east of High Street, form the key open spaces within the TCA. The rural character of the TCA is enhanced by the fields and large open spaces that surround a number of properties within the designated area. For example, the field between Rookery and St Alban's Church and the park linked to the primary school in the northern part of the TCA.



Figure 4.5: View south of Millbrook Pond and Tattenhall Hall from the Millenium Mile

- 4.23 Two ‘spurs’ along Rocky Lane and Bolesworth Road are included in the designated area, taking in southern approaches towards the TCA. The TCA Appraisal states that:

“Rocky Lane is characterised by high hedges beyond which lies open countryside. After the bend at The Righi, the road starts to narrow and hedges become higher (aided by a layer of sandstone), focusing views.”¹⁹

The rural character of these routes is distinct from the village character of the majority of the conservation area. The mature hedgerows and trees along these and other lanes contributing to an understanding of the historic rural context of the village and form part of the village’s setting albeit within the boundary of the designated area.

Contribution made by Setting to Significance

Physical Surroundings

- 4.24 The TCA is irregular in form and encompasses the historic core of Tattenhall along High Street. The land is generally flat, except for the gentle slope starting at the crossing of Chester Road and High Street, leading down High Street to Mill Brook stream. On the other side of Mill Brook, the slope reverses, leading slowly up again to flat land in front of Tattenhall Hall. The Bolesworth Road/Rocky Lane fork slopes up from Frog Lane towards the southern edge of the conservation area.
- 4.25 Open fields wrap around the TCA to the east and south, bounded by hedgerows and trees. Modern housing developments enclose the western and northern boundaries of the TCA. They date from the mid 20th century and early 21st century. They represent extensive change to the land surrounding the TCA in the recent past, and physically and visually separate the TCA from the wider landscape in these directions.

¹⁹ CWAC (2013) Tattenhall Conservation Area Appraisal. p. 9.

Experience of the Conservation Area

- 4.26 The historic development and prevailing character of Tattenhall is primarily appreciated from within the designated area, where the spatial layout and the variety of architectural styles and periods can be experienced concurrently.
- 4.27 The principal approaches to TCA are from the south along Rocky Lane and Bolesworth Road, eastwards along Frog Lane and westwards along Burwardsley Road. Open fields to the south west and south east establish the TCA within a rural context. However, built form to the west and dense hedgerows partially enclose the TCA, and filter views to surrounding fields in a south western direction. By comparison, the land to the south east is more open with a strong rural character, exemplified by expansive views to open fields and the Peckforton Hills from the majority of the south eastern edge of the TCA boundary. The rural context of the TCA is therefore best appreciated to its south east.
- 4.28 The TCA Appraisal also describes important local views:
- *Glimpses between Nine Houses and Pluto House (Post Office), Pluto House and the Bear and Ragged Staff public house, as well as the Pharmacy and Jupiter House on High Street looking south. All these passage ways contribute to give a particular rhythm to High Street, but also link the back courtyards.*
 - *Sequential views stretching from eastern entrance of the conservation area (Burwardsley Road) to Tattenhall Hall (end of High Street), showing the variety of setbacks, wall materials and different architectural styles.*
 - *Boundary edge separating cottages on one side of the small lane leading to Longmeadow from the other side bordered by hedgerows.*
 - *Boundary edge separating Tattenhall Park Primary School from houses located south of Tattenhall Road.²⁰*
- 4.29 Beyond this, the TCA is set within a wider settlement area, which has experienced extensive change through the introduction of modern housing in the mid 20th and early 21st centuries. This development encloses the TCA to the north and west, and has influenced the experience of the conservation area in these directions. These areas have a looser grain of development and comprise modern road layouts, with two to three storey houses set within private gardens and behind small driveways, which vary from the historic character and appearance of the TCA.

Contribution made by the Site

- 4.30 The Site comprises five open fields separated by hedgerows, and is adjacent to the south western spur of the TCA along Rocky Lane. The open, rural character of the Site positively contributes to an understanding of the TCA's historic rural context. The Site does not form a part of any of the key views identified in the TCA Appraisal. The parts of the Site that make the greatest positive contribution in terms of their visual relationship with the TCA are the eastern and north eastern edges of the Site, adjacent to the boundaries of the southern Rocky Lane spur of the TCA, where views of the Site

²⁰ CWAC (2013) Tattenhall Conservation Area Appraisal. p. 12.

are more readily available in glimpses through existing hedges. The hedgerows here are tall and dense, and filter visibility of the Site as well as focusing views down Rocky Lane itself. The remainder of the Site is physically distanced from the TCA and separated by hedgerows within the Site and built form along Edgcroft. The appreciation of the Site's open and rural character in conjunction with the TCA therefore diminishes with greater distance from the designated area. Beyond the south western extent of the TCA, the Site is physically and visually separated from the remainder of the TCA by built form, distance and local topography.

- 4.31 Having considered the significance of the TCA as a whole and the contribution made by its setting, it is concluded that the Site makes a minor positive contribution by virtue of its rural character which is experienced in combination with the southern western part of the conservation area and on approach to the village. The contribution is limited by the partial enclosure of the approach to Tattenhall from the south and the contribution of the Site diminishes with distance from the TCA.

Assessment: Bolesworth Castle (Grade II* Listed Building)

Architectural and Historic Interest

- 4.32 Bolesworth Castle is a country house built for George Walmesley in 1826 by the Cheshire architect William Cole, a pupil of Thomas Harrison of Chester. It was built on the footprint of an earlier house dating from 1750, and was rebuilt in a more "*fashionable*" Gothic style.²¹ Bolesworth Castle has special historic interest as the principal house of a country estate. The association with George Walmesley, a Manchester businessman, demonstrates the wealth of the Victorian nouveaux riche and aspirations of establishing country estates away from industrial cities such as Manchester and Liverpool. This is exemplified by the estate's purchase by the Barbour family, cotton traders in Manchester, in 1857.²² It also represents early 19th century trends in the Victorian Gothic Revival.
- 4.33 The Castle has a high degree of special architectural interest arising from its Gothic Revival style, as applied to a country house. It is built of ashlar sandstone and is of two storeys with a centrepiece that rises to three storeys. The parapet is crenelated and the building features octagonal and rounded turrets. The centrepiece is lined by six projecting octagonal turrets with cross shaped casements. These elements draw reference from medieval castle architecture, typical of the Victorian Gothic Revival which was a reaction against the predominance and formality of Neoclassicism.

Contribution made by Setting

Physical Surroundings

- 4.34 Bolesworth Castle is situated in an elevated position to the north west of Bolesworth Hill Road, oriented to face a north western direction. The building is approached by a tree-lined avenue from the north west. Woodland surrounds the building to the north east, south east and south west. Formal gardens comprising terraces with stone boundary walls, grass lawns and steps, leading to a tennis court and a lake dug out in 1790, are to the north west. Beyond this, a horse racing arena with a large area of car

²¹ Barbour, D. (2019) Bolesworth and the Barbours: A History of the Bolesworth Estate and the Barbour Family (2nd Edition). p. 37.

²² Barbour, D. (2019) Bolesworth and the Barbours: A History of the Bolesworth Estate and the Barbour Family (2nd Edition). p. 71.

parking, built in the 2010s, is to the north west. The Castle is set within a rural landscape surrounded by open fields and farmland.

Experience of the Asset

- 4.35 Due to the extent of the wider associated Bolesworth Estate landholdings, the Castle has an expansive setting, covering the physical surroundings of the asset and associative relationships with other buildings and land, including listed buildings with group value and stylistic similarities.
- 4.36 In general terms, Bolesworth Castle forms part of what was, and still is, a rural estate on the edge of, and with strong links to surrounding villages such as Tattenhall. This setting has become more mixed and varied over time and now comprises a combination of open agricultural land, historic villages, modern development and road infrastructure.
- 4.37 The Castle is visible at longer distances as a result of its elevated position and orientation, making it a prominent feature in the surrounding landscape. There are expansive views from the Castle to the north west, overlooking areas of common land ownership and taking advantage of its elevated position. Whilst predominantly rural in character, these views are changed, with a horse racing circuit and large car parking area in its forefront, and the broader expansion of surrounding towns and villages with modern development.

Contribution made by the Site

- 4.38 The Site is 2.3km to the north west of Bolesworth Castle and comprises an area of open agricultural land that was part of a wider rural area historically, but is now also influenced by modern development and change through the westward expansion of Tattenhall. It was historically, and still is, owned by the Bolesworth Estate and therefore has an associative relationship with the Bolesworth Castle, albeit as a small part of a much wider and extensive landholding. The rural character of the Site makes a limited positive contribution to the significance of Bolesworth Castle as part of its extended, and in places altered, rural setting. This contribution is limited by the distance and intervening landscape and built form, that separate the Site from the Castle, and forms a small part of a much wider and extensive setting.

Assessment: Rose Corner (Grade II Listed Building)



Figure 4.6: View south west of Rose Corner from the junction at Frog Lane and Rocky Lane

Architectural and Historic Interest

- 4.39 Rose Corner is a pair of estate cottages built for Richard Barbour and the Bolesworth Estate to the designs of Clough William-Ellis in 1927. Following Clough William-Ellis's successful renovations at Bolesworth Castle, he was commissioned to design some cottages in Tattenhall.²³ This included Rose Corner and Rosemary Row, located to the north of Rose Corner. Rose Corner is quoted as being "*the more ambitious*" of the pair.²⁴ The cottage is illustrative of aspirations of the Bolesworth Estate during this period as also illustrated in early designs of the building (**Figure 4.7**).

²³ Barbour, D. (2019) Bolesworth and the Barbours: A History of the Bolesworth Estate and the Barbour Family (2nd Edition). p. 129.

²⁴ De Figueiredo, P. & Treuherz, J. (1988) Cheshire Country Houses. p. 38.



Figure 4.7: Proposed layout of cottages, Tattenhall, by Clough Williams-Ellis²⁵

- 4.40 The cottages derive special architectural interest from their Palladian style, reflecting the early 20th century neo-Georgian trend of architecture. The cottages are rectangular in plan and are of two storeys, built of brick with stucco. They feature classical motifs, including a symmetrical frontage and the central three bays have a Tetrastyle portico with a triangular pediment, that has a plaque reading 'RB 1927'. Behind is a round-arched entrance to a passageway. The end bays have curving brick ramps which end with a square pilaster topped with urn finials. The building has a wide sweeping roof and prominent stacks, which are features typical of the early 20th century neo-Georgian style.
- 4.41 The cottages principally draw special historic interest from their association with Clough William-Ellis, pioneering early 20th century architect best known for his creation of Portmeiron Village, Wales. The application of the Palladian style to estate cottages represents William-Ellis's lifelong efforts to introduce enjoyable and accessible forms of architecture to the British public. The cottages also reflect early 20th century architectural trends of suburban housing and the rise of the neo-Georgian style. The cottages also draw some historic interest from its association with the wider Bolesworth Estate, and major phase of expansion in the early 20th century under Major Robert Barbour.

Contribution made by Setting

Physical Surroundings

- 4.42 Rose Corner is located to the south west of the junction between Frog Lane and Rocky Lane. It is set back from the road by a short drive and is fronted by a domestic garden to the north east, bounded by hedges. The building forms the north eastern part of a small grouping of buildings around a central courtyard area. Additional dwellings are to the south west of Rose Corner, and small private gardens bounded by hedges and mature trees wrap around the complex. The westernmost buildings are contemporary with Rose Corner and stylistically similar. The buildings to the south vary in age and style. On the opposing side of Frog Lane to the north, is a group of contemporary and

²⁵ Barbour, D. (2019) Bolesworth and the Barbours: A History of the Bolesworth Estate and the Barbour Family (2nd Edition). p. 130.

stylistically similar buildings known as Rosemary Row. Beyond this to the south west are open fields. Areas of 20th and 21st century residential development characterise the wider surroundings to the north and north west.

Experience of the Asset

- 4.43 Rose Corner is experienced as part of a wider grouping of buildings associated with the continued development of the Bolesworth Estate under Major Robert Barbour in the early 20th century, notably Rosemary Row. These buildings retain a strong physical and visual relationship, emphasising their association and the influence of Bolesworth Estate on this area. This relationship is best appreciated in sequential views east and west along Frog Lane, and northwards in closer views from Rocky Lane. The building holds a degree of prominence by virtue of its corner positioning.
- 4.44 The principal elevation of Rose Corner is experienced from the junction of Frog Lane and Rocky Lane, albeit partially screened by vegetation within its front garden. Its special architectural interest is primarily appreciated in closer range views from its short private drive off Frog Lane. From this area, the building is experienced within its domestic garden context. The rural character of the surroundings is also appreciable in these views, which enables an understanding of the building's role as part of a wider, rural estate. Adjacent hedgerows and a visible area of undeveloped land when viewing through the rounded archway of the asset, reinforces this rural character.
- 4.45 Late 20th century residential development to the north west, on the opposite side of Frog Lane, has been set back from Frog Lane with a landscape buffer retaining a semi-rural character and maintaining the aesthetic qualities of the asset's setting despite close proximity to nearby housing. The domestic gardens are enclosed by hedges, as well as a grouping of buildings to the south west of the asset, which partially screen or filter views outwards across the Site.

Contribution made by the Site

- 4.46 The Site is to the south west of the asset. It has a rural character, defined by its hedgerows and open fields, which makes a positive contribution to the significance of Rose Corner. The part of the Site that makes the greatest contribution is the north east, where its rural character is readily visible in combination with the listed building; in particular, the hedgerows bounding the northern and eastern parts of the Site and the green, open character visible through the archway of the asset. The remainder of the Site makes a lesser contribution as it is physically distanced from the asset and separated by hedgerows within the Site, as well as built form along Edgecroft.

Assessment: Greenbank (Grade II Listed Building)



Figure 4.8: View north of Greenbank from within its private gardens area²⁶

Architectural and Historic Interest

- 4.47 Greenbank is a small farmhouse or cottage with origins in the mid to late 17th century and 19th century alterations. The building is one and a half storeys with three dormer windows, and a central doorway with a 19th century timber-framed porch. The building features square-panelled timber-framing with later brick nogging. The front and north walls are rendered and painted with imitation square-panelled half-timbering, and the south wall is rebuilt with brick. It has a slate roof with 19th century cusped barge-boarding and brick chimneys. The northern wall also has a large 19th century brick buttress.
- 4.48 Greenbank is a multi-phase building displaying domestic architectural trends from the 17th and 19th centuries. Aspects of the building's plan form, as well as the area of exposed timber-framing represent the earlier origins of the listed building. This aspect of the building holds special architectural interest as an example of the local vernacular. The legibility and intactness of this has been reduced by later 19th century alterations. Notwithstanding, these elements of the building are an important aspect of the building's significance and represent architectural trends of the Victorian period. The building also features a shippon (cattle shed) at its northern end. Multi-functional ranges attached to a principal farmhouse are characteristic of the region²⁷, dating from the 18th to late 19th century, from which the building also draws some architectural interest.
- 4.49 Greenbank derives special historic interest from its 17th century origins associated with wider trends of agricultural intensification. It also draws some historic interest from its

²⁶ The cottage is heavily screened by hedges, and on private land. This photograph, used to show what the building looks like, is courtesy of a sales brochure. A building inspection was conducted from publicly accessible areas during the site visit in November 2025.

²⁷ Historic England (2020) Farmstead and Landscape Statement: Shropshire, Cheshire and Staffordshire Plain National Character Area 61. p. 8.

19th century alterations associated with continued traditions of farmstead enhancement in this period.

Contribution made by Setting

Physical Surroundings

- 4.50 Greenbank is located on the eastern side of Bolesworth Road, and is set back from the road behind dense, tall hedges. Small domestic gardens extend around the building, and a modern detached garage and parking area is to the south east. This is all bounded by hedges and mature trees enclose asset to the west and north. Additional dwellings along Bolesworth Road are to the south. Beyond this, open fields surround the asset, and are used principally for agriculture and bounded by hedgerows, which creates a rural character. Worley Court business park is to the south west. Whilst the buildings are modern, they have been designed to have an agricultural character and style, in keeping with the wider rural surroundings.

Experience of the Asset

- 4.51 Greenbank is experienced within a rural context. The agricultural character of the immediate surrounding fields set the listed building within an agrarian context and enables an appreciation of the historic and functional interest of the building. The relationship remains legible, although the building's enclosure by trees and hedges visually separates the building from its wider rural surroundings and the appreciation of this relationship is lessened (**Figure 4.9**).



Figure 4.9: View east from Bolesworth Road, showing the dense areas of hedges that filter views towards and from Greenbank

- 4.52 The architectural interest of the building is best appreciated in closer range views from its private gardens. The enclosing effect of hedges and trees means that the building's architectural features are less readily appreciable from a greater distance and limits

the appreciation of the architectural and historic interest of the building from the wider surroundings, particularly from the west and north.

Contribution made by the Site

- 4.53 The Site is located approximately 150m to the west of Greenbank, at its closest point. Whilst it is possible that the very eastern parts of the Site would be visible from the upper floor of the listed building, tall hedges and trees visually and physically separate the Site from the asset. However, the Site forms a part of the wider agricultural context in which Greenbank is experienced and appreciated as a historic small farmhouse or rural cottage. A review of the 1838 Tithe Apportionments does not suggest a historic functional or associative relationship with Greenbank. The contribution the Site makes is, therefore, limited to it forming part of its wider historic context and its appreciation as a rural dwelling.

5. Impact Assessment

Introduction

- 5.1 In determining the submitted application for full planning permission, LCC has a statutory duty under s.66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the special interest and setting of listed buildings.
- 5.2 Case law has confirmed that Parliament's intention in enacting s.66(1) was that decision-makers should give considerable importance and weight to the desirability of preserving the special interest and setting of listed buildings, where to 'preserve' means 'to cause no harm'.
- 5.3 The setting of a conservation area is not protected by primary legislation. The National Planning Policy Framework (NPPF) does, however, state that the setting of a designated heritage asset (including conservation areas) can contribute to its significance.
- 5.4 Paragraph 210 of the NPPF states that, in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, putting them into viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.
- 5.5 Paragraph 212 requires, when considering the impact of development on the significance of a designated heritage asset, that great weight should be given to the asset's conservation. 'Conservation' is defined by the NPPF as 'the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.'
- 5.6 Paragraphs 214 and 215 differentiate between 'substantial' and 'less than substantial harm' and provide a framework for the consideration of harm to the significance of designated heritage assets, where it arises, bearing in mind the considerable importance and weight that must be given to the statutory duties of the 1990 Act.
- 5.7 Paragraph 219 requires that local planning authorities look for opportunities for new development within conservation areas and within the setting of heritage assets to better reveal their significance. It states that proposals that preserve those elements of setting that make a positive contribution to, or better reveal the significance of the asset, should be treated favourably.
- 5.8 In accordance with the NPPF and Historic England guidance, the following judgements made are based on the effect of the Proposed Development on the significance of the identified assets, rather than whether the development will be visible from them, although this is also a consideration. The PPG also clarifies that it *"is the degree of*

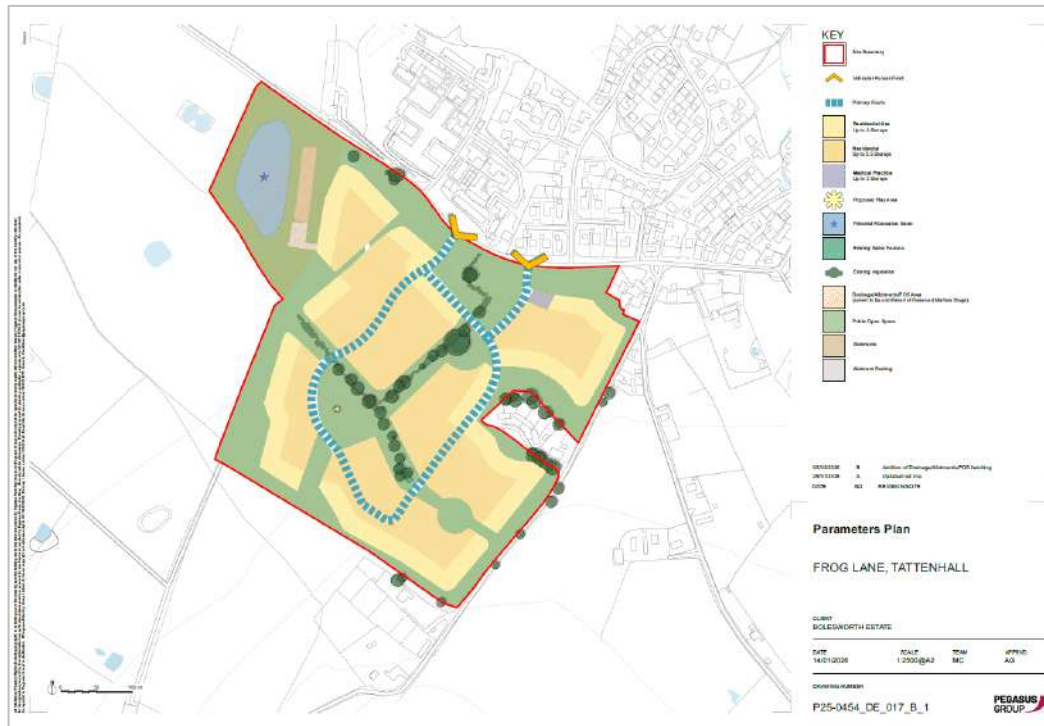
harm to the asset's significance rather than the scale of the development that is to be assessed.”²⁸

- 5.9 The relevant legislation, policy and guidance context for consideration of the Proposed Development is set out in full in **Appendix 1**.
- 5.10 The key built heritage considerations which relate to the effects of the Proposed Development at land off Frog Lane, Tattenhall, on the significance of heritage assets identified below, as a result of change within their setting:
- **Tattenhall Conservation Area**;
 - **Bolesworth Castle** (grade II* listed building);
 - **Rose Corner** (grade II listed building); and
 - **Greenbank** (grade II listed building).

The Proposed Development

- 5.11 Outline planning permission is sought for residential development with all matters reserved with the exception of external vehicular access onto the public highway. Full details of the proposals and their evolution are set out in the application submission drawings and the accompanying Design and Access Statement (DAS). The following assessments are made on the basis of the Parameter Plan which defines the extent of development and space across the Site, setting out maximum parameters in respect of land use (Drawing ref. P25-0454_DE_017_B_1, **Figure 5.1**). The Illustrative Masterplan (Drawing ref. P25-0454_DE_003O__1, **Figure 5.2**) is indicative and shows how the Site could be developed within the identified parameters.

²⁸ DLUHC (2023) National Planning Practice Guidance. Paragraph 018 Reference ID: 18a-018-20190723



5.12 The Proposed Development has been informed by a formal pre-application response from CWAC (Ref. 25/01784/PREAPP) dated August 2025. This, together with the findings of an initial baseline assessment conducted by Turley Heritage and other technical disciplines, has established the principles of key aspects of the Proposed

Development and helped inform the design of the proposals and appropriate mitigation measures. Insofar as it is relevant to this assessment, the Proposed Development includes the following:

- The maximum extent of development is shown in the Parameter Plan at **Figure 5.1** (Drawing no. P25-0454_DE_017__A2 L S). It would deliver up to 400 residential dwellings comprising a mix of housing set at 2 and 2.5-storeys. This area would include potential for a new medical centre, car parking and allotments, and provision for open space, landscaping, drainage attenuation, internal access and associated infrastructure (including highways).
- The proposals would establish Public Open Space outside of the maximum extent of development as defined on the Parameter Plan. This could include SuDS, levelling, planting and hard and soft landscaping. Existing hedgerows within the Site and along the northern and eastern edges would also be retained.
- Primary access would be from two points along Frog Lane. The eastern access would utilise an existing gap in the hedgerow where there is existing farm access. The western access would be a new access point.
- An area of retained green space and enhanced landscaping is proposed to provide a landscape buffer to the grade II listed Rose Corner.

- 5.13 The design and materials of the Proposed Development would be refined in more detail at Reserved Matters stage, but would broadly reflect the local character of Tattenhall. An Illustrative Masterplan is submitted with the outline planning application, and this is included at **Figure 5.2**. It illustrates one option for how the Site could be developed in accordance with the defined parameters.

Impact Assessment

- 5.14 This section describes the impact of the Proposed Development on the significance of the heritage assets identified in Section 3. The assessments employ current national guidance provided by PPG and Historic England as an appropriate framework for analysis, including Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment (2015), which sets out the importance of good design and response to local distinctiveness in the historic environment.
- 5.15 In relation to how harm in relation to a heritage asset is to be assessed, PPG sets out that:

*“It is the degree of harm to the asset’s **significance** rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.”²⁹*

²⁹ MHCLG (2019) Planning Practice Guidance. Paragraph: 018 Reference ID: 18a-018-20190723

- 5.16 Historic England has published guidance³⁰ in respect of the setting of heritage assets, which confirms that:

*“Setting is **not a heritage asset**, nor a heritage designation, rather its importance lies in what it contributes to the significance of the relevant heritage asset itself.”*

Tattenhall Conservation Area

- 5.17 The TCA is centred on the historic core of Tattenhall village. The designated area extends to the south west to the edge of the village as well as along a spur to the south west along Rocky Lane to include Righi and development at Edgcroft. As previously described, the Site makes a minor positive contribution to the significance of the conservation area by virtue of its rural character which is experienced in combination with the southern western part of the conservation area and on approach to the village. The contribution is limited by the partial enclosure of the approach to Tattenhall from the south and the contribution of the Site diminishes with distance from the TCA. The Site is separated from the historic core of the TCA and does not form part of any key views identified in the TCA Appraisal.
- 5.18 The Proposed Development would be sited to the south of an area of Tattenhall that is a later phase of the village’s development and is outside of the designated area. Due to the separation and lack of intervisibility between the historic core of the village and the Site, the Proposed Development would have no effect on the definition, or characteristics of the central historic core of the TCA or its appreciation.
- 5.1 The Proposed Development would be adjacent to the boundary of the TCA in its spur extending along Rocky Lane and Edgcroft. As previously identified, this spur comprises Righi, a house of individual merit that is distinct from the village character and early 20th century development at Edgcroft that is typical of its period. These aspects of the conservation area are concluded to be secondary to the primary special architectural and historic interest of the village itself though the country lanes and hedgerows provide an understanding of the village’s historic rural context. The hedgerows along the eastern boundary of the Site would be retained with the Proposed Development partially visible and experienced from Rocky Lane and Edgcroft. The glimpsed and filtered views of the Proposed Development would diminish the rural character of part of the TCA’s setting to the south of the village. The effect would be limited to the experience of the less significant parts of the TCA from Rocky Lane and Edgcroft, and has been minimised through the inclusion of the following design measures:
- The retention of the dense, tall hedgerows along the eastern edge of the Proposed Development, which would considerably filter views of built form from Rocky Lane and Edgcroft;
 - A landscape buffer along the eastern edge is proposed, which would offer additional separation from built form;

³⁰ Historic England (2017) Good Practice Advice Note 3: The Setting of Heritage Assets (2nd edition)

- Areas of public open space and the retention of existing hedgerows within the Site is proposed, which would soften the appearance of built form and retain a sense of the former open, rural character of the Site;
- The proposed height of the buildings would be varied and limited to a maximum of 2.5 storeys, which is broadly consistent with the varied heights of buildings within the TCA and adjacent modern housing to the north of the Site; and
- Additionally, a lower density of buildings near the boundary of the TCA would create a transition between the TCA and the majority of the Proposed Development.

5.2 The remainder of the Proposed Development would be separated from the rest of the TCA by large areas of existing built form, including existing modern housing developments along Clough Lane and Covert Rise. This, as well as existing dense hedges and trees within and surrounding the TCA, and local topography, means that the Proposed Development would not be visible from the remainder of the TCA. Local views identified in the TCA Appraisal,³¹ the rural context where best appreciated to the south east of the TCA, and other contributory aspects of the setting of the TCA would be unaffected by the Proposed Development.

5.3 For the reasons set out above, it is concluded that there would be 'less than substantial harm' in NPPF terms to the significance of Tattenhall Conservation Area, resulting from the suburbanisation of part of the setting of the TCA. The effect would be limited to the experience of the TCA from the less significant areas of the TCA along Rocky Lane and Edgecroft, and has been minimised through design measures. The level of effect would therefore be at the low end of the less than substantial harm category.

Bolesworth Castle (Grade II* Listed Building)

5.4 Bolesworth Castle has significance as the principal house of a country estate, built in the early 19th century Gothic Revival style. As part of a rural estate, Bolesworth Castle has an expansive setting. This setting has become more mixed and varied over time. There are expansive views from the Castle to the north west, overlooking areas of common land ownership, including the Site. The rural character of the Site makes a limited positive contribution to the significance of Bolesworth Castle.

The Proposed Development would introduce built form in views north west from Bolesworth Castle, in an area of land historically associated with the wider expansive rural estate. The siting of the Proposed Development means that it would be read as a continuation of existing built development at Tattenhall and an extension to an area that has already been influenced by modern housing. The proposed height of buildings would be limited to a maximum of 2.5 storeys, which is broadly consistent with existing buildings to the north and north east of the Site. The Proposed Development would also retain landscape features, such as hedges and trees, and includes open green space that would soften the appearance of built development in longer views. The Site comprises a small part of an expansive setting and, as previously outlined, the

³¹ CWAC (2013) Tattenhall Conservation Area Appraisal. p. 12.

contribution made by the rural character of the Site is limited, due to distance and intervening built form and open fields.

- 5.5 For these reasons, the significance of Bolesworth Castle Grade II* Listed Building would be sustained.

Rose Corner (Grade II Listed Building)

- 5.6 Rose Corner has significance as a pair of estate cottages built in the Palladian style, associated with Clough William-Ellis and early 20th century trends in architecture. It is experienced as part of a wider grouping of buildings associated with the continued development of the Bolesworth Estate in the early 20th century. The rural and undeveloped land to the south west of the asset, including the Site, contribute to the aesthetic value of views of the principal elevation and an understanding of the dwelling's historic rural context. The part of the Site that makes the greatest contribution is the north east, where its rural character is readily visible in combination with the listed building. This includes the hedgerows bounding the northern and eastern parts of the Site and the green, open character visible through the archway of the asset. The remainder of the Site is physically distanced from the asset and separated by hedgerows within the Site, and built form along Edgecroft.
- 5.7 The Proposed Development would result in the development of fields to the south west of Rose Corner for residential use. The asset is already experienced alongside areas of 20th and 21st century development to the south of the village and the Proposed Development would bring built form closer to the building and suburbanise a part of its setting and diminish the wider historic rural context in which the asset is appreciated. This effect has been reduced through the set back of development and inclusion of an area of public open space in the north eastern part of the Site proximate to the listed building, as shown on the Parameter Plan. This would distance built form from the listed building in the key contributory views of its principal elevation. It also provides an opportunity for the planting of a landscape buffer with appropriate tree and shrub species, as shown in the illustrative masterplan. The detailed design and specification of planting within the landscape buffer would be determined at reserved matters stage and can minimise the adverse effect of the loss of the views through the archway across the Site. With the exception of access, the tall, dense hedgerows will be retained and built form set back along Frog Lane and Rocky Lane. This would retain a sense of the rural character of these lanes, maintain the aesthetic qualities of these aspects of the asset's setting and soften the visual effect of built form in views of the listed building. The access closest to Rose Corner would utilise an existing gap in the hedges presently used for farmland access.
- 5.8 The remainder of the Proposed Development would be separated from the listed building. The proposed height of the buildings would be varied and limited to a maximum of 2.5 storeys, which is broadly consistent with the varied heights of buildings adjacent to the north of the Site. Open public space would be provided across the Proposed Development, and it is also proposed to retain the majority of existing hedgerows within the Site. This would soften the appearance of built form, in an area that is already physically distanced from the listed building. The historic fabric of Rose Corner, its relationship with other nearby buildings such as Rosemary Row and its prominence, which are contributory aspects of setting, would be unaffected.

- 5.9 It is concluded that there would be a degree of ‘less than substantial harm’ in NPPF terms to the significance of this listed building, resulting from the suburbanisation of undeveloped fields that contributes to the rural historic context of Rose Corner and the introduction of additional built form into views of the building which contribution to an appreciation of the asset. This would be at the lowest end of the less than substantial harm category due to the mitigation measures comprising the set back of development from the listed building and retention of hedgerows along Frog Lane and Rocky Lane.

Greenbank (Grade II Listed Building)

- 5.10 Greenbank has significance as a multi-phased former farmhouse displaying architectural and historic trends from the 17th century onwards. The building is experienced within a rural context, although the building’s enclosure by trees and hedges visually separates the building from its wider rural surroundings. The rural character of the Site contributes to the wider agricultural context in which the building sits, with the contribution being minimal given the intervening distance, and separating effect of the trees and hedges.
- 5.11 It is recognised that the Proposed Development would introduce built form to a presently undeveloped area of land, and would suburbanise a part of the wider rural surroundings of Greenbank. However, whilst the eastern parts of the Proposed Development would be visible from the upper floor of the listed building, tall hedges and trees would visually and physically separate the Proposed Development from the asset. A set back of development and inclusion of an area of public open space is proposed along the eastern edge of the Proposed Development, adjacent to Rocky Lane, as shown on the Parameter Plan. This would further distance built form from the listed building and soften views of the Proposed Development where visible. This would avoid the visual impact of new built form and retain a sense of the Site’s former rural character. Additionally, the proposed height of the buildings would be limited to a maximum of 2.5 storeys, which is broadly consistent with existing built form on the edge of Tattenhall. The siting of the Proposed Development means that, where potentially visible in glimpses from the upper floors of the listed building, it would be read as a continuation of existing built development at Tattenhall, and extension to an area that has already been influenced by modern housing.
- 5.12 For these reasons, the significance of the Greenbank Grade II listed building would therefore be sustained.

Statutory Duty and National Planning Policy

- 5.13 It is concluded that, for the reasons set out in this Statement, the significance of the grade II* listed **Bolesworth Castle** and grade II listed **Greenbank** would be sustained. The requirements of s.66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in relation to Bolesworth Castle and Greenbank can therefore be satisfied if CWAC grants planning permission and the objectives of Paragraphs 207, 210, 212 and 219 of the NPPF will also be met.
- 5.14 For the reasons set out above, the Proposed Development would cause a degree of ‘less than substantial’ harm to the significance of the **Tattenhall Conservation Area** and grade II listed **Rose Corner**, which is at the low to lowest end of the scale. In

accordance with best practice guidance³², adverse impacts have been minimised through design and mitigation measures as included in the Parameter Plan (at **Figure 5.1**). As shown in the Illustrative Masterplan, the parameters allow for screening and buffer planting along the boundary with Rose Corner and the retention and enhancement of hedgerows proximate to heritage assets. Nonetheless, a low level of harm remains, and Paragraph 215 of the NPPF is engaged, which states the following:

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

- 5.15 Paragraph 18a-020-20190723 of the PPG confirms that public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in Paragraph 8 of the NPPF.
- 5.16 A review of the public benefits of the Proposed Development and the balancing of the identified heritage harm with those public benefits as required by Paragraph 215 of the NPPF is undertaken in the accompanying Planning Statement prepared by Pegasus, bearing in mind and having regard to the considerable importance and weight that must be given to any heritage harm consequent upon the s.66 statutory duties under the Act set out above.

Local Planning Policy

- 5.17 With regard to grade II* listed **Bolesworth Castle** and grade II listed **Greenbank**, the Proposed Development fulfils the requirements of Policy ENV5 of the Cheshire West Local Plan wherein the development ‘safeguards’ their significance and ‘avoids loss or harm’ to their significance. It also complies with Policy DM47, and the significance of these listed buildings are ‘conserved’. The Proposed Development would not affect any non-designated heritage assets, and therefore adheres to Policy DM48.
- 5.18 As identified above, the lowest level of ‘less than substantial harm’ has been identified in relation to the grade II listed **Rose Corner**. This partially conflicts with Policy ENV5, which seeks to avoid loss or harm to its significance, and Policy DM47 which states that development proposals will only be supported where they conserve the significance of a listed building **and** its setting. Similarly, a low level of ‘less than substantial harm’ has been identified in relation to **Tattenhall Conservation Area**. This partially conflicts with Policy ENV5, and Policy DM46 which states that development within or affecting the setting of conservation areas will be expected to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
- 5.19 These policies date from 2015 and 2019 respectively. The Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard be had to the **desirability** of preserving the special interest and setting of listed buildings³³ with no equivalent statutory duty in relation to the setting of conservation areas. Considerable

³² Historic England (2019) Historic England Advice Note 12, Statements of Heritage Significance: Analysing Significance in Heritage Assets. p. 3.

Historic England (2017) Historic Environment Good Practice in Planning Note 3, The Setting of Heritage Assets (2nd edition). p. 14.

³³ East Northamptonshire DC v SSHCLG [2014] Civ 137 and South Lakeland DC v SsFE [1992] 2 AC 141

importance and weight has been given to the statutory duty in identifying potential adverse effects on the setting of listed buildings and incorporating appropriate mitigation measures. The NPPF provides a framework for addressing harm where it arises. That framework has been applied above and in the Planning Statement prepared by Pegasus that weighs the identified and limited harm against the public benefits of the Proposed Development, taking into consideration that the design and materials of the Proposed Development would be refined in more detailed at Reserved Matters stage.

- 5.20 The Proposed Development as a whole adheres to Policy 2 of the Tattenhall Neighbourhood Plan where it 'respects' the 'historic assets.'

6. Summary and Conclusions

- 6.1 This Heritage Statement has been prepared by Turley Heritage on behalf of Bolesworth Estate ('the Applicant') in connection with an outline planning application for a residential-led development ('the Proposed Development') at the land off Frog Lane, Tattenhall, Cheshire ('the Site').
- 6.2 The Site is close to a number of listed buildings, including Rose Corner and Greenbank (both grade II listed) and Bolesworth Castle (grade II* listed). Cheshire West and Chester Council (CWAC), therefore, in determining the submitted planning application, has a statutory duty under the Planning (Listed Buildings and Conservation Areas) Act 1990 to 'have special regard' to the desirability of preserving the special interest and setting of nearby listed buildings.
- 6.3 The Site is also adjacent to Tattenhall Conservation Area. The setting of conservation areas is not protected by primary legislation. However, the National Planning Policy Framework (NPPF) states that the setting of a heritage asset (including conservation areas) can contribute to its significance.
- 6.4 It is concluded that, for the reasons set out in this Statement, the significance of the grade II* listed **Bolesworth Castle** and grade II listed **Greenbank** would be sustained. The requirements of s.66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 in relation to Bolesworth Castle and Greenbank can therefore be satisfied if CWAC grants planning permission and the objectives of Paragraphs 207, 210, 212 and 219 of the NPPF will also be met.
- 6.5 For the reasons set out above, the Proposed Development would cause a degree of 'less than substantial' harm to the significance of the **Tattenhall Conservation Area** and grade II listed **Rose Corner**, which is at the low to lowest end of the scale. In accordance with best practice guidance³⁴, adverse impacts have been minimised through design and mitigation measures as included in the Parameter Plan (at **Figure 5.1**). As shown in the Illustrative Masterplan, the parameters allow for screening and buffer planting along the boundary with Rose Corner and the retention and enhancement of hedgerows proximate to heritage assets. Nonetheless, a low level of harm remains, and Paragraph 215 of the NPPF is engaged, which states the following:
- "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."*
- 6.6 Paragraph 18a-020-20190723 of the PPG confirms that public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in Paragraph 8 of the NPPF.

³⁴ Historic England (2019) Historic England Advice Note 12, Statements of Heritage Significance: Analysing Significance in Heritage Assets. p. 3.
Historic England (2017) Historic Environment Good Practice in Planning Note 3, The Setting of Heritage Assets (2nd edition). p. 14.

- 6.7 A review of the public benefits of the Proposed Development and the balancing of the identified heritage harm with those public benefits as required by Paragraph 215 of the NPPF is undertaken in the accompanying Planning Statement prepared by Pegasus, bearing in mind and having regard to the considerable importance and weight that must be given to any heritage harm consequent upon the s.66 statutory duties under the Act set out above.

Appendix 1: Legislation, National and Local Planning Policy

Legislation

The Planning (Listed Buildings and Conservation Areas) Act 1990

In determining applications for planning permission affecting the setting of statutory listed buildings, the following duty is placed on the decision maker:

“s.66 (1) In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

Case law has confirmed that Parliament’s intention in enacting section 66(1) was that decision makers should give *“considerable importance and weight”* to the desirability of preserving the special interest and setting of listed buildings, where *“preserve”* means to *“to do no harm”*. The presumption is therefore that development proposals should not give rise to harm to the special interest of a listed building. This duty must be borne in mind strongly when considering cases where harm may be considered to accrue, and then the balancing of such harm against public benefits as required by national planning policy.

National Planning Policy

National Planning Policy Framework (NPPF) (2025)

The National Planning Policy Framework provides a statement of Government planning policies with regard to the protection of all heritage assets. One of the core planning principles of the NPPF is that planning should:

“conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.”

Chapter 16 outlines the Government’s guidance regarding conserving and enhancing the historic environment.

Paragraph 207 outlines the information required to support planning applications affecting heritage assets, stating that applicants should provide a description of the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 210 states that with regard to determining planning applications planning authorities should take account of the desirability of sustaining and enhancing the significance of the heritage assets, and putting them into viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 212 confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation and the more important the asset, the greater the weight should be. It is also confirmed that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Any harm to, or loss, of significance of a designated heritage asset should require clear and convincing justification.

Paragraph 213 confirms that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 214 states that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- (a) the nature of the heritage asset prevents all reasonable uses of the site; and
- (b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- (c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- (d) the harm or loss is outweighed by the benefit of bringing the site back into use.

Paragraph 215 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 216 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighting applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 219 states that local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of a heritage asset should be treated favourably.

Local Planning Policy

Cheshire West and Chester Local Plan (Part One) Strategic Policies (adopted January 2015)

Policy ENV5 – Historic Environment

“The Local Plan will protect the borough's unique and significant heritage assets through the protection and identification of designated and non-designated heritage assets* and their settings.

Development should safeguard or enhance both designated and non-designated heritage assets and the character and setting of areas of acknowledged significance. The degree of protection afforded to a heritage asset will reflect its position within the hierarchy of designations.

Development will be required to respect and respond positively to designated heritage assets and their settings, avoiding loss or harm to their significance. Proposals that involve securing a viable future use or improvement to an asset on the Heritage at Risk register will be supported.

Development which is likely to have a significant adverse impact on designated heritage assets and their settings which cannot be avoided or where the heritage asset cannot be preserved in situ will not be permitted.”

...

*Heritage assets are defined as a building, monument, site, place, structure, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and non-designated heritage assets identified in the Cheshire Historic Environment Record, including local assets.³⁵

Cheshire West and Chester Local Plan (Part Two) Land Allocations and Detailed Policies (adopted July 2019)

Policy DM 46 - Development within Conservation Areas

“In line with Local Plan (Part One) policy ENV 5, development within or affecting the setting of conservation areas, as identified on the policies map, will be expected to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, taking account of the significance of heritage assets. Where applicable, development proposals should take into consideration:

1. topography, landscape setting and natural features;
2. existing townscapes, local landmarks, views and skylines;
3. the architecture of surrounding buildings;
4. the quality and nature of materials, both traditional and modern;
5. the established layout and spatial character of building plots, the existing alignments and widths of historic routes and street hierarchy (where physically and historically evident);

³⁵ Cheshire West and Chester Council (CWAC) Cheshire West and Cheshire Council Local Plan (Part One) Strategic Policies, 2015. pg. 94.

6. the contribution that open areas make to the special character and appearance of the conservation area;
7. the scale, height, bulk and massing of adjacent townscape;
8. architectural, historical and archaeological features and their settings;
9. the need to retain historic boundary and surface treatments;
10. the local dominant building materials, the building typology that best reflects the special character and appearance of the area and features and detailing; and
11. minimising and mitigating the loss of hedgerows, trees and other landscape features.
12. Development proposals which will not be supported include the following:
13. demolition of non-listed buildings which make a positive contribution to the character or appearance of conservation areas, other than in exceptional circumstances;
14. the erection of buildings and structures which are unsympathetic in design, scale, mass and use of materials;
15. alterations and extensions which are unsympathetic in design, scale, mass and use of materials;
16. the erection or extension of buildings and structures which will obstruct important views within, or views in or out of conservation areas.

Applicants will be expected to submit a Heritage Impact Assessment for all applications which affect heritage assets, including as a minimum, a description of their significance and the impact which proposals may have upon this.”³⁶

Policy DM 47 – Listed Buildings

“In line with Local Plan (Part One) policy ENV 5, development proposals or works, including alterations, extensions and changes of use shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Where relevant, development proposals or works will only be supported which would:

1. conserve the significance of a listed building and its setting, securing its optimum viable use;
2. preserve or enhance a listed building or structure, and any curtilage listed structures or features of special architectural or historic landscape interest.

Development proposals or works within or affecting the setting of listed buildings will be expected to achieve a high quality of design, making a positive relationship between the proposed and existing context by taking account of:

3. topography, landscape setting and natural features;
4. existing townscapes, local landmarks, views and skylines;
5. the architecture of surrounding buildings;
6. the need to retain trees;
7. the quality and nature of materials, both traditional and modern;
8. established layout and spatial character;
9. the scale, height, bulk and massing of adjacent townscape;
10. architectural, historical and archaeological features and their settings; and
11. the need to retain historic boundary and surface treatments.”³⁷

³⁶ Cheshire West and Chester Council (CWAC) Cheshire West and Cheshire Council Local Plan (Part Two) Land Allocations and Detailed Policies, 2019. pg. 209-210.

³⁷ *Ibid.* pg. 211.

Policy DM 48 – Non-designated Heritage Assets

“In line with Local Plan (Part Two) policy ENV 5, development proposals will be encouraged and supported where they are designed to preserve or enhance the significance of non-designated heritage assets. The significance of non-designated heritage assets and their setting should be assessed in development proposals or works, against the following criteria, namely the:

1. special qualities of architectural and historic interest;
2. features of interest and the setting of the non-designated historic asset;
3. contribution the non-designated historic asset makes to local distinctiveness; local townscape; or rural character; and
4. conservation of interesting or unusual features; architectural detail; materials; construction; or historic interest.

Development which would remove, harm or undermine the significance of such non-designated heritage assets, or their contribution to the character of a place, will only be permitted where the benefits of the development outweigh the harm having regard to the scale of the harm and significance of the non-designated heritage asset.

Prior to the loss of the non-designated heritage asset, an appropriate level of survey and recording will be expected including where appropriate archaeological investigation. The results of which should be deposited on the Historic Environment Record.

It is recognised that not all buildings, structures or landscapes of significance are captured on either the national lists or local lists and these are termed undesigned heritage assets. Where the significance of these buildings, structures or landscapes can be demonstrated, the above policy consideration should be applied.”³⁸

Tattenhall and District Neighbourhood Plan 2010 to 2030 (made June 2014)

The Tattenhall and District Neighbourhood Plan is currently under review. Regulation 14 consultation ran from 12 March to 28 April 2025.

Regarding the historic environment, the Made Neighbourhood Plan states the following:

Policy 2

“Development will be supported where it:

- *Respects the local character and historic and natural assets of the surrounding area, and takes every opportunity, through design and materials, to reinforce local distinctiveness and a strong sense of place. [...]”*

Guidance

National Planning Practice Guidance (PPG) (2023)

Whilst not planning policy, Planning Practice Guidance provides a clear indication of the Government’s approach to the application of national policy contained in the NPPF. Where

³⁸ Cheshire West and Chester Council (CWAC) Cheshire West and Cheshire Council Local Plan (Part Two) Land Allocations and Detailed Policies, 2019. pg. 212-213.

there is conflict between the guidance in the PPG and earlier documents the PPG will take precedence.

This PPG advises on enhancing and conserving the historic environment. It clarifies that significance of the heritage assets is important as it enable authorities to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals (Paragraph 007).

Paragraph 013 describes the extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. When assessing any application which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its ongoing conservation.

Principles of Selection for Listed Buildings, Department for Culture, Media and Sport (2019)

This guidance sets out the general principles applied by the Secretary of State when deciding whether a building is of special architectural or historic interest and should be added to the statutory list. It provides a useful framework for assessing and understanding the significance of listed buildings.

Historic England Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment (2015)

GPA Note 2 provides information to assist in implementing historic environment policy in the Framework and the related guidance given in the PPG. These include; assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.

Historic England Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2017)

Historic England has published revised guidance relating to the setting and views of heritage assets. The document gives general advice on understanding setting and how it may contribute to the significance of heritage assets. It also provides advice on how views play a part in setting. It suggests a staged approach to taking decisions on the level of the contribution which setting and related views make to the significance of heritage assets.

The guidance clarifies that there can be a distinction between views that are valued for reasons other than their contribution to heritage significance such as reasons of landscape character or visual amenity.

It states that the extent and importance of setting is often expressed by reference to visual considerations. Although views of or from an asset will play an important part, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. It also clarifies that the contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting.

Paragraph 9 of the guidance states that setting is not itself a heritage asset. Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.

The guidance highlights a series of other considerations that can be relevant to the assessing the impact of development such as 'change over time,' 'cumulative change,' 'access and setting,' 'buried assets and setting,' 'designed settings', 'setting and urban design', and 'setting and economic viability'.

It is identified within the guidance that views which contribute more to understanding the significance of a heritage asset include the following:

- Those where the composition within the view was a fundamental aspect of the design or function of the heritage asset.
- Those where town- or village-scape reveals views with unplanned or unintended beauty.
- Those with historical associations.
- Those with cultural associations.
- Those where relationships between the asset and other heritage assets or natural features or phenomena are particularly relevant.

As set out above, a staged approach to assessment is advocated involving identification of the assets that may be affected, assessing the degree to which setting makes a contribution to the significance of the heritage asset or allows significance to be appreciated, assessing the effects of the proposed development and exploring ways to maximise enhancement and avoid or minimise harm.

In assessing the degree to which these settings and views make a contribution to the significance of the heritage assets or allow significance to be appreciated, the key attributes of the heritage asset should be addressed and then the following considered:

- The physical surroundings of the asset and its relationship with other assets;
- The asset's intangible associations with its surroundings, and patterns of use;
- The contribution made by noise, smells etc to significance; and
- The way views allow the significance of the asset to be appreciated.

The Step 2 Checklist provides a list of potential setting attributes that may help to elucidate its contribution to significance under the headings 'The asset's physical surroundings' and 'Experience of the asset'. The Step 3 Checklist provides a list of potential attributes of a development affecting setting that may help to elucidate its implications for the significance of the heritage asset including the 'Location and siting of development', the 'Form and appearance of development', 'Wider effects of the development' and 'Permanence of the development'.

Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (2019)

This document provides guidance on analysing significance in heritage assets. It was released in 2019 by Historic England to support the National Planning Policy Framework's requirement for applicants to describe the 'heritage significance' of their proposals to assist Local Planning Authorities in making decisions on impact.

Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management (2019)

This Historic England Advice note supersedes Historic England Advice Note 1: Conservation Area Designation, Appraisal and Management, first edition (2016). This 2nd edition updates the advice in light of the publication of the 2018 National Planning Policy Framework. It provides guidance on the appraisal of conservation areas.

Historic England Advice Note 7: Local Heritage Listing: Identifying and Conserving Local Heritage (2021)

This advice note was produced to support communities and local authorities in introducing a local heritage list in their area or making changes to an existing list. It encourages a consistent and accountable approach to the identification and management of local heritage assets when selected by uniform criteria. The advice note provides a framework and set of criteria for the assessment of heritage assets of local significance.

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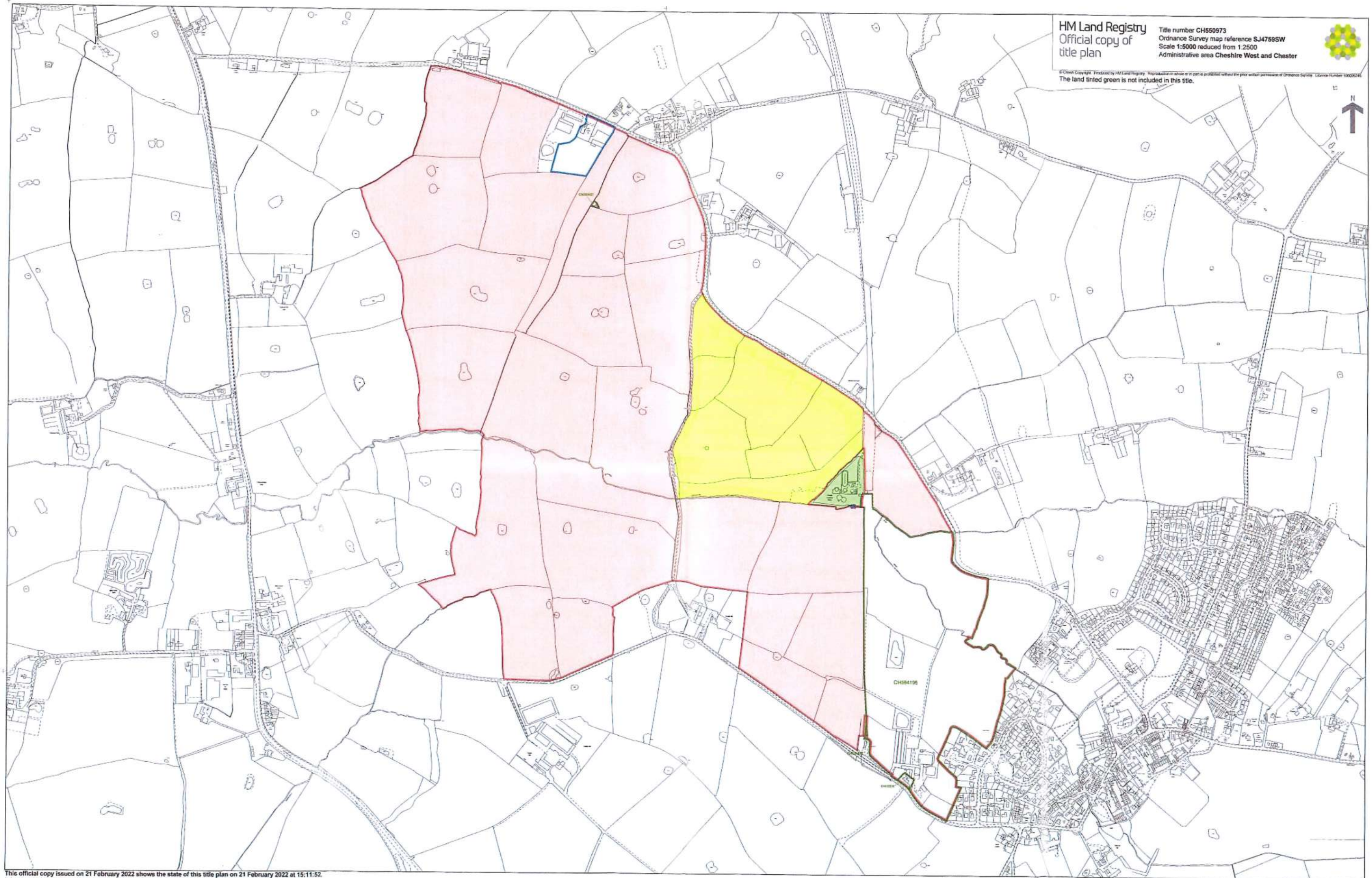
Appendix 3: Bolesworth Estate Land Ownership – Land North of Frog Lane

HM Land Registry
Official copy of
title plan

Title number CH550973
Ordnance Survey map reference SJ4759SW
Scale 1:5000 reduced from 1:2500
Administrative area Cheshire West and Chester



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The land tinted green is not included in this title.



This official copy issued on 21 February 2022 shows the state of this title plan on 21 February 2022 at 15:11:52.

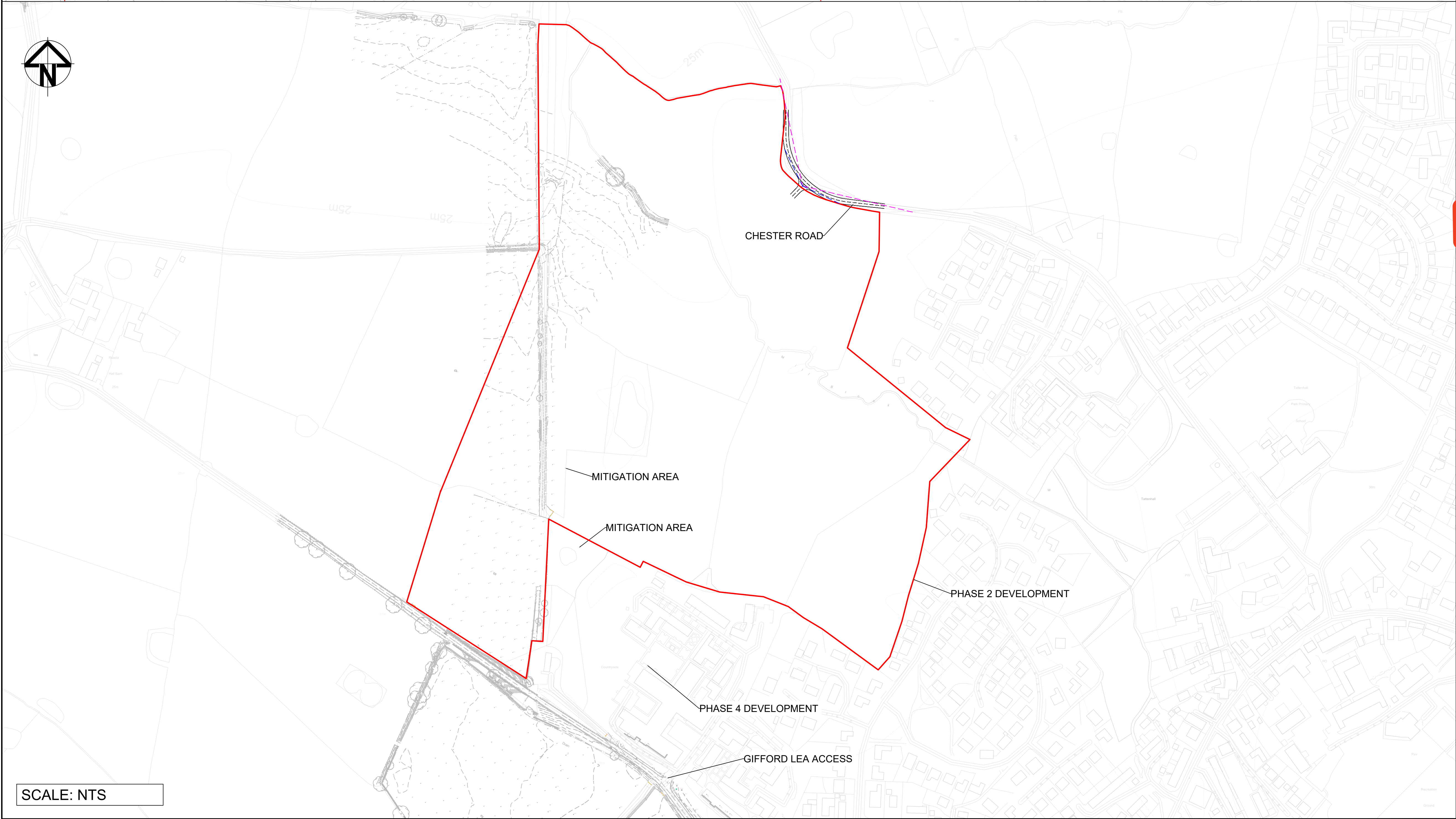
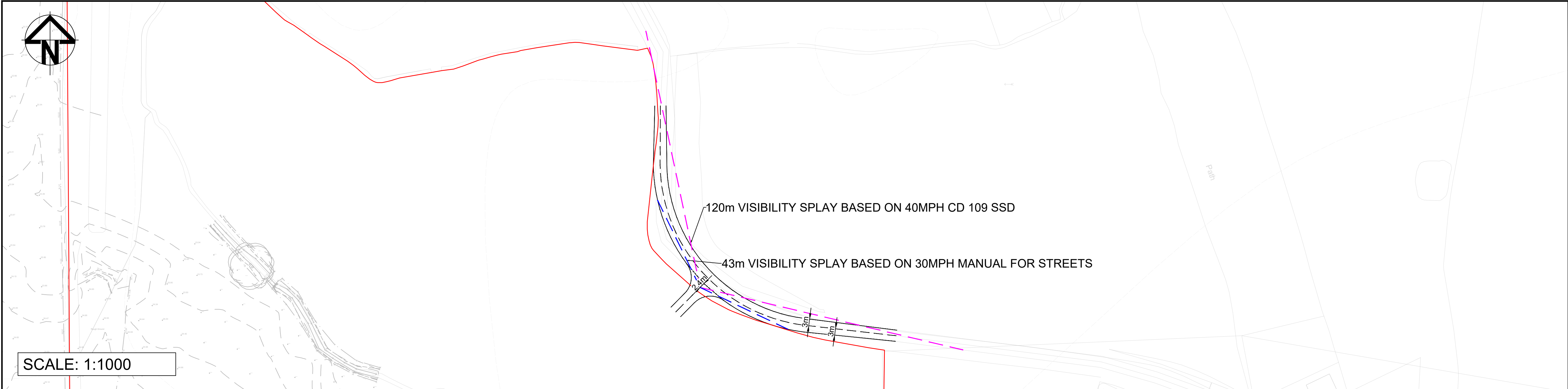
It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by HM Land Registry, Durham Office.



Appendix 4: Potential Site Access Options – Land North of Frog Lane



- NOTES:
1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.
- KEY:
- PROPOSED KERBLINE
 - PROPOSED ROAD MARKINGS
 - PROPOSED CARRIAGEWAY
 - PHASE 2 REDLINE BOUNDARY

DRAFT

Project:

Land at Frog Lane

Site: Frog Lane, Tattenhall, Chester

Client: Bolesworth Estate

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Registered office: 80 Fenchurch Street, London EC3M 4BY

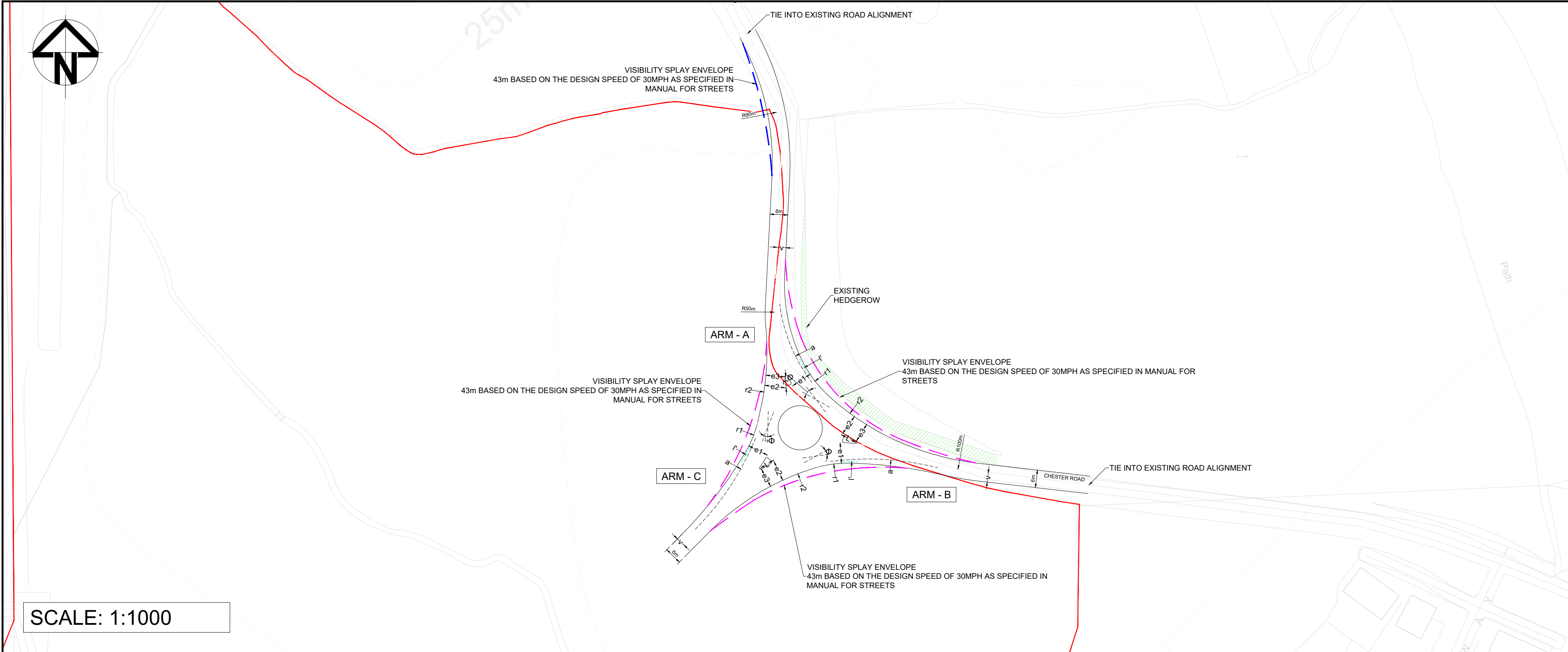
Coordinating office: 16th Floor, 103 Colmore Row, Birmingham B3 3AG

Tel: 44 (0)121 516 1818

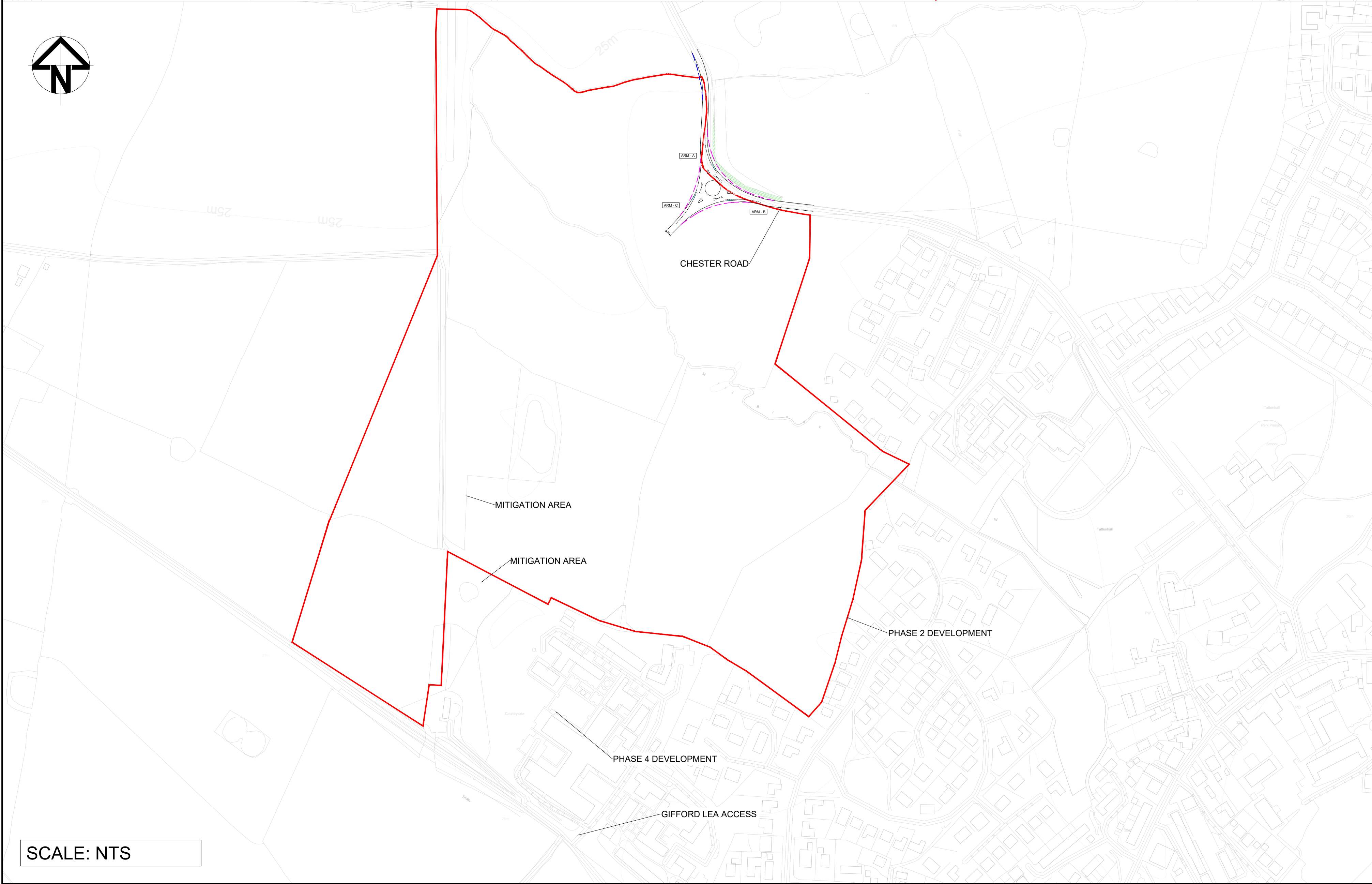
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Drawing Title:

NORTH OF FROG LANE NORTHERN ACCESS					
Designed: T.Ahmed		Signed: [Signature]		Date: 15/05/2026	
Produced: T.Ahmed		Signed: [Signature]		Date: 15/05/2026	
Checked: D.Waters		Signed: [Signature]		Date: 15/05/2026	
Reviewed: D.Waters		Signed: [Signature]		Date: 15/05/2026	
Approved: M.Davies		Signed: [Signature]		Date: 15/05/2026	
Design Stage:					
Original Size: A1		Grid: OS		Datum: AOD	
Status Code:		Scale: AS SHOWN		Project Number: 30290622	
Status Description: WIP					
Security Classification:					
Drawing Number: 30290622-ARC-HGN-ZZ-DS-CE-00005				Revision: P01.02	



SCALE: 1:1000



SCALE: NTS

ROUNDABOUT DESIGN NOTES COMPLIANCE WITH DMRB CD 116 REQUIREMENTS

ROUNDABOUT TYPE
CD116 - 2.3.3
"FOR ROADS WITH A POSTED SPEED LIMIT OF 40mph OR BELOW, EITHER A COMPACT OR A NORMAL ROUNDABOUT MAY BE PROVIDED"

- ROUNDABOUT TYPE = **NORMAL**

CENTER ISLAND
CD116 - 3.7
"THE CENTRAL ISLAND OF NORMAL AND COMPACT ROUNDABOUTS SHALL BE AT LEAST 4m IN DIAMETER."

- INSCRIBED CIRCLE DIAMETER = **29m**
- CENTRAL ISLAND = **15m**

CIRCULATORY CARRIAGEWAY WIDTH
CD 116 - 3.6
"THE WIDTH OF THE CIRCULATORY CARRIAGEWAY FOR NORMAL OR COMPACT ROUNDABOUTS SHALL BE BETWEEN 1.0 AND 1.2 TIMES THE MAXIMUM ENTRY WIDTH, EXCLUDING ANY OVERRUN AREA."

- CIRCULATORY CARRIAGEWAY WIDTH = **7m**

ENTRY WIDTH
CD 116 - 3.12
"ON A SINGLE CARRIAGEWAY APPROACH TO NORMAL ROUNDABOUT, ENTRY WIDTH SHALL NOT EXCEED 10.5m"

EXIT WIDTH
CD 116 - 3.28.2
"AT A NORMAL ROUNDABOUT, IF THE DOWNSTREAM LINK IS A SINGLE CARRIAGEWAY ROAD, THE EXIST WIDTH SHOULD BE BETWEEN 7m AND 7.5m AND THE EXIT SHOULD TAPER DOWN TO A MINIMUM OF 6m."

ENTRY RADIUS
CD 116 - 3.19.1
"THE ENTRY KERB RADIUS SHOULD NOT LESS THAN 10m."
CD 116 - 3.19.2
"THE ENTRY KERB RADIUS SHOULD NOT GREATER THAN 100m."

EXIT RADIUS
CD 116 - 3.29.2
"AT NORMAL ROUNDABOUT, THE EXIST KERB RADIUS SHOULD BE 40m."
CD 116 - 3.29.3
"WHERE AN EXIT KERB RADIUS OF 40m CANNOT BE ACHIEVED, THE EXIT KERB SHOULD BE NO LESS THAN 20m AND NO GREATER THAN 100m."

FLARE LENGTH
CD 116 - 3.17.1
"A MINIMUM AVERAGE EFFECTIVE FLARE LENGTH OF 5m IN URBAN AREAS AND 25m IN RURAL AREA SHOULD BE USED, BUT CAPACITY CAN BE DETERMINING FACTOR FOR THE ACTUAL LENGTH."

ENTRY ANGLE
CD 116 - 3.18.1
"THE ENTRY ANGLE SHOULD BE NO LESS THAN 20 DEGREES AND NO GREATER THAN 60 DEGREES FOR NORMAL AND COMPACT ROUNDABOUTS."

ENTRY PATH RADIUS AND DEFLECTION
CD 116 - 3.26
"AT NORMAL ROUNDABOUTS, THE ENTRY PATH RADIUS SHALL NOT EXCEED 100m."

COMPLIANCE WITH DMRB CD 109 REQUIREMENTS

KERB RADIUS OF APPROACH ROAD
CD109 - 30mph

VISIBILITY STOPPING SIGHT DISTANCE
MANUAL FOR STREETS - 43m

ROUNDABOUT	ARM - A	ARM - B	ARM - C
ENTRY WIDTH - e1	7m	7m	7m
EXIT WIDTH - e2	7m	7m	7m
ISLAND EXIST WIDTH - e3	6.43m	6.49m	6.50m
ISLAND TAPER LENGTH - L	3.75m	5.36m	5m
APPROACH HALF WIDTH - v	3m	3m	3m
ENTRY RADIUS - r1	40m	40m	40m
EXIT RADIUS - r2	90m	90m	85m
FLARE LENGTH - l'	6.38m	5.87m	5.87m
ENTRY ANGLE - Φ	23°	21°	20°
ENTRY PATH RADIUS & DEFLECTION - a	54m	95m	95m

- NOTES:
1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.
- LEGEND:
- CARRIAGEWAY
 - ROUNDABOUT CENTER ISLAND / SPLITTER ISLAND
 - VISIBILITY SPLAY

DRAFT

Project:
Land at Frog Lane

Site: Client:

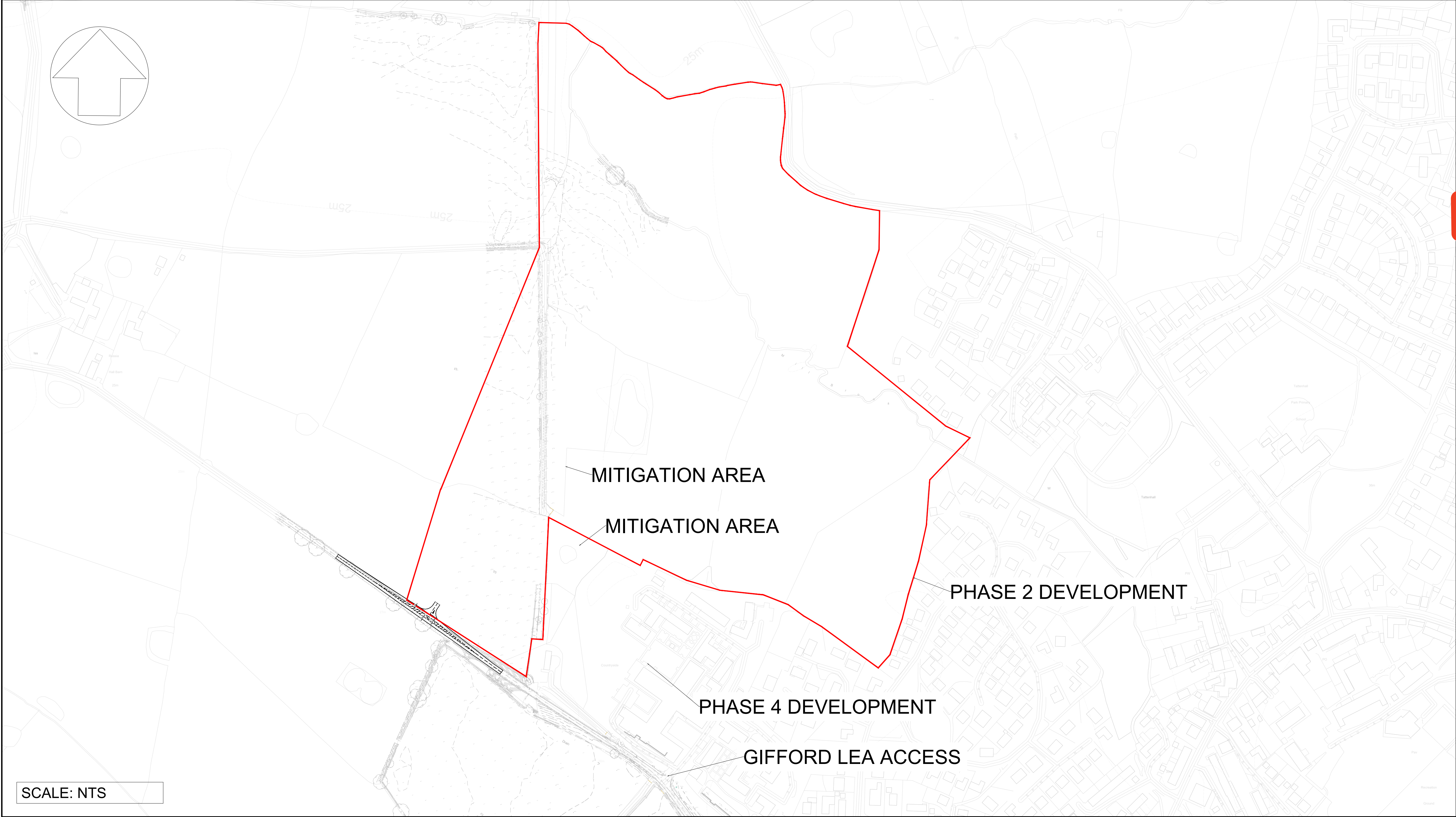
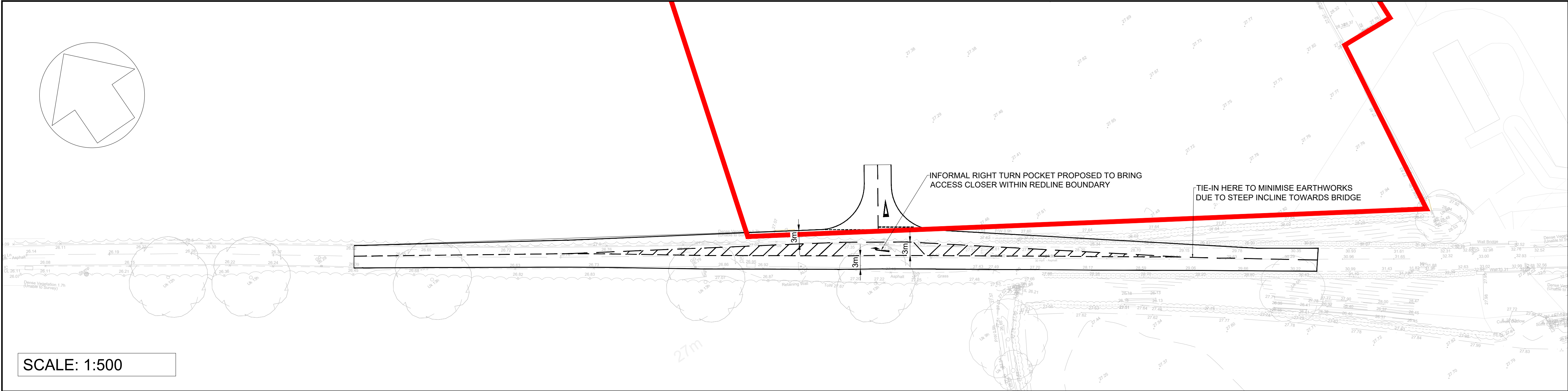
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Coordinating office: 16th Floor, 103 Colmore Row, Birmingham B3 3AG
Tel: 44 (0)121 516 1818

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NORTH OF FROG LANE
NORTHERN ACCESS
ROUNDABOUT OPTION 1

Designed: R. Reyes	Signed:	Date: 02/01/2026
Produced: R. Reyes	Signed:	Date: 02/01/2026
Checked: D. Waters	Signed:	Date: 02/01/2026
Reviewed: D. Waters	Signed:	Date: 02/01/2026
Approved: M. Davies	Signed:	Date: 02/01/2026
Design Stage:		
Original Size: A1	Grid: OS	Datum: AOD
Status Code:	Scale: 1:500	Project Number: 30290622
Status Description: WIP		
Security Classification:		
Drawing Number: 30290622-ARC-HGN-ZZ-DS-CE-00006		Revision: P01.02



- NOTES:
- ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.
- KEY:
- PROPOSED KERBLINE
 - PROPOSED ROAD MARKINGS
 - PROPOSED CARRIAGEWAY
 - PHASE 2 REDLINE BOUNDARY

DRAFT						
Rev	Date	Description	Prod	Chk	Rev	App

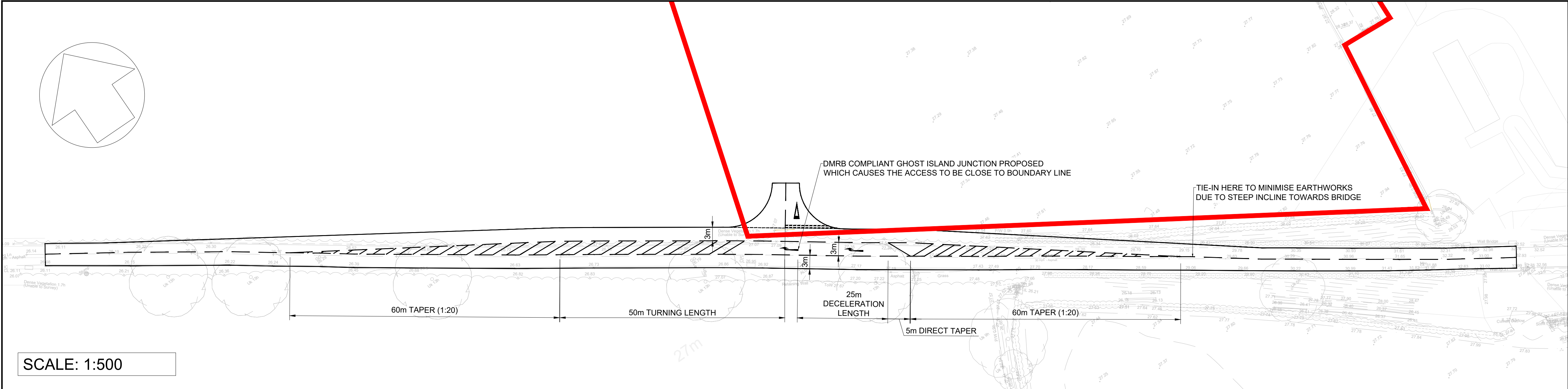
Project:						
Land at Frog Lane						
Site						
Frog Lane, Tattenhall Chester						
Client						
Bolesworth Estate						

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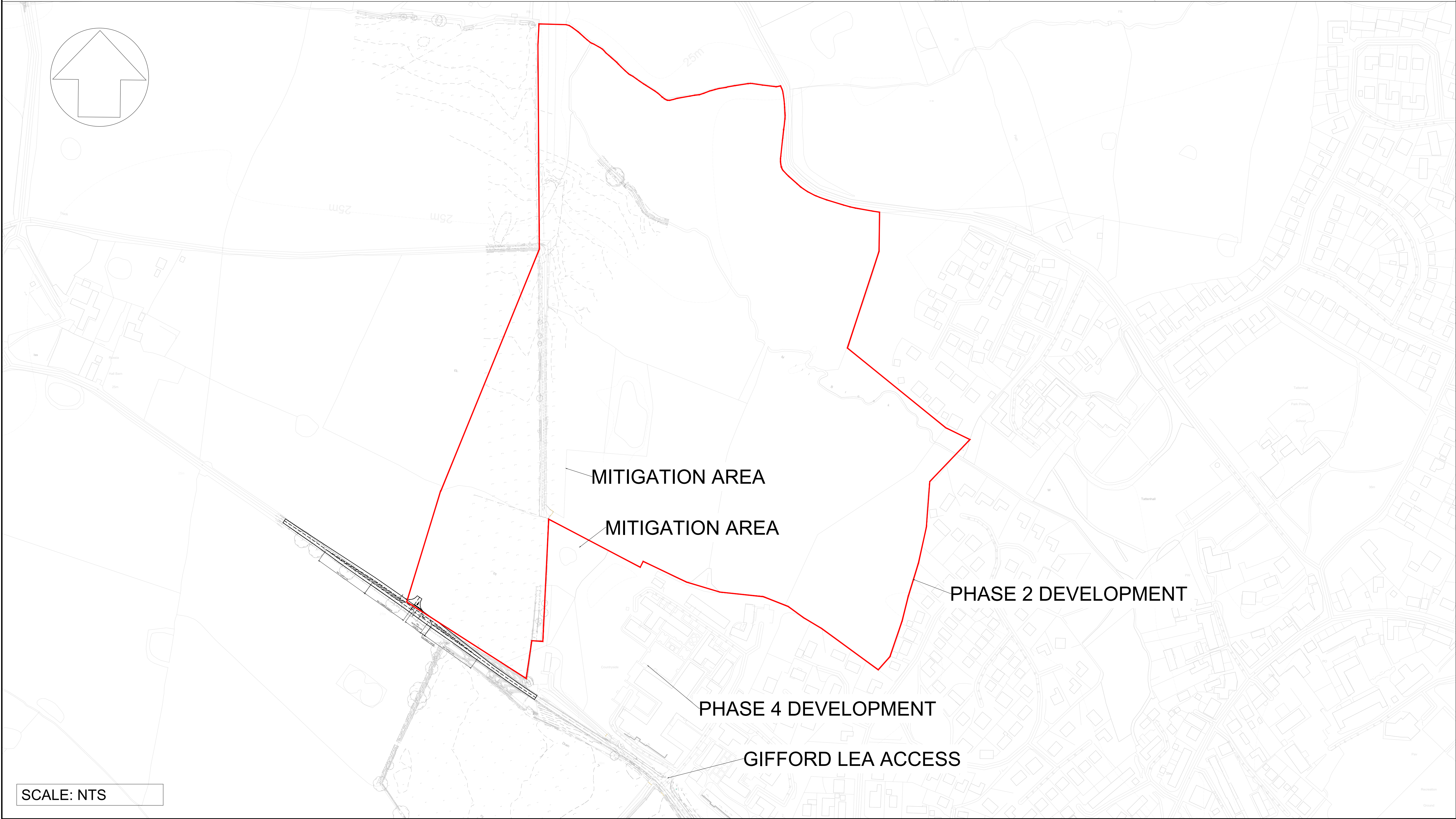
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Coordinating office: 16th Floor, 103 Colmore Row, Birmingham B3 3AG
Tel: 44 (0)121 516 1818

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Drawing Title:			
NORTH OF FROG LANE SOUTHERN ACCESS OPTION 1			
Designed: T. Ahmed	Signed:	Date:	15/05/2026
Produced: T. Ahmed	Signed:	Date:	15/05/2026
Checked: D. Waters	Signed:	Date:	15/05/2026
Reviewed: D. Waters	Signed:	Date:	15/05/2026
Approved: M. Davies	Signed:	Date:	15/05/2026
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Status Code:	Scale: 1:500	Project Number:	30290622
Status Description: WIP			
Security Classification:			
Drawing Number: 30290622-ARC-HGN-ZZ-DS-CE-00002			Revision: P01



SCALE: 1:500



SCALE: NTS

NOTES:
1. ALL DIMENSIONS ARE IN METRES UNLESS OTHERWISE STATED.

KEY:
— PROPOSED KERLINE
- - - PROPOSED ROAD MARKINGS
■ PROPOSED CARRIAGEWAY
— PHASE 2 REDLINE BOUNDARY

DRAFT

Rev	Date	Description	Prod	Chk	Rev	App
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Project:
Land at Frog Lane

Site: **Frog Lane, Tattenhall, Chester**
Client: **Bolesworth Estate**

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Drawing Title: NORTH OF FROG LANE SOUTHERN ACCESS OPTION 2		
Designed: T. Ahmed	Signed:	Date: 15/05/2026
Produced: T. Ahmed	Signed:	Date: 15/05/2026
Created: D. Waters	Signed:	Date: 15/05/2026
Reviewed: D. Waters	Signed:	Date: 15/05/2026
Approved: M. Davies	Signed:	Date: 15/05/2026
Design Stage:		
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Status Code:	Scale: 1:500	Project Number: 30290622
Status Description: WIP		
Security Classification:		
Drawing Number: 30290622-ARC-HGN-ZZ-DS-CE-00002		Revision: P01



Appendix 5: Illustrative Landscape Masterplan – Land south of Frog Lane



27/01/2026	C	General amendments
23/01/2026	B	Minor RLB update
19/01/2026	A	Draft issue for comment
DATE	NO	REVISION NOTE

DRAFT

Illustrative Landscape Masterplan

FROG LANE, TATTENHALL

CLIENT
BOLESWORTH ESTATE

DATE	SCALE	TEAM	APPRVD
27/01/2026	Not to scale@A1	NDG	PM

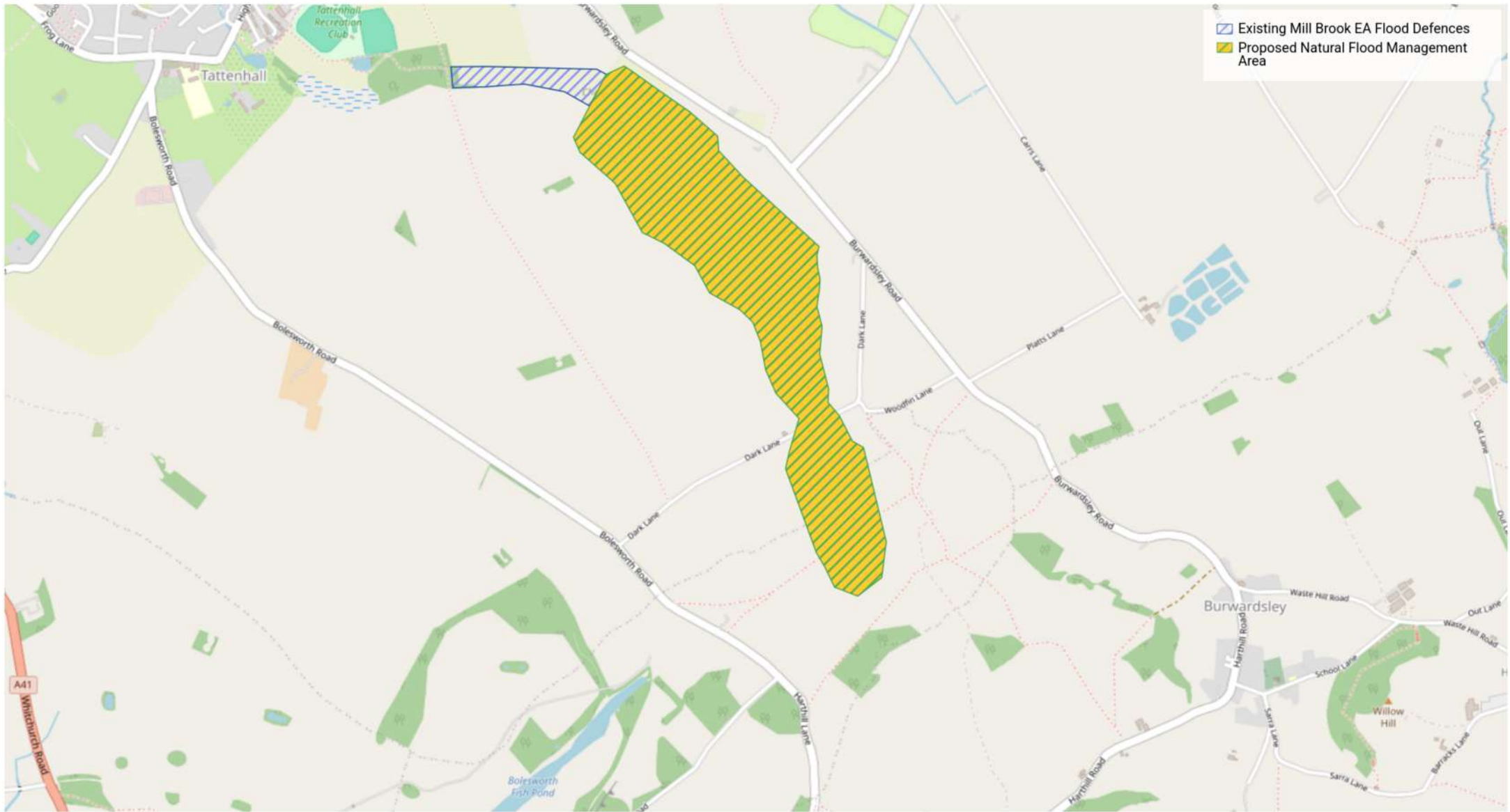
DRAWING NUMBER

P25-0454_EN_0006_C

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Appendix 6: Potential Natural Flood Management Scheme



Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

Manchester

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