

## **Notes of informal meeting with Bolesworth Estate & Neighbouring Parish Council.**

### **Bolesworth Castle**

**Monday 12<sup>th</sup> March 2024**

#### Present

Bolesworth Estate – Eleanor Aldwinckle<sup>1</sup>, Nina Barbour, Gaurav Batra, Harry Bolton<sup>2</sup>, Mike Crowther.

Broxton & District Parish Council – Kathryn Borman.

Handley & District Parish Council – Nigel Johnson, John Moseley.

Tattenhall & District Parish Council – Jonny Kershaw, Neil Matthews, Ann Wright (Clerk)

#### **Apologies**

Cheshire West & Chester Council (CW&C) – Mike Jones.

### **CW&C Local Plan Consultation**

It was confirmed the Estate has been in existence for 200 years and wants to continue for another 200 years. The Estate is working on a vision for the future with short, medium and long term ambition and goals.

#### Farming

It was recognised that the majority of the Estate is devoted to dairy farming, an industry which is facing changes and challenge. The Estate's ambition is to have the best, strongest and most sustainable dairy farms.

#### Leisure & Tourism

The Estate is looking to deliver a low density, quality leisure and tourism offer which will bring with it employment (with a focus on sourcing employees from the local area), economic growth and visitors into the area.

#### Local Entrepreneurs

It was agreed that there is an impressive number of local entrepreneurs given the small area. Many of these successful businesses are in Bolesworth properties and the Estate needs to allow them to grow and provide the necessary infrastructure.

#### Great Place to Live

It was noted that there are serious flooding issues in and around Tattenhall which the Estate would like to help address.

#### Housing

The Estate recognised there are challenges with housing in Tattenhall in terms of quality, affordability and accessibility.

It was discussed there needs to be a constructive discussion on how we want local life to look moving forward. The estate believes that there is an opportunity for wider discussion to help agree and deliver sensible and balanced growth which makes Tattenhall an even better place for its residents. Amenities like local shops and GP surgeries will also need to be actively considered since these are currently constrained.

#### Tourism

It was highlighted that Chester is a huge tourist and visitor attraction however this isn't trickling down into the local area as much as it could.

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<sup>1</sup> Head Commercial Asset Management

<sup>2</sup> Planning Consultant

The Estate wants to turn day trips into overnight stays using estate properties. Using a sensitive approach to deliver low volume, high quality accommodation. Possibly developing a site between the Marina and Ice Cream Farm.

### Weddings

The Estate reported they are considering establishing a wedding venue and are carrying out feasibility studies of possible sites.

It was confirmed the Estate wants to reuse existing buildings rather than develop new sites reducing the impact on the area.

The Estate recognises that traffic can have a significant impact on the community, and this will be taken into account. It was reported at this very early stage in the process highways surveys have not been undertaken.

Concerns were raised about the cumulative impact of traffic from different developments in addition the traffic generated by the possible National Landscape designation and residents. It was confirmed that the Local Plan will include a strategic highways review and any planning applications will consider highways matters.

### Entrepreneur's Economy

It was noted there are successful rural food and agri. tech businesses on the Estate including the Ice Cream Farm and Cogent. It was noted the area is well located as hub for these types of businesses.

### Chowley Oak

The Estate's long-term vision is to develop Chowley Oak to create good employment opportunities. Possibly creating an agricultural/rural focused hub. It was noted there would need to be improvements to the A41 junction. Developing a route from Chowley Oak into Tattenhall would also be beneficial. It was discussed the site should have good public transport links.

### Canalside

It was acknowledged that Canalside is in need of a refresh and could be considered for mixed development of commercial, residential, live/work units as a brownfield site. It was noted this area is in a conservation area and there is a huge opportunity to improve its character.

### Flooding

It was noted this is a complex issue. There are a number of high flood risk areas. The Estate owns land which could be used for flood mitigation and it is in discussions with Welsh Dee Trust to identify possible solutions possibly holding flood waters back upstream.

It was noted that a meeting is planned with key stakeholders in May to identify possible solutions.

Concern was raised about holding back too much water up stream and that works needs to be done to speed up the flow of water through the village as well.

Severe flooding was discussed on Frog Lane and what role the Estate plays with tenants to address these issues. It was noted the Estate will remind tenants of their responsibilities, but the tenants are responsible for the management of their land.

### Housing

Index of Multiple Deprivation (IMD) highlights issues around housing quality and affordability.

It was confirmed the Estate is considering small developments to help improve the mix of housing available. The Estate is looking to redevelop disused rural buildings. It was noted many of these building could be converted under permitted development rights however to achieve a better quality of properties it may be better to build new on the sites.

It was noted that there needs to be a review of what infrastructure is needed for further residential development. It was discussed that there needs to be a coherent and sensible way of adjusting the settlement boundary and delivering needed infrastructure.

It was discussed that affordable housing needs to be truly affordable with priority for Tattenhall residents. It was discussed that the Community Land Trust has struggled to find a registered provider (RP) to manage homes they have permission to build and whether there was an opportunity for affordable housing to be clustered over a wider area.

#### Bolesworth Estate

It was noted the Estate is looking to be consistent in how it acts, operates and who it works with. Bolesworth is making a conscious effort to improve brand standard and consistency across everything it does, including look and feel, services provided, and how it interacts with tenants, customers & stakeholders.

#### Key Service Centre (KSC)

It was discussed that Tattenhall lacks amenities including shops and it was raised if Tattenhall is still a KSC. It was discussed that there is a need to look at how to unlock the constraints within the community to allow it to develop.

The Chester Road access onto the A41 was raised as a constraint of development.

It was noted the Estate will submit its consultation response and that the Group can discuss this further at future meetings and provide feedback from their Councils.

#### Tattenhall & District Neighbourhood Plan

It was reported that the Neighbourhood Plan Review is approaching the public consultation and Reg. 14 consultation stage.

#### **Future Meetings**

Monday 20th May 2024 – 7.30pm – Venue TBC.

Monday 19th August 2024 - Venue TBC.

Ann Wright  
14<sup>th</sup> March 2024

# BOLESWORTH ESTATE.

VISION DOCUMENT, MARCH 2024

# OBJECTIVES FOR TODAY'S MEETING

- Outline our overarching vision for the local area
- Discuss our thoughts regarding:
  - Amenity / Place making
  - New Jobs
  - New Homes
- Discuss the Local Plan Consultation process and shared ambitions

# OVERARCHING VISION FOR OUR LOCAL AREA

## **Thriving economically and creating local employment**

- Support sustainable dairy farms shoring up the UK's food security
- Introduce high-quality, low-density leisure and tourism to create local jobs and economic resilience
- Support successful local entrepreneurs and develop Bolesworth as a cluster for high growth Agri-tech businesses in the rural economy

## **Remaining a great place to live**

- Work collaboratively to solve strategically the increasingly evident flooding risks in Tattenhall
- Address housing challenges in the Key Service Centre of Tattenhall with a focus on housing quality, affordability, and access to amenities

## **Doing it in the right way, for the long term**

- Work collaboratively to ensure issues which threaten Tattenhall's future vibrancy (such as highways, lack of amenity) are addressed
- Continue to try to contribute meaningfully to the quality of local life

**THRIVING  
ECONOMICALLY &  
CREATING EMPLOYMENT**

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# INCREASING HIGH-QUALITY, LOW-DENSITY LEISURE & TOURISM

## CONSIDERATIONS & BOLESWORTH SPECIFICS

- Chester is one of the UK's best performing visitor locations. Ambitions include building a broader linked-trip offer joining up CW&C
- Enhanced leisure and tourism in the rural economy offers a great opportunity for growth and employment... but needs to be sensitive to local and environmental concerns. We have tried to reflect these in our Harthill project planning submission
- c. 1m visitors to Bolesworth in 2023 across its various events and established leisure enterprises already makes a significant economic and employment contribution.
- The opportunity arising from the Sandstone Ridge National Landscape designation is potentially significant for local interests

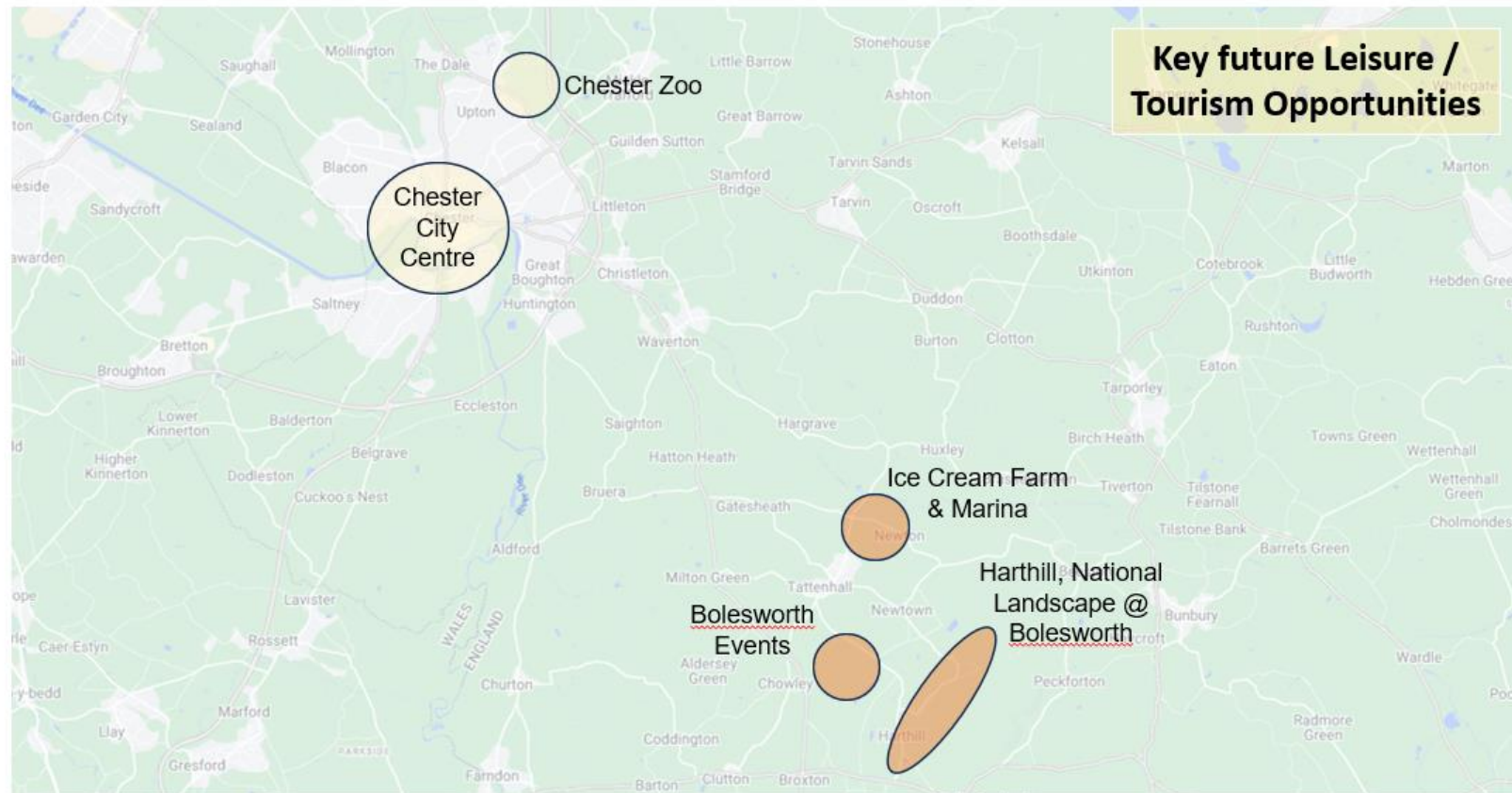
## DEVELOPMENT OPPORTUNITIES OVER THE PLAN PERIOD & IMPLICATIONS

- The Harthill regeneration project will lay the foundation for sensitively designed leisure and tourism initiatives
- In particular, clustered leisure and accommodation will drive overnight stays and spend in the local economy and provide sustainable employment in the area; Weddings represents another opportunity
- We do not expect to need to submit many new sites as part of the local plan (there will be some planning applications) but are considering land between the Ice Cream Farm and the Marina for a potential Eco-Lodge site



# DESIGNATION OF THE SANDSTONE RIDGE NATIONAL LANDSCAPE

An opportunity for sensitive tourism and enhancing Chester's appeal in the visitor economy – longer stays, increased spend



# PROMOTING THE REGION'S ENTREPRENEURIAL ECONOMY

## CONSIDERATIONS

- The rural economy is diverse and incorporates sectors linked to farming, food production and agriculture as well as more general businesses found also in urban centres.
- These businesses are a potential source of innovation and employment growth.
- We want to support these businesses and accommodate their growth in order to keep them locally

## BOLESWORTH SPECIFICS

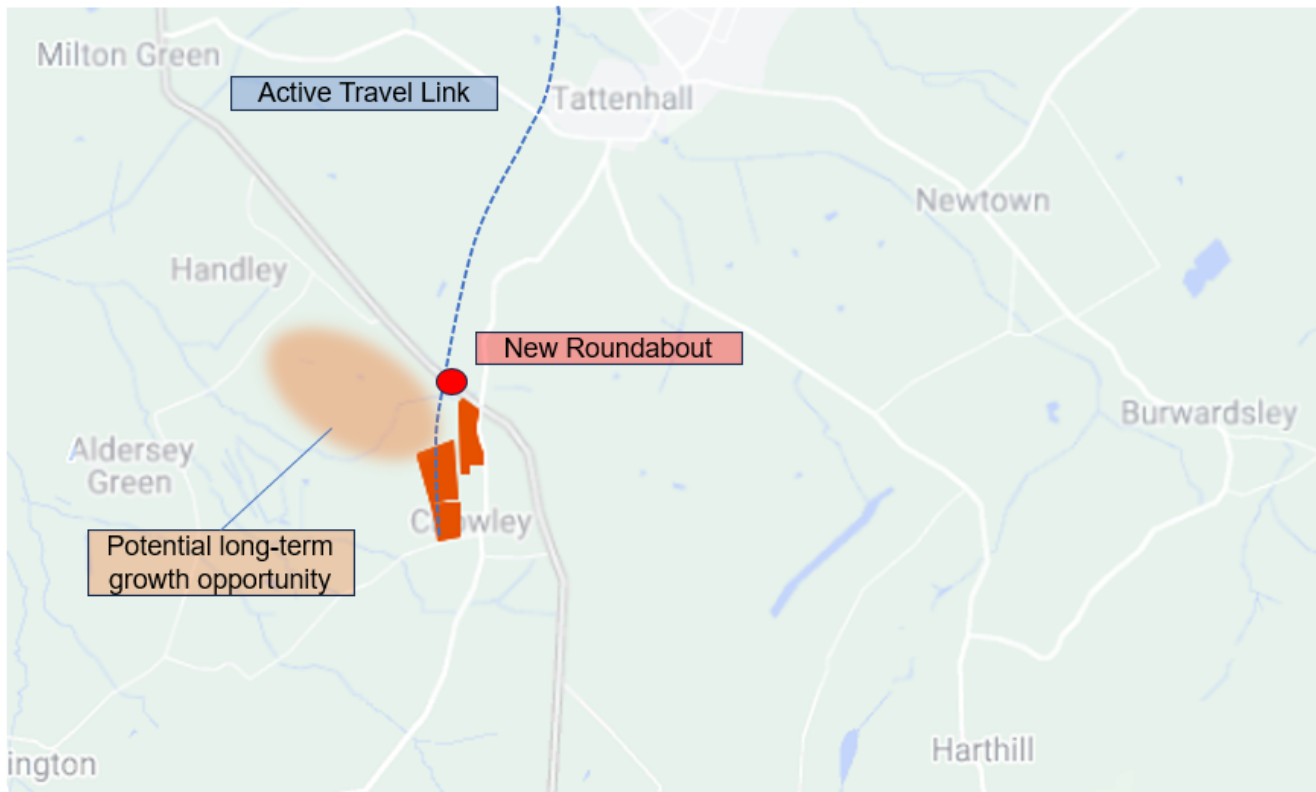
- Bolesworth hosts 100+ businesses including many that have grown with us over the years
- Most are local entrepreneur-led SMEs and create significant local employment and value.
- We are working with these businesses to support growth and renewable energy needs
- There is particularly a shortage of light-industrial space against needs

## DEVELOPMENT OPPORTUNITIES OVER THE PLAN PERIOD & IMPLICATIONS

- We would like to develop Chowley Business Park and create a high growth agri-focused business cluster to mirror other successful local clusters e.g. Daresbury Science Park with its life sciences focus. We are already in discussions with existing tenants on how to expand their facilities in order to convince them to stay in the area
- We believe that Canalside (which is need of a refresh) needs to evolve into a mixed-use scheme (commercial/residential) and offer affordable work/live space for new businesses in the area while avoiding any increases to heavy goods vehicle traffic
- Additional planning requests are likely to be targeted in response to specific tenants seeking to expand premises

# CHOWLEY OAK BUSINESS PARK

An opportunity to actively develop a cluster of agri-tech focussed businesses driving innovation, employment and growth in the area



## Selected existing Bolesworth Agri-tech/food tenants:

- Beechdean & Ice Cream manufacturing
- Cheshire Farm Ice Cream
- Cogent
- Aviagen Turkeys
- Stamford Agricultural
- Bluechip
- Hird & Partners Diagnostics
- IMT Matcher

**REMAINING A GREAT  
PLACE TO LIVE**

# ALLEVIATING CONCERNS AROUND FLOODING

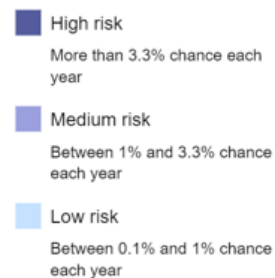
Alleviating concerns around flooding is something that Bolesworth is very well placed to support. We are committed to investing with partners in mitigation of flood risk issues in our area for the long-term



Risk of Flooding – Rivers (Source: EA)



Risk of Flooding – Surface Water (Source: EA)



## CONSIDERATIONS

- There are areas of Tattenhall that are located within the highest risk areas of flooding
- In order to achieve the future sustainable growth of Tattenhall, appropriate flood mitigation will be required
- We are looking at land within our management control, which is potentially appropriate for offsetting and flood mitigation use

## Next steps:

Bolesworth is keen to play its part in finding solutions. We are working with the Welsh Dee Trust and the Cheshire Wildlife Trust to understand how we might be able to support a management strategy to reduce the flood risk to existing and future residents of Tattenhall

Feasibility is being explored with a focus on slowing water flow from the Sandstone ridge to the lower lying land around Tattenhall, creating areas to hold water around the Burwardsley area and improving water quality in the watercourses feeding into Aldford Brook. These plans are likely to require collaboration and support from other stakeholders with an interest in solving these issues



# ADDRESSING LOCAL HOUSING PRIORITIES

**Bolesworth can play a strategic role in keeping the area a great place to live and addressing local housing objectives**

## CONSIDERATIONS

- Tattenhall is an excellent and very desirable place to live
- BUT
- Affordability and housing quality are severely constrained (and deteriorating) within the area
  - Local residential amenity should be improved: Typical “high-street” businesses are struggling
  - Pressure on land availability is profound and we need to promote the efficient use of land
  - Environmental considerations need to be balanced to avoid future climate risks

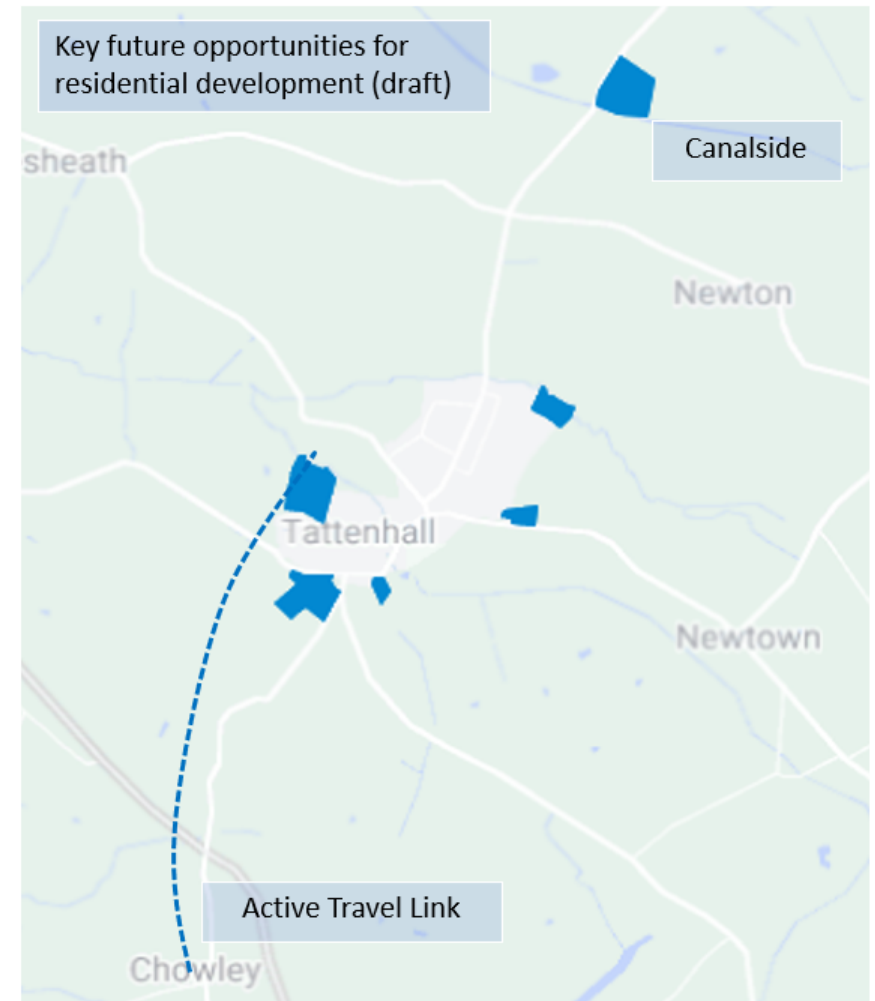
## BOLESWORTH SPECIFICS

- As a strategic landowner Bolesworth has the ability to consider growth in a more holistic manner than most
- There is an opportunity to deliver high-quality and affordable housing to make a significant contribution to the overall housing mix
- The role that obsolete brownfield agricultural sites can play in promoting the efficient use of land is considerable
- The Estate can deliver the necessary mass of development required to improve and sustain local amenities in the long run eg local shop, GP etc
- The scale of the opportunity also allows Bolesworth to help address infrastructural issues at a strategic level e.g. flood risk and other infrastructure

# TATTENHALL FOCUS

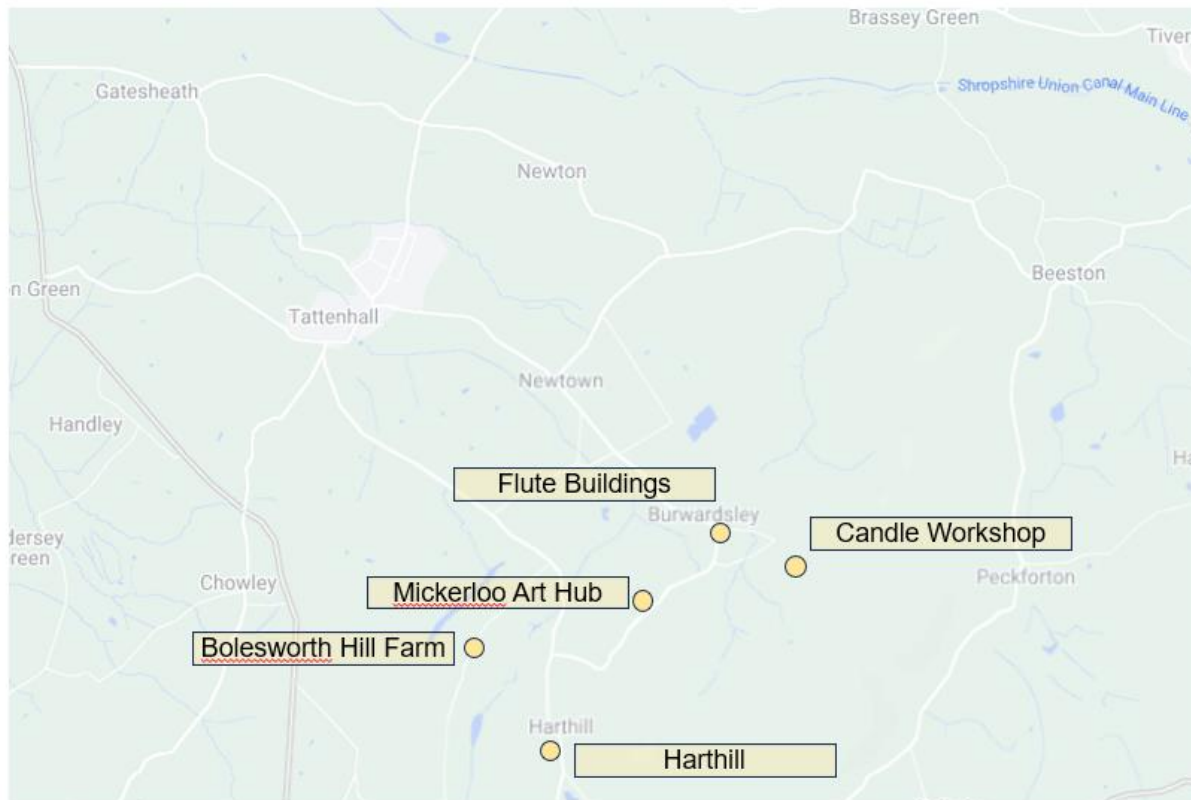
**We have identified a small number of appropriate housing development opportunities in Tattenhall. The sensitive redevelopment of multiple obsolete rural buildings in the local area could also make a meaningful contribution**

- The Estate plans to make 6 strategic submissions to the Local Plan relating to sites immediately adjacent to Tattenhall and for Canalside
- In addition to this, the Estate is promoting a strategy which seeks to utilise smaller surplus sites across the estate for small-scale, residential development e.g. Candle Factory in Burwardsley



# REGENERATING OBSOLESCENT RURAL BUILDINGS

An opportunity for sympathetic rural development and enhancement of the sensitive landscape and key views





**DOING IT THE RIGHT WAY,  
FOR THE LONG TERM**

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# ENHANCING THE VIBRANCY AND RICHNESS OF THE LOCAL AREA

Bolesworth is proud of the relationships we have with groups who enhance the quality of life in the local area.

- Barbour Institute
- Burwardsley Institute
- Sport & Leisure Club
- Tattenhall Allotments / Growing Children Project
- TWiG Millbrook nature corridor and Jubilee Wood
- Open Gardens
- Community Christmas Trees
- Tattenhall Beer Festival
- Tattenhall Tornados (U10's girls football team)
- Tattenhall U9's girls netball
- Hope House
- The Hive
- Cheshire Community Foundation
- Maggies
- Friends of St Albans
- Royal British Legion
- Cheshire 100

# THE LOCAL PLAN CONSULTATION PROCESS

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# LOCAL PLAN CONSULTATION

What we will be submitting:

- Strategic Response
  - Tattenhall places background paper
  - Draft employment area survey
- Land Availability Assessment
  - Key sites
    - Potential new site allocations
    - Potential extensions to existing sites

We would like to work closely with our local parish councils to refine and progress our shared ambitions

**THANK YOU**  
**FOR LISTENING.**