

Public Consultation on Emerging Plans



Our vision: A thriving Tattenhall that all of us are proud to call **home**

**Bolesworth has been a proud part of the
Tattenhall community for nearly 200 years.**

Our priority is to preserve the village's wonderful character while supporting its sustainable growth and long-term success. New development in Tattenhall is highly likely and we want it to be the best for the village as a whole.

Please share your thoughts and help shape
how we best deliver this **vision for the village.**

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QR Code to
find out more**

Image: Tattenhall's beautiful architecture



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Our aim is to provide much-needed housing in the village, that addresses the key challenges facing the community.

We'd like to help create a thriving Tattenhall that is a great place to live, work and play while offering improved amenities, connectivity, and opportunities for all.

It's highly likely that Tattenhall will be required to accommodate significant new housing development

Housing availability is a key national issue and the government has set a target to deliver 1.5m new homes within the next four years.

In Cheshire West & Chester this means a requirement to deliver several thousand homes each year for many years to come. Options being consulted on by the Borough Council include proposals for significant housing growth in Tattenhall in all scenarios.

This housing growth is also needed in Tattenhall with its severe affordability challenges and the lack of housing for young families as well as downsizers. **This growth needs to be managed very carefully and delivered in a way that respects the village and enhances village life for all.**

The current planning environment means that there is a presumption in favour of development and Tattenhall is already in receipt of several applications. **We believe that the best way for our community to shape the future of the village is by proactively supporting the developments that can improve the village as a whole.**

Our proposed site is located opposite the Gifford Lea development, between Frog Lane and Rocky Lane

Bolesworth has been reviewing the land it owns around Tattenhall to understand where new homes could be sensitively located in the future given the likely requirement for Tattenhall to expand.

We believe our proposed site is by far the best place for any future homes in Tattenhall and offers several important benefits for the village:

- **A logical location for new homes** – the site flows naturally from the existing settlement and sits within the village gateways meaning new homes would feel like a seamless and well-integrated part of Tattenhall over time.
- **Minimising additional traffic to the village centre** and past the primary school, while still offering good connectivity to A41.
- **Walking distance from the village centre** with walking and cycling links to the school, village centre and leisure facilities.
- **Respecting Tattenhall's character** – creating different character zones continuing Tattenhall's varied architectural style and design features.
- **Landscape-led design** – existing hedgerows and trees will be retained with lots of new planting included. Working with our landscape designers, we believe we can minimise the visual impact on the wider village.



Image: Map of the site



Image: Rosemary Corner

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Our proposal would deliver 400 homes that will meet the needs of local people

Our envisaged housing mix delivers the homes that local Tattenhall people need to live their best lives in the village:

- **Affordable homes** – at least 30% of the homes on our site will be affordable.
- **Local preference** - we will look to work with affordable housing officers & providers to bring forward affordable homes that local Tattenhall people have the best opportunity to access.
- **Homes aimed at first time buyers and starter families** – so that more of our young people growing up in the village can afford to stay in Tattenhall.
- **Family homes** – a mixture of sizes and styles to attract and support families that will add to Tattenhall's community and support local amenities.
- **Homes designed for downsizers & self builders** – including a number of bungalows and potential self-build plots.

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The proposal for 400 homes will include a carefully balanced mix of:



Affordable
homes



Properties for
**First-time
Buyers**



Family
homes



Homes designed for
Downsizers



Selection of
Bungalows

Image: Tattenhall housing



With your support for our plans, we have the opportunity to deliver significant improvements to amenities in the village

The Estate has been a proud part of the community for nearly 200 years and today we support many of the key facilities in the village, working closely with local groups including Sport & Leisure Tattenhall, The Barbour Institute, Tattenhall Wildlife Group, the Parish Council, the Sandstone Ridge Trust, and Transition Tattenhall, among others.

If successful, our proposed development would help resolve many key issues in relation to amenities in Tattenhall and would offer the opportunity to improve village life for all:



Potential for a new, or expanded
GP Surgery



New on-site
Play Areas & Walking Routes

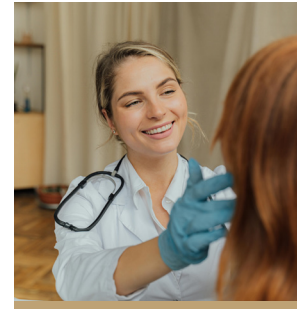


Dedicated
Bicycle Parking
at Barbour Square



Village centre
Improved Parking
to help to ease congestion

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A new GP surgery to meet Tattenhall's demand –

Our proposal includes an option for a brand-new surgery on the site. In the meantime, we are also working with the local GP practice to explore whether the building on Barbour Square could provide the spacious, modern GP facilities that Tattenhall deserves.



Local transport & travel improvements –

We will work with the community to bring forward helpful improvements such as upgraded bus shelters, cycle parking in Barbour Square and new active travel initiatives that benefit the whole village.



Local parking improvements –

Parking has long been an issue for the community. We would work to create additional environmentally sensitive parking in the village centre.



Additional leisure opportunities e.g. sports facilities, play areas and allotments –

We would seek to work with Tattenhall Allotments and Sport & Leisure Tattenhall to find additional space for local leisure facilities. This will help to ensure that S.106 financial contributions from development have the best chance of benefitting Tattenhall's residents.

Our commitment to alleviating Tattenhall's flood risk

In recent years, flooding has become an increasing problem for Tattenhall and we all know of events when properties have been flooded and key routes into the village have been cut off by surface water.



Bolesworth has been working closely with Tattenhall Flood Group, The Environment Agency and our hydrologist consultants to address short term issues as well as working on potentially 'game-changing' solutions to natural flood management.

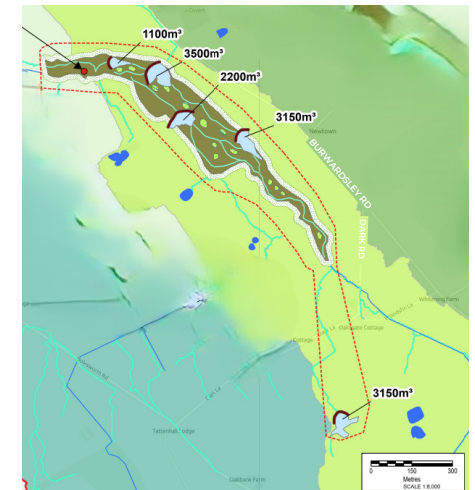


Image: Existing Millbrook Bunds on Bolesworth land

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Our proposal deals with not only how we would mitigate surface water issues from the site but also how proceeds from this development could fund us to significantly reduce flood risk across the whole village:

- **Analysis by our hydrologists has identified that Bolesworth could play a key role in improving the flooding situation in Tattenhall.** This is because 95% of the catchment area of Millbrook is on Bolesworth land.
- **We are working to design a natural flood management scheme** that would substantially expand the existing Millbrook scheme (also on Bolesworth land) through the creation of new bunds and river re-meandering.
- **Early estimates suggest this could have a very material impact on Tattenhall's flood risk** – enough potentially to deal with risk of 100-year storms. This is a potential 'game-changer' and would also have benefits in terms of natural environment and habitat creation.
- **Bolesworth is committed to working with the EA, the Borough Council and other bodies to develop and deliver these proposals.** We would look to fund our contributions to the scheme out of the development proceeds from this site, thereby ensuring that the development benefits everyone in Tattenhall.



Proposed Natural Flood Management Scheme



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We believe our proposal offers Tattenhall a **positive opportunity** to accommodate development and enhance the quality of life in the village



Thoughtfully addresses Tattenhalls housing needs

Our proposal would deliver 400 homes that will meet the needs of local people in a location that we believe is the best site for future homes in Tattenhall.



Respects & preserves the village's special character

The development sits within the village gateways and will align with Tattenhall's varied architectural style and design features, with lots of open spaces.



Delivers Local transport & active travel improvements

Our proposal brings forward helpful improvements such as upgraded bus shelters, cycle parking in Barbour Square and new active travel initiatives that benefit the whole village.



Delivers a new GP surgery

Our proposal includes an option for a brand new surgery on the site and we are also exploring an whether the building in Barbour Square could provide a spacious, modern GP facility.



Delivers major investment in flood protection

Our proposal deals with not only how we would mitigate surface water issues from the site but also how proceeds from this development could fund us to significantly reduce flood risk across the whole village.



Image: Shona Kinloch's 'Fetch' on the Flacca

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We would value your feedback to help build a plan that drives a better future for Tattenhall

We want to hear from you. Your thoughts and feedback are an important part shaping the future of this project, and there are several easy ways to get involved:

Find out more

We are holding a public consultation which opens on Thursday 27th November and finishes on Wednesday 17th December.

During this consultation period we will be hosting public drop-in sessions at the **Barbour Institute, High St, Tattenhall, Chester, CH3 9PX** where members of our team will be on hand to help you understand the proposals and answer any questions you may have.

- **Thursday 4th December 2025**
3pm – 7pm
- **Saturday 6th December 2025**
10am – 1pm

You can also visit our website for more information.

Please give us your feedback

You can head to our website and fill in the online feedback form to tell us your thoughts and views on the proposals.

www.tattenhallfuture.co.uk

You can email us at tattenhallfuture@bolesworth.com



Scan the QR Code to find out more and have your say