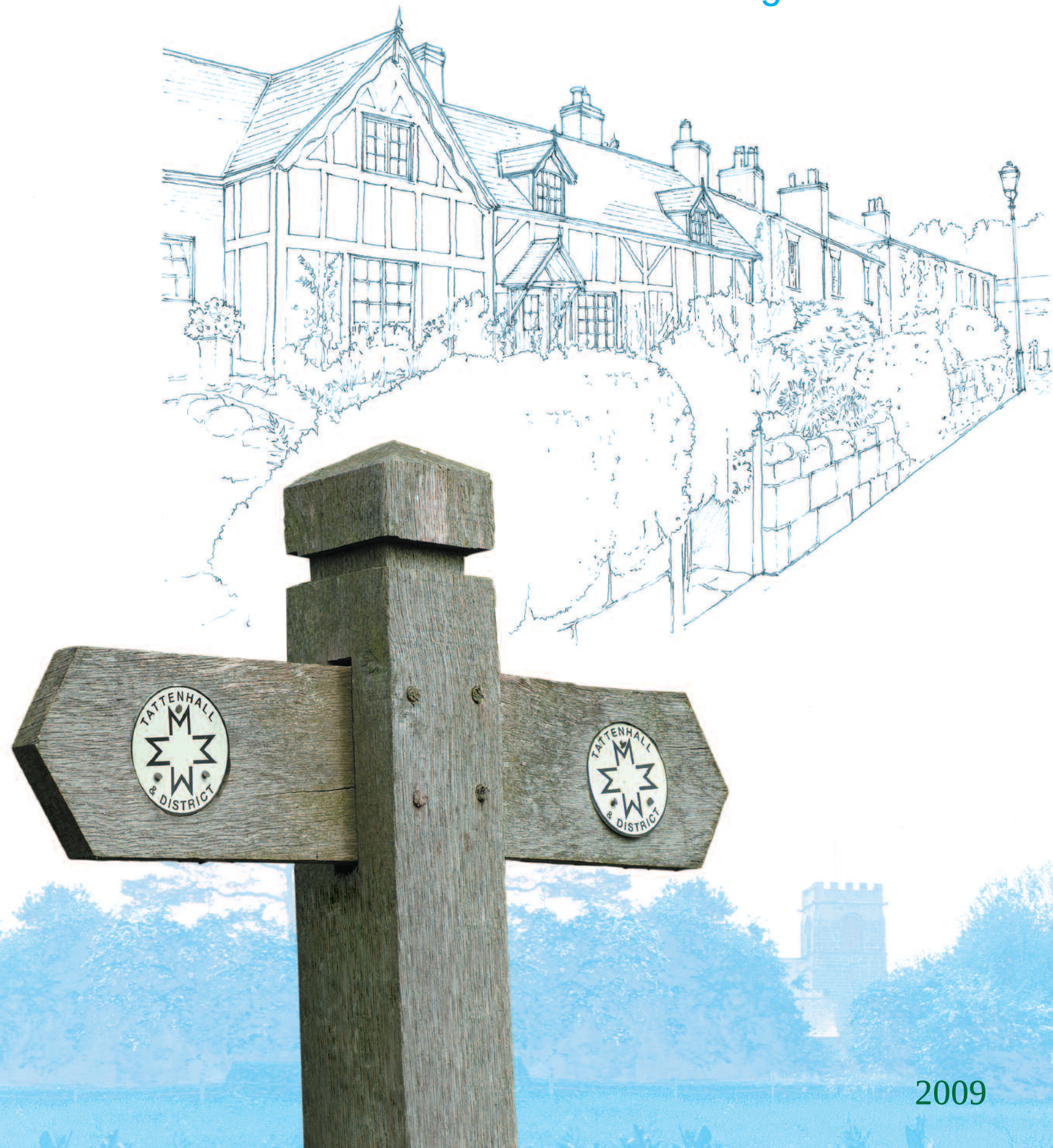


Tattenhall Village Design Statement

Influencing Our Future



Foreword



This Tattenhall and District Village Design Statement has been produced “by the community, for the community”. It is the second part of Tattenhall’s response to the 2000 Rural White Paper that was intended to give rural communities more say in the changes that affect them. The first part was the Tattenhall and District Parish Plan produced in 2006 which provides a major context for this Village Design Statement.

i What is a Village Design Statement?

The purpose of a Village Design Statement is primarily to manage change in both buildings and landscape, (whether large or small) or additions and alterations, in a way that reflects and harmonises with the local character of its buildings, spaces and landscape setting. It marks and retains the local distinctiveness of character areas within the place, and the place itself.

It is not about whether or not a development should take place - that is a job for the Local Plan. It is not meant to, and cannot, stop development and change from happening, but it will help to influence how any future developments fit into the Parish by setting out the qualities and characteristics that people value in their Parish and the distinctiveness of their surroundings, and by providing clear and simple guidance for the design of all development including works in the public realm that are the responsibility of, for instance, the Highway Authority.

The intention of this document is to guide the design of the setting of any scale of development, either within the village itself, or within the wider context of the Parish as a whole. It identifies typical and special features within the Tattenhall landscape that it is desirable to preserve, restore, enhance or create. The document is intended to assist developers in ensuring that any development sits within the existing framework and does not harm the character of the Parish. It must, of course, be read alongside all other guidance contained in plans and policies produced at local, county, regional and national level.

It is accepted that, as much that goes on in the wider context of this particular Parish is related to or necessitated by agricultural management, it does not constitute ‘development’ within the meaning of the principal Act; however, it is hoped that in these circumstances, landowners and farmers will use this document as a guide to best practice.

This Village Design Statement is intended to form a separate Supplementary Planning Document (SPD) for use and adoption by Cheshire West and Chester Council. It forms part of a suite of Local Development Documents (LDD) that make up the Local Development Framework (LDF) for Cheshire West and Chester Council. All Local Development Documents are also required to have a Sustainability Appraisal (SA). The full Tattenhall SA, along with a Non Technical Summary, is available separately.

The Chester District Local Plan (2006) is a ‘saved’ plan. As such the SPD: Tattenhall Village Design Statement has been drawn up by the local community to expand on the policies in the Chester District Local Plan

It primarily supplements the following Chester District Local Plan policies:

Policy GE7 - ensuring that all new development makes a positive contribution towards Local Distinctiveness

Policy ENV2 - ensuring that new development respects the local setting and context having regard to the character of the area, the layout, grain, landscape, density and mix of uses, scale and height, massing, appearance and materials.

It also supplements a number of further Chester District Local Plan policies. See Appendix 7

It has been subject to formal consultation with members of the public, statutory consultees and other interested groups and organisations. This was in accordance with the Chester City Council’s Statement of Community Involvement. (SCI). It is included as a document in the Cheshire West and Cheshire Council’s Local Development Framework and monitored within future Annual Monitoring Reports (AMR).

ii Who should use the Village Design Statement?

The Village Design Statement has been written for developers, their architects and designers in order to explain what the community would reasonably expect to see in a change or development so that they can incorporate the principles in their planning applications. It is also important for residents, by giving guidance to enable alterations and extensions to harmonise with and have respect for the distinctive character of their area of the village. Councillors and Development Control Officers at the Local Council will use it to guide their consideration of relevant planning applications, and finally anybody else who wishes to promote any form of development or alteration of the environment of Tattenhall Parish, including local authorities and statutory undertakers.

Compliance with the guidance of the VDS does not remove the obligation, “where necessary”, to seek planning permission for the new development from the local planning authority.

The document also contains a number of aspirations of the local community, which it realises can not be adopted by the Council within a Supplementary Planning Document (SPD) under planning regulations, either because they are outside planning control or they relate to the allocation of sites which must be undertaken in the Development Plan Documents and be subject to independent examination. These will not form part of the adopted SPD. The local community is aware that it will have to pursue these aspirations through the appropriate consultation process as part of the Local Development Framework or a future Tattenhall Parish Plan".



iii How has the Statement evolved?

This VDS is not unique although to date there are only a few other examples in Cheshire. This document has resulted from the desire of local residents to promote special qualities of the village and the areas of distinctiveness within it and ensure that these are properly understood and respected in any new development. The principles have been established through, discussion, public exhibition, further consultation and refinement. The Council’s Statement of Community Involvement (SCI) highlights the benefits to be derived from pre-application discussions with local communities and interest groups and as a consequence, would underpin some of the aims of this document. The SCI can be viewed on the council website: www.chester.gov.uk

iv Statement of Community Involvement

This statement sets out the consultation arrangements for the VDS in accordance with Chester City Council’s Statement of Community Involvement (SCI).

The primary objective of the consultation process has been to ensure that this VDS reflects the views of the whole community and not just of those who may have vested interests in its recommendations.

In February 2006, following the publication of the Parish Plan, it was decided to produce a VDS for Tattenhall.

An article inviting involvement was placed in the Parish News and the first meeting of the VDS group was held in May 2006.

The first public consultation was held on 15th December 2006, the comments being incorporated in the initial draft document.

The Village Design Statement has been a standing item on the Parish Council agenda since work began, and regular updates on progress have been given.

As work on the narrative of the VDS has progressed, draft copies have been distributed to members of Tattenhall Parish Council for comment, suggestion and incorporation into the draft.

Further public consultation took place on 14th December 2007, with comment and observation incorporated into the draft.

Statutory Consultation took place for six weeks between 18 August 2008 and Monday 29 September 2008. Copies of the draft SPD were made available for the public to inspect, free of charge, at the 2nd floor Planning Reception at the Chester City Council offices in the Forum and in all the district public libraries. Copies were also available to view and download from the Council’s website at www.chester.gov.uk (go to a-z and look for Supplementary Planning Document).

A Press Notice was published in local newspapers within the district. The draft was also published on the Parish Council website, Village Voice Newspaper and Parish Magazine.

Copies of the adopted SPD were made available for the public to inspect, free of charge, at the 2nd floor Planning reception at the Chester City Council offices in the Forum, and in the district’s libraries. Copies were also available to view and download from the Cheshire West and Chester Council’s website at www.cheshirewestandchester.gov.uk and at www.chester.gov.uk

This VDS sets out to:
Describe the distinctive character of the village and its surrounding countryside;

Show how this character can be identified at different levels such as

- The landscape setting of the village
- The shape and grain of the settlement
- The nature of the buildings themselves
- The form and methods of egress and access
- Establish design principles based on the distinctive local character

Summary of Supplementary Policies proposed in the Tattenhall VDS

Landscape and Environment - Section 2
LSCP 1 – Preservation of woodlands, hedgerows, ponds and streams
LSCP 2 – Retention of in-field trees, the creation of new woodlands
LSCP 3 – Preservation of wet woodlands
LSCP 4 – Boundary treatments (existing development)
LSCP 5 – Boundary treatments (existing development)
LSCP 6 – Preservation of ponds
LSCP 7 – Preservation of stream network
LSCP 8 – Verges, ditches and streams adjacent to new developments
LCSP 9 – Creation of wildlife corridors
LCSP10 – Preservation of geological features
LSCP11 – Landscaping of new developments
LSCP12 – Street and building lighting (existing developments)
LSCP13 – Street and building lighting (new developments)

Built Environment - Section 3
BEP 1 – Assurance of infrastructure capacity
BEP 2 – Scale of new developments
BEP 3 – Preservation of views and vistas
BEP 4 – Design criteria for new buildings and developments
BEP 5 – Design criteria for use in defined Character Zones
BEP 6 – Limitations on building height (new or existing developments)
BEP 7 – Limitation on building line (existing developments)
BEP 8 – Preservation of railway and canal bridges
BEP 9 – Development adjacent to built edge/in wider countryside
BEP10 – Extensions to buildings of architectural/historical merit
BEP11 – Alterations to buildings of architectural/historical merit
BEP12 – Building signage guidance
BEP13 – New commercial building design guidance
BEP14 – Building materials
BEP15 – Building design guidance
BEP16 – Maintenance of appearance of buildings
BEP17 – Use of green technologies in new buildings
BEP18 – Use of in-roof space for satellite dishes in new buildings
BEP19 – Use of rooflights in new and existing developments
BEP20 – Provision of roof and chimney details
BEP21 – Provision of window, door and rainwater goods details
BEP22 – Street furniture
BEP23 – Waste storage guidance
BEP24 – Provision of off-road parking
BEP25 – Landscaping of off-road parking
BEP26 – Reduction of “car effect” in new developments

Highways, Footpaths and Public Transport - Section 4
HFT 1 – Favoured Materials
HFT 2 – Dropped crossings
HFT 3 – Provision of pedestrian/cycle facilities

Aspirations - Appendix 1
ASP 1 – Preservation of prevailing environment
ASP 2 – Use of Cheshire railings
ASP 3 – Retention/creation of verges and ditches
ASP 4 – New public rights of way
ASP 5 – Minimising street clutter
ASP 6 – Limits to extensions on existing buildings
ASP 7 – Limits to use of floodlighting
ASP 8 – Use of traditional materials
ASP 9 – Like-for-like replacements of features on pre-1920 buildings
ASP10 – Preservation of historic surfaces
ASP11 – Storage of waste
ASP12 – Alteration and maintenance guidelines
ASP13 – Withdrawal of permitted development rights
ASP14 – Use of “date-stones”
ASP15 – New developments in satellite hamlets
ASP16 – Highway Signage
ASP17 – Improved pedestrian access for satellite hamlets
ASP18– Use of road markings
ASP19– Use of speed control measures

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Background

This document has been written by a group of volunteers from the Parish. The group has a broad range of interests and represents a cross-section of Tattenhall's population, local industries and agriculture, members of the Parish Council and professionals with experience in design, landscaping and highways as well as resident families. It has been produced as a direct consequence of concerns expressed about the nature of future development exposed during the compilation of the Parish Plan.

The Parish Plan

The Parish Plan was published in 2006 and provided an overview of what makes Tattenhall the community it is. It consulted widely to provide a summary of the views of the community based on an objective appraisal using robust research methodologies. It introduced a Tattenhall Vision and identified strategies to achieve it. (See www.tattenhallpc.org for details/download.)

Vision and Strategy:

To deliver sustained enhancement of the community, addressing the issues facing it in a way that builds on all the elements that parishioners appreciate.

The following strategic principles developed to achieve this vision:

- community involvement, ownership and control
- sustainability
- an all embracing (holistic) approach
- working in partnership.

1.1 Location

The Parish of Tattenhall is located in south west Cheshire within the Cheshire Plain, a gently rolling pastoral landscape separating the mid Cheshire Sandstone Ridge from the Clwydian range of hills in North Wales. Lying twelve kilometres south east of the City of Chester, the parish includes the village of Tattenhall and two smaller settlements of Gatesheath and Newton-by-Tattenhall. The parish lies on the watershed separating two major river catchment systems – the Dee and the Mersey - with the Keys Brook and the Mill Brook flowing into the River Dee and, in the north of the parish, Crimes Brook flowing into the River Gowy which enters the Mersey Estuary at Stanlow to the east of Ellesmere Port.

These water courses cut through a thick layer of glacial deposits which have led to heavy soils and sub-soils that, after considerable land drainage, have resulted in the lush pasturelands for which this intensive dairy farming part of Cheshire is renowned. Since the mid twentieth century, the removal of hedgerows has seen field size increase and the consequent isolation of hedgerow trees giving the parish the false appearance of parkland landscape. Elsewhere, there are a few smaller fields and some of these still display the historic ridge and furrow of earlier agricultural practices.



2. Landscape and Environment

1.2 Population

The population of Tattenhall has undergone two periods of significant growth. Firstly, during the mid 19th Century the parish population increased by 12% due primarily to the influx of labourers responsible for building. More recently significant growth has occurred since the beginning of the 1970s as an increasingly mobile population has chosen to move away from the town to the countryside. In October 2005, the County Council's Facts and Figures published the population figure of 2160 residents for Tattenhall Parish.

The Built Environment

Today, despite several periods of development through the latter part of the twentieth century, Tattenhall and the smaller outlying settlements remain an attractive and comparatively unspoilt part of south west Cheshire. The village of Tattenhall is the central node in the parish and exhibits a compact centre, part of which is designated a "conservation area". New housing developments have taken place in discrete areas focused around the village green and primary school, Tattenhall Road, and west side of the Church and its adjacent spinney. They reflect both the styles and housing needs prevailing at the time. On the village periphery, open aspects abound with views over the surrounding farmland and hills.

Outside the village farmsteads have been heavily influenced by nineteenth century estate improvements with small banks of farm workers cottages and other isolated dwellings. Some clusters of farm buildings have been redeveloped as offices or small industrial premises, generally sympathetically.

The two small hamlets of Gatesheath and Newton by Tattenhall outside the village are mainly a mixture of original brick houses with a few former farm buildings converted into domestic dwellings. Newton has small-scale industrial businesses with origins extending back to the late eighteenth century associated with the development of the regional canal and rail transport infrastructure.

1.3 Transport

There are no major roads in the parish and the village itself is some three kilometres away from the busy A41 linking Chester with Whitchurch and the major motorway networks. As a consequence there is little through traffic with low traffic noise levels.

Community Cohesion

Tattenhall's local community generates many of its own activities: some 40 clubs and societies exist in the village along with a recreation club providing a wide range of sporting facilities. Educational needs are served by a primary school and by local playgroups. The parish and catholic churches and the Barbour Institute provide venues for cultural and village activities whilst religious needs are also well served. Tattenhall retains several well used retail facilities, and four pubs and four restaurants provide relaxing leisure environments.



2.1 Introduction

The Parish lies within the Countryside Agency's Joint Character Area 61/62 Shropshire, Cheshire and Staffordshire Plain/ Cheshire Sandstone Ridge. The principal features of this character area are described as:

An extensive gently rolling plain, interrupted by sandstone ridges, the most prominent being the Cheshire Sandstone Ridge;

A unified rural landscape, dominated by dairying, strong field patterns;

Mosses, meres and small field ponds are scattered throughout;

Boundaries are predominantly hedgerows, generally well managed, with abundant hedgerow trees, mostly oak; metal railing fences occur locally on estates;

Woodlands are few, restricted to deciduous and mixed woods on the steeper slopes of sandstone ridges, and some of the more difficult wet areas. There are also locally extensive tracts of coniferous woodland. The plentiful hedgerow trees, particularly in Cheshire, give the appearance of a well-wooded landscape;

Large farmsteads regularly spaced throughout, with dispersed hamlets, and few market towns;

Buildings are predominantly red brick, with warm sandstone churches.

Context: Local distinctiveness contributes to a sense of place and community.

LSCP 1

The landscape resources (woodlands, hedgerows, ponds, streams/ verges/ditches, geological features and views that contribute to the Parish's local distinctiveness should be preserved, enhanced or created in future development.

Adds value to GE7, ENV1, ENV2, ENV22, ENV24, ENV20, ENV21, ENV38

Supported by PPS1, PPS7, PPS9, PPG15, Supports UKBAP & Cheshire Hedgerow, Pond, Unimproved Grassland, and Roadside Verges LBAPs

2.2 The Landscape Character of the Parish 1 2 3 4 5

The parish is a generally low lying area of flat or gently undulating fields, with the village of Tattenhall at its geographic centre. Although the landscape features are largely unremarkable they nevertheless form part of a coherent and largely intact character that is increasingly rare and easily susceptible to debasement.

2.2.1 Woodland

Although the area of the parish with woodland cover is not extensive, the large number of hedgerow trees make the parish seem more wooded than is actually the case. Traditionally, the parish was characterised by widely spaced broadleaved woodland blocks of around one hectare in size where the principal species were oak and ash. These wooded areas were once managed as fox coverts by local landowners but with the decline of fox hunting these small woodland fragments have become increasingly dilapidated. Nevertheless,



they still provide an important habitat for many species including the tawny owl and great spotted woodpecker together with woodland flowers such as native bluebells, wood anemone and wild garlic. Elsewhere, along water courses, stands of alder and willow can be found and in a few small patches the development of wet woodland has occurred (in The Spinney, for example.) To the south of the parish, in an area bounded approximately by Bolesworth Road and Burwardsley Road, in-field trees can be found. Principally oak and ash, their presence serves as a reminder of ancient hedgerows and although no longer serving as boundary markers they have value as stock shelters as well as having considerable landscape, ecological, cultural and heritage value.



Specimen trees, sometimes of non-native varieties, are a significant and imposing feature within the village of Tattenhall, associated with the gardens of the larger houses and established developments. Species include horse chestnut, beech, turkey oak, lime (and its weeping form), birch, maple, willow and others. These trees are an intrinsic feature of the village landscape.

Context: In-field trees form a significant part of the Tattenhall landscape fabric, some of which may reflect historic boundaries. Both they and standing or fallen deadwood form very valuable habitats and are a valued visual resource.

LSCP 2

The retention of existing in-field and hedgerow trees will be encouraged, including (where appropriate) the retention of standing or fallen deadwood. The creation and enhancement of native woodlands will be encouraged, subject to the applicant demonstrating that key views (BEP3) would not be compromised.

Adds value to ENV1, ENV2, ENV 21, ENV 24, ENV27, Supports UKBAP & Cheshire Hedgerow LBAP

LSCP 3 6

Wet woodlands, such as The Spinney and woodland associated with stream corridors within the Parish, are to be retained wherever possible. Drainage of wet woodland and stands of trees associated with stream corridors will be resisted.

Adds value to GE5, ENV1, ENV2, ENV21, ENV24, ENV27,.

2.2.2 Hedgerows

Hedgerows with occasional mature hedgerow trees are by far the most common boundary feature within the parish. In the main, they are straight and therefore comparatively modern although in parts of the parish a pattern of smaller fields with more curved boundaries can be identified. These field boundaries are considerably older than others in the parish which is reflected in the number of hedgerow species found. In agricultural areas, hawthorn is generally the most common species, although considerable proportions of blackthorn, bramble and holly are found locally. In the south west of the parish (Rocky Lane area), wych elm is common and in the south east (Dark Lane area) field maple is found in combination with elder, honeysuckle, rose species and ash. Other species and combinations are found locally and reflect accidents of history, subtle variations in soil and hydrogeology, as well as availability when planting.



2.2.4 Boundaries 7

Within the village and hamlets, there is a considerable variation in hedge species, including Holly, conifer and Yew (associated with the Church). The considerable hedgerow network across the Parish provides important corridors for wildlife for larger mammals such as badger and fox; small birds such as finches; and insects such as dragonflies and butterflies. The role of residential hedgerows within this network should not be underestimated.

Context: Boundary features form a significant element in the landscape fabric and it is important to select appropriate forms in new development that will enhance that development and the setting whilst respecting local traditions.

LSCP 4 (Existing developments)

Within the edge of the built form of the village or the hamlets of Gatesheath & Newton by Tattenhall, boundary features should respect the local tradition, materials and/or species mixes. The use of native species in hedgerows, trees and other soft landscaping, appropriate to the locality and situation will be encouraged. The planting of new trees in new developments and associated public spaces will be encouraged.

ENV1, ENV2, ENV9, ENV24, ENV27. Supported by PPG15

LSCP 5 (New developments)

In considering proposals for new developments, the creation of boundary treatments of new native hedgerows and the planting of native trees on relevant sites will be encouraged.

Adds value to ENV1, ENV2, ENV9, ENV24, ENV27,

Supported by PPG15.

2.2.4 Ponds 8 9

Field ponds dominate the wetland features in the parish – there are few fields in the parish where they do not exist. They are a characteristic feature of the Cheshire Plain and were dug during the late eighteenth century for the extraction of mineral manure – ‘marl’ – which was spread on the surrounding land to improve soil fertility. These ‘marl pits’ soon became flooded and, because of their clay base, held water permanently. In later years they have provided drinking water for livestock.

There are currently over 120 ponds in the parish and although many have been fenced off, or started to infill, they still form a characteristic landscape feature and significant wildlife resource. Furthermore, these small wetland patches have a significant role to play in the landscape mosaic of the parish and every effort must be taken to conserve them and, if possible create new ponds to replace those that have been lost.

These ‘pearls in the landscape’ contain considerable species richness and are notable for providing breeding habitat for the protected great crested newt which can be found in over fifty ponds in the parish.





Context: The loss of ponds is undesirable. Ponds and other small-scale wetland features such as ponds in the final stages of succession are an integral part of the distinctive landscape mosaic of the Parish. Their continuing loss would have an impoverishing effect upon the biodiversity, landscape character, visual amenity and richness of the Parish.

LSCP 6
When considering proposals for new developments, the retention and enhancement of existing ponds will be encouraged.

Adds value to GE3, GE7, ENV1, ENV24, ENV27.

Supports Cheshire Ponds LBAP

2.2.5 Streams, Verges and Ditches

The parish of Tattenhall lies on the watershed separating the rivers Dee and Mersey. The Keys Brook and the Mill Brook flow into the River Dee whilst Crimes Brook flows into the River Gowy which meanders towards the Mersey Estuary at Stanlow to the east of Ellesmere Port. The rate of flow of these watercourses varies throughout the year with peak flow during the winter months, during which time, flooding often occurs on surrounding fields. Some fields remain waterlogged for weeks due to the compacted clay soils that do not allow water to drain away freely. The streams are home to a significant population of water voles.

Narrow grass verges (sometimes with ditches) lie adjacent to many of the minor roads which traverse the parish. The combination of these simple features produces a road network that is distinctly rural in character and contributes to the landscape quality and distinctiveness of the parish.

Context: Small streams, ditches, verges and hedgerows form valuable habitats and wildlife corridors that are easily damaged by neglect, drainage, flooding, clearance or shading.

LSCP 7
When considering proposals for new developments, the retention and enhancement of existing streams, verges and ditches will be encouraged.

Adds value to GE5, ENV1, ENV2, ENV21, ENV24, ENV27.
Supports UKBAP & Cheshire Water Vole LBAP

LSCP 8
When considering proposals for changes to the road network, or where new developments are adjacent to existing streams, verges or ditches, the retention and enhancement of existing features will be encouraged.

Adds value to PPS9, ENV1, ENV2, ENV3, ENV21, ENV27.
Supports UKBAP & Cheshire Verges and Water Vole LBAPs

LSCP 9
The creation, maintenance and extension of wildlife corridors will be encouraged



Adds value to GE3, GE7, ENV1, ENV3, ENV20, ENV21, ENV24, ENV27,
Supports Cheshire Great Crested Newt and Water Vole LBAP

2.2.6 Geological Features
Being fairly flat and on heavy clays, the Parish contains little of geological interest. However, sandstone bedding is clearly exposed along Rocky Lane in the south of the Parish where it supports a locally distinct flora.

Context: The loss of geological features is impossible to mitigate. A sandstone rock outcropping on Rocky Lane, as well as being a local feature of great interest as an outlier of the Sandstone Ridge, supports locally interesting flora.

LSCP 10
Developments that would directly or visually have adverse effect on the geological features indicated on the proposals map will be resisted, for example, rock outcroppings on Rocky Lane.

Adds value to ENV1 Proposals map to be complete ENV24

Supported by PPS9

2.2.7 Rights of Way
Access to the countryside is achieved via a network of public footpaths that cross the parish although a lack of circular routes often necessitates a return via local roads. Within the village, the Millennium Mile provides a circular route through and around the village of Tattenhall.

2.2.8 Views
Views across the Parish (from within and without its bounds) are often restricted, due in part to the flat lie of the land and in part to hedges and trees. An exception to this is in the south of the Parish where extensive views may be had from public rights of way and other publicly accessible land over agricultural land towards Bolesworth Castle and the Sandstone Ridge. In addition, the proposed Conservation Area Appraisal of June 2006 (sent for consultation May 2008) identifies a number of views, including: “glimpses between Nine Houses and Pluto House and the Bear and Ragged Staff, the sequential view stretching from the edges of the conservation area (Burwardsley Road to Tattenhall Hall), boundary edge dividing cottages on one side of the small lane leading to Millbank and boundary edge dividing Tattenhall Park Primary School from houses located to the south of Tattenhall Road. These views form an essential component of the character of this part of the Parish and should be protected from detrimental development”.

Context: Poor landscape detailing, implementation and maintenance contribute to a low quality environment and may also contribute to a perceived or actual lack of security. It is better to build in quality at the outset, by means of suitable conditions, than to attempt to correct it later.

LSCP 11
Where appropriate, any proposals for new developments, whether residential or commercial, should be accompanied by a Landscape Statement



together with drawings and details. Conditions requiring a minimum of 5 years' maintenance of landscaping, with replacement of any failures may be applied where appropriate. Conditions may also be applied with regard to the minimum size of trees where appropriate.

Adds value to ENV1, ENV2, ENV3, ENV9, ENV21, ENV27, ENV38

2.2.9 Street Furniture ¹⁴

The hamlets and roads around the Parish utilise standard highways pattern signage and lighting columns. The use of a standardised pattern of bus stops/ shelters in a bright yellow colour and modern design is at odds with its character. Street lighting is of mixed pattern throughout the Parish and with no overall lighting strategy in place, the result is an unhappy pastiche of Victorian, modern concrete and metal columns, with a variety of lanterns.

The Parish has a small number of traditional painted metal finger posts. These conform to a pattern once common throughout Cheshire.

Context: Street lighting along lanes in the open countryside is contrary to local distinctiveness, and contributes to creeping urbanisation. Light pollution adversely affects views of the night sky.

LSCP 12

Street lighting and flood lighting in the open countryside will be discouraged, unless there are over-riding safety reasons for its provision.

Adds value to ENV14,

LSCP 13

New developments, whether residential or commercial, should be accompanied by planned external lighting proposals, including details of proposed lux levels. Use should be made of the best available technology to reduce glare and light pollution. The use of cut-off lanterns and appropriate design of lighting columns will be encouraged.

Adds value to ENV1, ENV14, ENV59

2.3. Local Distinctiveness

The Parish has evolved over time and now exhibits characteristic elements including:

- nucleated settlements showing clear historical progression*
- a radial road network lacking of through routes*
- very gently undulating topography*
- heavy clay soils (for the most part) accompanied by impeded drainage and many ponds*
- the layering effect of hedgerows/ hedgerow trees that has lead to an impression of it being well wooded*
- locally, a false impression of parkland*
- the dominance of dairying/sheep rearing as the shaper of the landscape outside the settlements*



The principal land use within the parish is agriculture, in particular dairy and sheep farming. The maintenance of this pastoral landscape, which includes extensive areas of grasslands, field hedgerows, hedgerow and in-field trees for stock shelter, ponds and streams, is a continuing necessity.

2.3.1 Field Patterns and Boundaries

Traditionally the land of the parish was divided up into a number of smallholdings. These tended to be small in size, typically only farming 10 or 20 acres. Today the average farm size is 300 acres. As well as increasing in acreage, the methods of farming have altered to suit modern machinery. Traditional smaller fields were enlarged in the 1960's and 70's and many hedges were lost during this push for modernisation.

A key feature of the hedgerows in the parish is also the large number of trees within them. These are often mature or over mature oak trees, and when viewed from high ground such as Beeston Castle, give the misleading impression that the parish appears to be well wooded.

Smaller field patterns can be found close to the village. These reflect the boundaries of an older field system. Larger fields are particularly evident around the Ice Cream Farm at Drumlan and are due to 20th century enlargements. Fields in the south of the Parish show traces of post-medieval development.

2.3.2 Development of Public Open Space ¹⁵

Due to its linear shape, Tattenhall lacked a village green. The development of the Park School in the 1970's gave both a central focus to the village and a "green heart", with the sports field and associated open space. The Flacca field has also been gradually expanded and includes provision for cricket, tennis and football. Recent additions to public open spaces include Glebe Meadow opposite the School, and the Millfield, off the High Street.



3. The Built Environment



3.1. Historical Development

3.1.1 Early History

Tattenhall is thought to have existed as a settlement long before it was recorded in the Domesday Book, and was burned following the Norman Conquest. At the time of the Domesday Survey it had a population of 30 or 40.

Tattenhall grew in size during the medieval period, at the time the first church was built. There are some remaining examples of the timber frame farmhouses that would have been seen in the area in the seventeenth century. The only extant seventeenth century building not constructed in this manner is the brick-built Tattenhall Hall of 1622.

3.1.2 18th and 19th Century

In 1772, the Chester Canal was completed and it heralded a new and prosperous era. The architectural character of the parish began to change dramatically, with larger, elegantly proportioned villas being built from the late 18th to the middle of the 19th centuries.

Further impetus for change came in 1840, with the construction of the Crewe-Chester railway line. The stuccoed, symmetrical facades with sash windows of the late 18th and early to mid-19th century buildings gradually made way for more decorative styles with gothic or vernacular influences. The railway line passes through open fields and two paths run alongside it. The canal has a towpath running alongside, affording views over the railway. Both feature a small number of traditional brick built 'hump backed' bridges.

3.1.3 20th Century Expansion and Changes

In 1909, Frederick Wignall's wife, Daisy Tate of Tate and Lyle purchased Bank House to the north of the church and rebuilt it as the Rookery – a careful recreation of a timber framed Elizabethan house. Clough Williams-Ellis designed the Rose Corner houses in 1927, where simple estate houses were disguised behind a grand Palladian façade.

The 20th century saw the construction of Tattenhall's 'mass' housing. The first of these was Keysbrook, with larger developments of modern detached houses built in distinctly suburban layouts following in the 1960s and 1970s. More recently, housing developments have infilled pockets or expanded the earlier estates, but in doing so have added to the pressures on traffic and the foul sewage system, the latter of which is believed to be approaching its limit.

Context: New development may add to the pressure on sewage capacity.

BEP 1

Proposals for new developments in Tattenhall Parish should take place only where it can be demonstrated that there would be no adverse effect on foul drainage provision.

Local Plan GE 4-6, PPS25

3.2. Local Distinctiveness

Settlement Form and Spatial Relationships

3.2.1 Pattern of the Existing Built Environment

The historic pattern of development of Tattenhall Village is essentially linear, with the High Street, which remains the commercial heart of the village, forking three ways at each of its ends to spread to the neighbouring settlements of Newton, Gatesheath, Burwardsley, Milton Green and Harthill. The small lanes that interconnect these hamlets and villages meander along historic field boundaries and have changed little over the past centuries.

Until the 20th century, all but the wealthiest of landowners built their houses directly onto these roads or onto a small number of very short lanes leading off them, such as Church Bank or Rosemary Row. The 20th century saw a dramatic change in the grain of Tattenhall. The first major development, Keysbrook, followed in parallel the very long and straight Tattenhall Road and therefore to some extent respected the grain. By the 1970s, however, the fashion was for curving roads and cul-de-sacs. The new estates have added hundreds of houses built in this format, filling large areas of fields connecting onto the existing roads.

3.2.2 Grain ¹⁶ ¹⁷ ¹⁸ ¹⁹

The varied grain of Tattenhall's built environment is very much part of the village's character. The grain along the High Street is predominantly tight with terraced houses and groups of buildings fronting directly onto the street, or with slight set-backs. Where there are detached houses (mostly on the south-east side), they have around half their width between them and their neighbours and are set slightly further back from the road.

The High Street grain breaks down on its western edge at the mill stream, where the buildings occupy larger plots. Tattenhall Hall is particularly prominent, due to its extensive grounds. As the High Street extends into Burwardsley Road to the east, continuing up to Long Meadow, the grain changes and is characterised by large detached villas set back from the road.

Context: Large areas of new housing are out of character with the gradual historic growth that characterises the village

BEP 2

In considering new developments, the scale proposed should reflect the gradual incremental historical growth of the Parish that has formed part of its special character. New development should not be prominent in scale, visually dominate or significantly change the character of the village. Any proposals for new development should reflect the grain, density, quality, materials etc of the character zone (see map on page 19) within which it lies.

Adds to ENV2, ENV37, HO5, HO12 and is supported by Design for Residential Development SPD





The modern housing, in contrast to the historic parts of the village, has individual development-specific grain consistency and little variation to housing types and plot layouts.

A number of older agricultural buildings have been swallowed within the new outer limits of the village. A substantial break in the grain of the built up area occurs around the Park Field and Churchyard.

3.2.3 Views and Vistas 20 21

The following is a list of views and vistas that are important to the character of the Parish of Tattenhall, many of which are identified in the 2008 Conservation Area Appraisal.

- Glimpsed views to the church across the park*
- The landscaped setting of the church and churchyard*
- Views to Tattenhall Hall across The Millfield and the public footpath behind the modern housing.*
- The landscape setting in front of and to the side of Tattenhall Hall*
- Views to the Rookery from The Millennium Footpath and churchyard*
- The visual prominence of the Clough Williams-Ellis houses on the corner of Frog Lane and Rocky Lane.*
- The views across the fields from Chester Road towards Brook Hall.*
- The visual setting of the Righi – its open setting looking over fields*
- Views to Bolesworth Castle and the setting of its gatehouse.*
- Glimpses between Nine Houses and Pluto House and the Bear and Ragged Staff.*
- The sequential view stretching from the eastern edge of the conservation area from Burwardsley Road to Tattenhall Hall.*
- Boundary edge dividing cottages on one side of the small lane leading to Millbank.*
- Views from the edge of the conservation area towards Beeston Castle, the Peckforton Hills and Bolesworth Castle*
- Boundary edge dividing Tattenhall Park Primary School from houses located to the south of Tattenhall Road.*

Context: Views and vistas are an integral part of the Parish character

BEP 3

All new development should endeavour to be of a height, massing and appearance that does not adversely affect key distinctive views into and out of the Parish. A number of sample views are illustrated in this document. Particular attention should be given to views to and from listed buildings, the conservation area and key landscape features. The key views illustrated are not exclusive.



Adds to ENV2, ENV8, ENV37, ENV38, ENV45, HO4 and is supported by Design for Residential Development SPD

Context: New developments could detract from or block views towards or between key buildings and sites. These vistas are part of the key character of the area. New buildings on the periphery of the village can dramatically change its rural or historic setting and should be avoided if it is considered that they will do so.

BEP 4

The design of all new buildings should be appropriate to the setting of all adjacent buildings, particularly where they are historic. Where it is proposed that a development be over two storeys in height, it should be demonstrated, through the use of photomontages, perspective drawings or equivalent, that views across the village and to key buildings would not be adversely affected.

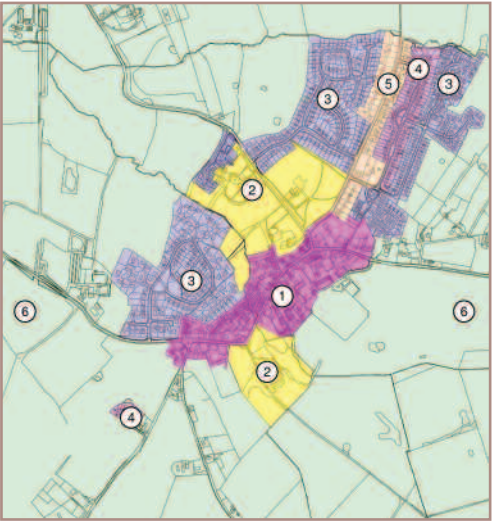
Adds to GE7, ENV38, ENV45, EC22 and is supported by Design for Residential Development SPD

3.2.4 Character Zones

The plan below shows the parish divided into character zones. The description of each zone concerns its overriding character, however, exceptions exist to these rules, for instance there is likely to be remains of older land uses within essentially modern areas and also pockets of newer development within the historic core. The text below outlines these areas and attempts to convey the localised character of areas within Tattenhall district. Areas not shown have only a few dispersed buildings and can be assumed to be within the ‘Agricultural’ character zone:

Character Areas:

1. Village Centre – A wide mix of building types focussed around the High Street. Some large detached buildings interspersed amongst smaller terraced houses. This area is traditionally the heart of the village and is the location for most of the parish’s shops and services. Most buildings within this area are closely spaced in the middle of the village, with larger, detached properties of listed/Article 4 status, and identified in the 2006 conservation area appraisal, at either end stretching up to the eastern extremity at Long Meadow.
2. Tattenhall Hall, the Park Field, the Rookery and St Alban’s Church – Areas within the village centre that are spacious landscapes with few buildings. Views towards the Church, Rookery and Tattenhall Hall are important to the character of these areas and there are many mature trees.
3. Areas of Modern Housing – built in the late 20th century. Layouts designed around the needs of the car. Houses generally are detached or semi-detached. There are few front boundaries. They provide a historical record of a range of modern housing styles in the various areas.
4. Keysbrook and Edgecroft – early to mid-20th century semi-detached houses. Geometry of layout and repetition / rhythm are important to these areas.





5. Tattenhall Road – Detached and semi-detached houses in fairly wide plots. Hedges are generally used as boundaries in this area.
6. Agricultural Area – Predominantly agricultural buildings or large single houses many of architectural or historical significance.
7. Small industrial area relating to the canal / railway.
8. The outlying Hamlets, e.g. Gatesheath and Newton-by-Tattenhall.

Context: New development may change the current, successful mix of building types and building functions in a particular character zone.

BEP 5

Any development in or adjacent to a specific character zone should seek to enhance the character of that zone.

Adds to ENV 2, GE7

Context: Modern buildings can dominate existing historic buildings, adversely affecting their setting and detracting from their visual contribution to the parish.

BEP 6

The ridge and eave height of new developments adjacent to buildings of architectural or historical significance (see map) should not dominate these buildings in terms of height, scale and massing

Adds to ENV38

Context: Additions, such as porches, onto terraced or semi-detached houses can be detrimental to the unity of the building group.

BEP 7

Extensions beyond the general building line of a building group (e.g. terraced houses), should be designed to reflect the rhythm or balance of the building group.

Adds value to Policy H010

Context: The existing features of the railway and canal may be lost as a result of redevelopment or poor maintenance.

BEP 8 ²²

The existing historic railway and canal features should be preserved and their setting enhanced wherever possible.

Adds to GE 7, ENV26, ENV27, ENV3

3.3. Character of Buildings

3.3.1 Style, Scale and Form

The following is a list of building typologies that largely form the character of the built environment in Tattenhall:

Simple agricultural buildings – rectilinear in form; generally two-storey with simple lean-to outbuildings. Small openings and scale. Built with locally-sourced materials such as oak, clay and sandstone, often with thatched roofs, that were later replaced by Welsh slate.



Early, high-status buildings – larger, more elaborate buildings than above, often with complex floorplan shapes and roof forms.

Early-to-mid 19th century slate roofed domestic and commercial buildings – simple and rectilinear in form, but with elegant, well-proportioned principal facades.

Late 19th century buildings built using traditional British building features such as timber framing with an emphasis towards the craftsmanship associated with the Arts and Crafts Movement. These buildings also feature moulded terracotta details, decorative leaded windows and highly crafted timberwork.

Mid 20th century houses and agricultural buildings – simple brick buildings with driveways and garages and little architectural detail, that met the needs of the car-owning occupant. Most houses were semi-detached.

Simple workers houses – eg Newton

Buildings from the 1960s, 70s and 80s – semi-detached, or detached houses built of modern design and materials with no reference to the traditional detailing and building forms of the village. Often set within fairly large plots with most accommodation on the ground floor.

Developments built within the past 15 years have tried to preserve the character of the village with varying degrees of success. Based on traditional forms, often with features such as sash windows and using traditional or replica materials such as slate roofs, brick and sandstone, the aspirations of these buildings to reflect traditional design have sometimes failed due to conflicts with building regulations. One development, with good adherence to traditional design and materials is Flacca Court.

Flats and higher density housing have been built within this period.

Context: New buildings may detract from the quality and rural character of the village through the use of alien materials or forms.

BEP 9

When considering proposals for appropriate development within the built envelope of the village, immediately on its edge, or in the wider countryside, the use of simple, rural building forms in new buildings, will be encouraged.

Supports H04, H05, H010, H012

Context: A large or particularly prominent extension to a building of architectural merit can adversely affect its character.

BEP 10

Extensions or alterations to buildings of architectural merit as identified on the attached map, should be discreetly or sensitively positioned.

Adds to ENV47, EC11, H04, H08, H010 and is supported by Re-use of Rural Buildings SPD



BEP 11

Any alterations requiring planning permission to buildings predating 1920 or shown to be contributing positively to the character of the area (as indicated on the attached map) should be undertaken in a manner that respects the original character, materials and detailing of the building. Traditional materials should be used wherever possible.

GEN7, ENV9. Also supported by Re-use of Rural Buildings SPD

BEP 12

Building signage should be, appropriate in size, scale and design to the building on which it is proposed to be attached. The installation of new poles should be minimised, with existing poles and structures used wherever possible. Traditional signage should be used whenever appropriate.

Adds to ENV 49

Context: The agricultural character of this area may be damaged by the construction of anything but the occasional, isolated building.

BEP 13 ²³ ²⁴

When considering proposals for new buildings that create employment or are for business use, they should be of a scale, height, quality, material type, detailing, grain and density that is comparable to and compatible with, other buildings in the area and positively contribute to the visual setting.

Adds to EC22, EC23

3.3.2 Materials ²⁵

Materials within the village vary according to the origin, type and original function of the building, the most common being:

Soft red Cheshire brick walling. Red sandstone and in limited instances buff sandstone is used for dressings.

A few older or higher status buildings have sandstone as their principle walling material.

Timber framing

Welsh slate and plain clay tile roofs

Context: New buildings may detract from the quality and rural character of the village through the use of alien materials or forms.

BEP 14

The use of traditional, or natural building materials such as brick, red sandstone, timber and natural Welsh slate in new buildings will be encouraged. Artificial or man made replicas of these materials should be avoided.

Adds to ENV2, ENV9

**BEP 15**

Although there is a presumption towards the use of traditional design and materials in new buildings, modern design of a very high standard should also be encouraged. Materials and scale should be appropriate to the context of the site.

Adds to ENV2, ENV9, EC22 and is supported by Design for Residential Development SPD

Context: Poorly installed services can detract from the architectural quality of existing buildings and the character of the village as a whole.

BEP 16 ²⁶

If planning permission is required, all external surface- fixed wiring, pipework, extraction equipment, flues and the like on new developments should seek to use appropriate materials, so as to retain or enhance the character of the village.

Adds to ENV9

Context: Encourage the use of all materials, methods and technologies that reduce the negative impact of buildings on the environment. There should be a presumption that all new houses built within the parish should incorporate more than one 'green technology' such as rainwater collection for use in toilets, photovoltaic cells or heat exchange systems.

BEP 17

The use of all materials, methods and technologies that reduce the negative impact of buildings on the environment will be encouraged. All new houses built within the parish should be strongly encouraged to incorporate more than one 'green technology' including rainwater collection for use in toilets, photovoltaic cells and heat exchange systems.

Adds to ENV57, 58 and is supported by Design for Residential Development SPD. Adds to principles set out in paragraph 3.16 of local plan.

3.3.3 Common Details: Roofs (eaves/ridges/gables) ²⁷

The roofscape in the village is immensely varied with both gabled and hipped roofs seen and a mixture of welsh slate, red plain clay tiles and thatch seen as historic roof coverings. Whilst most houses in the village have a simple roof arrangement of a rectilinear plan form, high status houses and public buildings often have very complex roofs, with projecting gables, valley gutters etc.

The pitch of the roof also varies. The simpler, slate roofed buildings have a pitch of around 30 degrees. Thatched roofs (sometimes now seen with corrugated metal replacement roofs) are steeper. Buildings from the later 19th century also have much steeper roofs as an architectural statement, sometimes with features such as lanterns.

The eaves of the historic buildings in Tattenhall are generally simple. A few buildings have a coved cornice (sometimes used as a gutter) or dogtoothed brickwork at their eaves. Many buildings have exposed rafter ends.

The ridges of the historic roofs can be of terracotta, blue clay, lead or stone.





A number of buildings have gable ends facing onto the road. This is an important characteristic. The gable ends are generally designed with either a decorative timber bargeboard or parapet of terracotta or stone and often have embellishments such as ball finials, as at Tattenhall Hall.

Context: Satellite dishes and aerials are often positioned in visually obtrusive positions on buildings and therefore are detrimental to the streetscene and setting of the village.

BEP 18

All new development should be constructed with aerials within roof spaces or in/on other unobtrusive locations where possible. Communal satellite dishes should be considered for new flats and terraced houses.

Adds to ENV76 and 77

Context: Rooflights inserted into existing roof slopes can be obtrusive on the skyline and change the character of a historic building.

BEP 19 ²⁸

Where rooflights and solar panels are proposed, they should be positioned on non-prominent roof slopes. Roof lights should be minimised in size and number. On buildings pre-dating 1920 or those that otherwise contribute to the character of the area, 'conservation' type rooflights should be used and installed flush with the level of the roof covering.

Adds to ENV47 and is supported by Re-use of Rural Buildings SPD

3.3.4 Common Details: Chimneys ²⁹

Chimneys are an important feature of the roofscape over Tattenhall, but the vast majority are red brick and simple in form, with little deviation from standard rectilinear massing. Exceptions with taller, more flamboyant chimneys include the Righi and the Rookery.

BEP 20

In considering proposals for new developments, buildings with traditional roof arrangements should provide chimney details of suitable proportion and scale unless specifically relating to agricultural structures where appropriate.

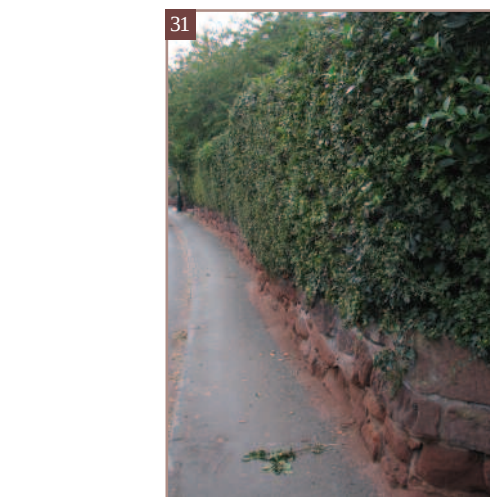
Adds to ENV2, ENV53, EC11, HO4, HO5, HO8, HO10 and is supported by Design for Residential Development SPD

3.3.5 Common Details: Rainwater Goods

Most rainwater goods were originally of cast iron, lead or timber with attractive, well crafted rainwater system features such as brackets and hopper heads.

3.3.6 Common Details: Doors

Door surrounds to the older buildings in the village are generally simple, unassuming and of painted timber or stone that corresponds to the architectural character of the building. Doors are of painted timber, typically with six panels and a simple rectilinear fanlight above. Agricultural buildings have simple vertically boarded doors.



3.3.7 Common Details: Windows: ³⁰

Windows seen commonly on the traditional buildings of the village include:

Painted timber vertical sliding sash windows (some with arch-heads)

Leaded windows in stone or timber sub-frames

Painted timber casements

Most of the simpler windows in the village do not have surrounds and have limited detail to their lintels. Flat arched, rubbed brick lintels are common, as are painted stone lintels. Older or agricultural buildings retain timber lintels.

Context: Poor quality replica detailing to new buildings, e.g. ill-proportioned sash windows, weakens the special interest and overall quality of the area and serves as a poor example to any further developments.

BEP 21

Full details of windows, doors, rainwater goods and roofs should be submitted with all planning applications so that the intended quality of the details may be assessed prior to determining the application.

Adds to ENV2, ENV53, EC11, HO4, HO5, HO8, HO10 and is supported by Design for Residential Development SPD

3.3.8 Common Details: Boundary Treatments ³¹ ³² ³³

These include:

Buildings along Tattenhall's historic roads would traditionally have had a strong, distinct boundary separating their land from the public road.

Hedges to front and side boundaries of buildings (particularly where they are of hawthorn or holly).

Sandstone or old brick front boundary walls and simple gate posts

Traditional timber or iron gates

Front boundaries are generally fairly low (approx 1m maximum) with privacy given by planting.

3.3.9 Common Details: Gardens

Large, particularly native, trees within gardens.

3.3.10 Street Furniture and Fittings

Tattenhall has many signs and items of street furniture that contribute to the character of the village. Street furniture and fittings of interest include:

Wrought / cast iron hanging signs.

Cast iron street lamp stands

Finger post signs

Cast iron road name signs

Benches and seats

Context: The provision of poor quality street furniture could detract from the setting of buildings within the village and may be inappropriate within a rural environment.

4. Highways, Footpaths and Public Transport



BEP 22

Where street furniture is proposed, it should use traditional materials and methods of construction wherever possible.

Adds value to ENV9, Environment and Scrutiny Select Committee, 26/06/07

Context: Refuse bins stored outside dwellings and commercial buildings such as restaurants and public houses can be visually obtrusive and can have a detrimental effect on the streetscene.

BEP 23

Details of storage of waste should be submitted with all planning applications for new or significantly extended buildings or where a change of use is required.

Adds to ENV59, draft SPD Sustainable Development, SPD Design for Residential Development

3.3.11 Surfaces

Areas of traditional road or path surfaces, such as cobbles and setts are seen in places throughout the village centre.

Context: Parked cars can visually dominate a street scene and detract from the character of the village.

BEP 24

Where proposed, off-road parking areas to service new developments should be carefully designed in line with national and local parking policy and guidance documents. Where the layout of the site does not permit this, alternative arrangements should be sought.

Adds to TR13 and is supported by Design for Residential Development SPD. Also relates to advice in Better Places to Live by Design

Context: Large areas of uninterrupted hard standing for cars are detrimental to the setting of the adjacent buildings and contravene the rural character of the village. Inappropriate use of planters/plant material is similarly detrimental.

BEP 25

All car parks should incorporate appropriate planting wherever possible. Generally runs of car parking spaces should not exceed 6 spaces in width before being interspersed by planting. All landscaping and car park surfaces should be chosen to respect the rural setting of the village and should be of a good quality and appropriate appearance for their surroundings.

Context: Modern requirements for vehicular access may leave areas of new housing alien in their landscape to the existing village.

BEP 26

The requirements of the vehicle should not be the overriding criteria in the layout of new housing. New roads and parking areas should not visually dominate areas of housing.

Adds to HO4, HO5, H12, TR1, TR17



4.1 Highways

Tattenhall is remote from the major road network and is served by a number of Class C radial routes, two of which connect to the A41 with the others linking to other villages and hamlets.

All these rural roads have poor alignments and lack footways apart from those in close proximity to the village centre. The carriageway widths are typical of rural roads and of varying standards. National speed limits apply outside the village with a 30mph limit in the built up area where there is street lighting.

The High Street suffers from extensive parking for much of the time effectively narrowing the running lanes. Delivery vehicles and the bus stop compound the problems. The footways are generally substandard, narrow and some have encroaching hedges that further reduce their width. Whilst the on-street parking slows down traffic through the village there are growing congestion problems.

The roads around the Primary School are heavily used at “school run” times with extensive parking on Chester Road and Tattenhall Road. However, this does cause drivers to proceed with caution past the school.

Residential roads are generally of a good standard but there are virtually no dropped crossings for pedestrians and in many cases there is a lack of continuity of the footways at junctions.

There is widespread infringement of the speed limits where vehicles enter the village and a hard core of drivers exceed the speed limit by a significant margin. The Parish Council is active in the Community Speed Watch programme and the “Set the Pace” initiative.

Any maintenance works should be carried out with materials sympathetic to the established environment.

Context: Tattenhall has a number of interesting materials used in its footpaths and access roads eg stone kerbs, stable paving and cobbles. These materials may easily be lost during future works.

HFT 1

New highway, footway or footpath construction, maintenance or alteration works should utilise materials appropriate to their context.

Adds to ENV 9

Context: Footways frequently lack continuity at junctions and do not provide facilities for wheelchair and pushchair users.

HFT 2 ³⁴

Any development should enhance access for people in wheel chairs, with disabilities and those with pushchairs. The lack of dropped crossings and continuous footways throughout the village should be addressed when carriageway or footway works are to be undertaken or when opportunities arise.



5. Future Monitoring and Review



Adds to GE2 and ENV 2

There are no footways between the outlying hamlets in the Parish and the Village. This makes walking between them hazardous.

Context: Tattenhall has poor provision for pedestrians and cyclists.

HFT 3

Any new development should ensure that good and safe access for pedestrians and cyclists is maintained or enhanced in the Parish. Where new footways are created, provision should be made wherever possible for access by disabled persons or persons with restricted mobility.

TR19, TR 20, ENV11

4.2 Footpaths ³⁵

There are numerous Public Footpaths and one Restricted Byway in the Parish, including two long distance routes, the towpath of the Shropshire Union Canal and the Bishop Bennett Way. The latter is part of a route from Beeston to the Welsh border. The majority of the remaining footpaths traverse the countryside to the east of the village with some linking to the Sandstone Trail and the Eddisbury Way. The Millenium Mile utilises a number of public footpaths and highways and provides an easy route round the village.

Vigilance needs to be exercised to ensure that footpaths are not deliberately obstructed and that signing is maintained properly. A report by the Mid Cheshire Footpath Society in July 2006 indicated significant problems with obstruction and unauthorised diversions.

4.3 Public Transport

There is a reasonable and regular bus service throughout the day and evening but the future of the well-used 41/41A and 63 service, like most rural bus services, can never be considered secure.

The reopening of Beeston Castle Station has been ruled out following a recent study but the catchment area considered was too small and excluded Tattenhall. However, a reopened Tattenhall Road Station would provide a better facility for the Village. Services on this railway line have been upgraded but it remains to be seen whether further improvements will produce the capacity to accommodate stopping services.

4.4 Guidelines and Policies

The following guidelines follow from a consideration of the distinctive aspects described above:

- 4.4.1 Good and safe access for pedestrians and cyclists must be maintained throughout the village.
- 4.4.2 The lack of dropped crossings and continuous footway throughout the village should be addressed.
- 4.4.3 Ways of eliminating unnecessary street furniture should be examined.
- 4.4.4 Ways to minimise through traffic in the village centre and restrict the speed of traffic within the village should be sought.
- 4.4.5 Public transport facilities should be closely monitored to ensure that they are at least maintained at their present level.

Monitoring and review are key aspects of the Government's plan, monitor and manage approach to the planning system. The adopted Tattenhall Village Design Statement Supplementary Planning Document will be reviewed on a regular basis through future AMRs produced by the Council. Any future review of the document will need to be identified in future Annual Monitoring Reports and the Local Development Scheme.

6. Acknowledgements



The Village Design Statement team would like to thank all those who have contributed directly to this document, and those who have encouraged and supported the project throughout. Particular thanks is given to Linda Sharp, Lyndsay Jennings, Angela Loftus and Kay Foster from Chester City Council and John Gittins from Cheshire Landscape Trust whose help at critical times has been invaluable.

7. Appendices

Appendix 1

Aspirations for further consideration

This section contains a number of aspirations of Tattenhall's community, which it realises cannot be adopted by the Council within a Supplementary Planning Document (SPD) under current planning regulations, because they are outside planning control. These do not form part of the adopted SPD. The Parish Council and local community will rigorously pursue these aspirations through the appropriate consultation processes as part of the emerging Cheshire West and Chester Council Local Development Framework, the aims of which are stated in the Tattenhall Parish Plan.

Context: Low noise levels and tranquillity contribute to a valued environment.

ASP 1

Change from agricultural land use will be encouraged if there is no detrimental effect on the prevailing environment.

Adds value to PPS9, GE3, ENV1, ENV2, ENV59. Supported by PPG24

ASP 2

The installation of Cheshire railings of the local pattern at appropriate locations will be encouraged.

ASP 3

The retention and/or creation of traditional verges, ditches and hedgerows adjacent to the highway is essential to minimise flood risk, will be encouraged.

ASP 4

The creation and dedication of new public rights of way will be encouraged.

Context: Inappropriate or unnecessary street furniture and signage could detract from the character and setting of buildings and the parish as whole

ASP 5

Any development should seek to minimize street clutter

Context: Ill-considered extensions or alterations could detract from neighbouring historic buildings or the streetscene as a whole.

ASP 6

Extensions should respect the scale and massing of the parent structure and adjacent buildings and not detract from the street scene as a whole.

Context: Floodlighting buildings may detract from the village's rural character.

ASP 7

The floodlighting of buildings should be limited, generally only focusing on signage and entrances. Floodlighting of buildings outside the village centre should be avoided wherever possible. Details of lighting schemes associated with new development should be submitted for assessment prior to the planning application being determined.

Adds to ENV59

Context: The use of inappropriate repairs to historic buildings can be harmful to their fabric and therefore may eventually result in the loss of their special interest.

**ASP 8**

Replacement of traditional materials with modern alternatives, for example replacing lime based mortars with cement based mortars or renders, and traditional 'breathable' coatings with modern impervious paints, can be detrimental to the character and longevity of the historic building and should be avoided.

Context: The replacement of original features, such as sash windows, with modern alternatives can be detrimental to the character of the individual building and can contribute to the erosion of the special interest and architectural quality of the village as a whole.

ASP 9

In buildings predating 1920 or shown to be contributing positively to the character of the area, wherever possible features such as windows should be retained or replaced like-for-like. In limited instances where this is not possible, or when the original feature has been lost previously, they should be replaced by an alternative that does not detract from the existing character of the building.

Context: Historic surfaces such as stone flags, cobbles and setts are an important part of the visual character of the parish and often contribute to the setting of buildings.

ASP 10

Any changes to road surfaces within the village should be included within planning applications. Wherever possible, historic surfaces should be left in-situ. Where historic surfaces are to be removed or altered full details should be included. In very limited instances cobbles and setts could be re-used in an alternative location where fully justified. In these cases replacement surfaces should always use natural, high quality materials if at all possible.

Context: Refuse bins stored outside flats and commercial buildings such as restaurants and public houses can be visually obtrusive and can have a detrimental effect on the streetscene.

ASP 11

Commercial premises and residences should be encouraged to reconsider storage of waste where bins are visually obtrusive.

Context: Subsequent changes to new buildings after construction or poor maintenance of existing features can be detrimental to the wider area.

ASP 12

For larger developments encourage the issuing of a guidance leaflet to all building occupiers advising on suitable alterations and maintenance. Encourage the formation of residents associations to discuss and agree changes affecting a wide group of residences (e.g. external colour schemes to shared buildings) and to share maintenance costs.

Context: New buildings constructed within the village should be designed and constructed to a high quality. However subsequent alterations by building occupiers may be intrusive and detrimental to the positive attributes of the development.

ASP 13

In sensitive areas, it may be prudent for the Planning Authority to withdraw permitted development rights on a site specific basis.

Adds to ENV37 and HO5

Context: High quality modern extensions may confuse the legibility of the built history of the village.

ASP 14

Where new buildings use traditional materials the buildings should be dated with a date stone or similar. Consideration should be given to using new materials manufactured the same way as the original in favour of reclaimed. The design of new buildings should consider means of showing themselves to be 21st century, whilst following the essential characteristic of the historic buildings nearby without necessarily replicating them.

Context: Inappropriate, intrusive or excessive signing can have a detrimental effect on the street scene.

ASP 15

Highway signage should be limited to that which is necessary. The installation of new poles should be minimised, with existing poles and structures used wherever possible. Traditional signage should be used whenever appropriate and traditional finger posts should be retained.

Context: The outlying hamlets have few facilities.

ASP 16

The benefits of future, limited development in satellite hamlets may have a positive effect on the local communities' facilities and infrastructure, and as such, should receive proper consideration.

Context: Tattenhall has poor provision for pedestrians

ASP 17

Any development in the outlying hamlets of Gatesheath & Newton should contribute to enhancing pedestrian access between the hamlets and the village.

Context: Road markings can detract from the visual appearance of rural villages.

ASP 18

Road markings should be limited to those strictly necessary in accordance with the National Traffic Signs Manual

Follows National Guidelines

Context: The use of certain speed control measures can detract from the rural character of the village and the setting of any neighbouring buildings.

ASP 19

The visual setting of the village should be considered when installing speed control measures such as speed humps. Wherever possible, natural materials that are sympathetic to the surrounding environment, should be used in their construction, eg granite setts. Other indirect methods such as redesigned layouts also considered.



Appendix 2 – The Statutory Planning Framework

Planning and Policy Context - Overview

This appendix contains full details of the statutory planning framework within which the Village Design and Landscape Statement has been written. This fits within a clear hierarchy of planning policy that has been produced at national, regional, and local levels.

National Planning Policy Guidance Notes and Planning Policy Statements are produced by central government and provide a framework for all planning policies produced by the Regional Assembly, County and District Councils. Further details can be viewed at: www.communities.gov.uk

Regional: The North West Regional Assembly is responsible for producing the Regional Spatial Strategy: The North West Plan1 which provides a framework for the physical development of the region to 2021. The detailed policies relevant to the Tattenhall Village Design and Landscape Statement follow. Further details can be viewed at: www.nwra.gov.uk

Local: The Chester District Local Plan 1996-2011 was adopted in May 2006 and sets out the detailed planning policies affecting new development in Chester District.

Detailed Guidance Requirements and Implications for Tattenall Village Design Statement

UK Sustainable Development Strategy 2005

Seeks to ensure sustainable development which enables all people to satisfy their basic needs, enjoy a better quality of life without compromising the quality of life for future generations.

Must be based on the principles of sustainable development.

Rural Strategy (DEFRA 2004)

This sets the vision for rural areas as being living, working, protected and vibrant. Priorities for rural areas include: economic and social regeneration, social justice and enhancing the value of the countryside.

[Must be based on the principles set out in the Rural Strategy.](#)

PPS1: Delivering Sustainable Development (DCLG, 2005)

Promotes development that recognises the needs of current and future generations including the protection and enhancement of the environment, social inclusion, economic growth and development and the prudent use of natural resources.

[Must promote sustainable forms of development in Tattenhall.](#)

Supplement to PPS1: Planning and Climate Change (DCLG December 2006)

Sets out how planning, in providing for the new homes, jobs and infrastructure needed by communities, should help shape places with lower carbon emissions and be resilient to the climate change.

[To encourage development in Tattenhall that minimises the impact on climate change.](#)

Building a Greener Future (DCLG December 2006)

Sets out the Government's proposals to reduce the carbon footprint of new housing development. It sets out the Government's views on the importance of moving towards zero carbon in new housing. It explores the relationship between the planning system, Code for Sustainable Homes and Building Regulations in delivering our ambitions for zero carbon.

[To support and encourage zero-carbon development within Tattenhall.](#)

PPS3: Housing (DCLG, 2006) To create sustainable, inclusive and mixed communities.

To ensure developments are safe, attractive and built to a high quality. To ensure a wide choice of housing is available, both market and affordable housing.

[To promote and encourage high quality design of residential schemes to provide inclusive and mixed communities in Tattenhall.](#)

PPS7: Sustainable Development in Rural Areas (DCLG, 2004)

To raise the quality of life and the environment in rural areas.

[To promote high quality development in Tattenhall Parish.](#)

PPS9: Biodiversity and Geological Conservation (DCLG, 2005)

To ensure that biological and geological diversity are conserved and enhanced as an integral part of social, environmental and economic development.

[To ensure new development conserves and enhances local ecology and geology in Tattenhall.](#)

PPS12: Local Spatial Planning

Sets out the Government's policy on local spatial planning, which plays a central role in the overall task of place shaping and in the delivery of land uses and associated activities.

PPS22: Renewable Energy (DCLG, 2004) & Companion Guide

To contribute towards meeting government targets of reducing carbon dioxide emissions and encourage the development of renewable energy.

[To promote local renewable energy schemes in Tattenhall where appropriate, and seek to reduce emissions of carbon dioxide.](#)

PPS23: Planning and Pollution Control (DCLG, 2004)

To ensure the quality of land, air or water and potential impacts arising from development are considered through planning.

[To minimise the risk of pollution to land, air or water, arising from new development.](#)

PPS25: Development and Flood Risk (DCLG, 2006) & Companion Guide

To reduce the risk of flooding to and from new development through location, layout, design including the application of a sustainable approach to drainage.

[To promote the use of sustainable drainage systems in new developments.](#)
[To seek to minimise the risk of flooding arising from new development proposals.](#)



PPG13: Transport (DCLG, 2002)

To locate new development in sustainable locations, accessible by a range of modes of transport including walking and cycling.

[To encourage the location of new development that is accessible by a range of transport modes.](#)

PPG15: Planning and the Historic Environment (DCLG, 1994)

To ensure the protection of the historic environment

[To protect and enhance features of historic importance in Tattenhall.](#)

PPG16: Archaeology and Planning (DCLG, 2001)

To ensure the appropriate management of archaeological remains and to ensure the protection, enhancement and preservation of any archaeological sites.

[To ensure appropriate protection and preservation is given to archaeological remains in Tattenhall.](#)

PPG17: Planning for open space, sport and recreation (DCLG, 2002)

To ensure an adequate supply of sport and recreation facilities.

[To promote adequate development of sport and recreation facilities within Tattenhall in line with Local Plan policies.](#)

PPG24: Planning and Noise:

Guides local authorities in England on the use of their planning powers to minimize the adverse impact of noise. It outlines the considerations to be taken into account in determining planning applications both for noise-sensitive developments and for those activities which generate noise.

Regional Spatial Strategy: The North West Plan (NWRA, October 2008)

Provides a framework for the physical redevelopment of the region to 2021.

[Ensure the Tattenhall VDS is in line with policies DP2, RDF3 and EM1 of the RSS](#)

Policy DP2

Make better use of land, buildings and infrastructure and ensure quality in new development. This includes excellent design, sustainable construction, resource efficiency and respect for the natural environment

Policy RDF2

Understand and respect the varying character of rural areas and empower local communities to address their own needs. The policy also states the need to strengthen and diversify the rural economy in a way which enhances the rural environment and support sustainable land based activities.

Policy EM1 (A) (B) (C) and (D)

Plans, strategies, proposals and schemes should identify, protect maintain and enhance natural, historic and other distinctive features that contribute to the character of landscapes and places within the North West.

Chester District Local Plan May 2006

Sets out the detailed planning policies affecting new development in Chester District, including:

Policy GE2 Accessibility

Policy GE3 Impact on Residential Amenities

This requires all development to minimise adverse impacts and where possible improve the quality of the environment

Policy GE4 Availability of Utility Services

Requires that new development should only take place where it can be demonstrated that there would be no adverse impact on foul drainage provision.

Policy GE5 Protection of Water Resources

Policy GE7 Local Distinctiveness

[Requires new development to contribute towards local distinctiveness.](#)

Policy ENV1 Sustainable Development

[Requires proposals to be in accordance with Sustainable Development](#)

Policy ENV2 Local Setting and Context

[Requires new development to be designed to respect its surroundings and contribute positively to the character of the area.](#)

Policy ENV3 Urban Design – Public Spaces and Squares

Policy ENV8 Views, Viewpoints and Landmarks

Policy ENV9 Use of complementary materials within development

Policy ENV11 Safety and Security

Policy ENV14 District Lighting Strategy

[Requires new development to provide external lighting schemes which enhance the image of the district at night](#)

Policy ENV17 Greenspace Areas

[Requirement to meet essential recreational or community needs through provision for recreation, landscape, wildlife and/or cultural values](#)

Policy ENV20 Greenspace Improvements

[Further Greenspace is promoted within development](#)

Policy ENV21 Trees, Hedgerows and Woodlands

[Developers will be expected to integrate all significant healthy trees and woodlands and important hedgerows within their development proposals. Exceptionally where the approval of a development involves the felling of such trees the council will require replacement trees to be planted as part of an overall landscape scheme.](#)



Policy ENV22 New Landscape + Development

Requires high quality design and implementation of hard and soft landscape works in new developments

Policy ENV24 Rural Development - General

Development in the rural area will only be permitted where it would respect the key features of the landscape and not be detrimental to its character.

Policy ENV26 The Green Network in Chester District

Policy ENV27 Nature Conservation - General

There should be no adverse impact on nature conservation value.

Policy ENV29 Features of Local Importance

There should be no adverse impact on features of high local value.

Policy ENV30 Strategic Wildlife Corridors

There should be no adverse impact on these corridors.

Policy ENV35 - 38 Conservation Areas

New development should preserve and / or enhance the character and appearance of the conservation area.

Policy ENV37 New Development in Conservation Areas

Policy ENV38 Views in Conservation Areas

Policy ENV45 - 47 Listed Buildings

Development should not adversely affect the features of special architectural or historic interest.

Policy ENV47 Listed Buildings

Policy ENV49 Design and Location of Advertisements + Energy efficient building design & site layout

Policy ENV59 Pollution in the Plan Area

Ensure present disposal systems can accommodate increases in volumes created by new developments

Policy ENV63 - 67 Green Belt

The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The emerging Chester District Local Plan sets out several policies for the Green Belt.

Policy ENV76 Satellite Dishes/Antennae

Policy ENV77 Satellite Dishes/Antennae

Developers are expected to incorporate within roof spaces

Policy EC11 The Re-Use of Rural Buildings

Policy EC22 New Agricultural Buildings

Policy EC23 Agricultural workers' Dwellings in Open Countryside

and Green Belt

Policy GE3 Residential Amenity

Supports development which does not have significant detrimental effect upon neighbours

Policy SR3 Sport and Recreation

Requires the provision of land for formal and informal sport and recreation in order to improve and extend existing provision.

Policies HO1, HO4, HO5, HO7- 13, HO15-19, HO21 Housing Development

Allocates land for new housing development and provides guidance on housing development including infill development, affordable housing, windfall sites, housing in the countryside, extensions, conversions of rural buildings, replacement dwellings, and low cost housing.

Policy TR1 Transport General

Policy TR5 Cycle Network

Supports a cycle network across Cheshire.

Policy TR13 Parking

Policy TR17 Safety and Environmental Traffic Calming Schemes

Policy TR19 Transport – New Developments

Policy TR20 Transport – New Developments

In addition Chester City Council has produced several Supplementary Planning Guidance and Supplementary Planning Documents that should be considered in any new development. These include:

Supplementary Planning Document: House Extensions

Supplementary Planning Document: Advertisements and Banners

Supplementary Planning Document: Affordable Housing

Supplementary Planning Document: Re-use of rural buildings

Supplementary Planning Document: Telecommunications

Supplementary Planning Document: Design for Residential Development

Supplementary Planning Guidance: Planning for Community Safety

Supplementary Planning Document: Sustainable Development

Full details of these documents are available on the Chester City Council's website at: www.chester.gov.uk/planning