

**Notes of informal meeting with Bolesworth Estate & Neighbouring Parish Councils.
Brown Knowl Chapel.
Thursday 25th September 2025**

Present

Bolesworth Estate – Vicki Ball, Nina Barbour, Gaurav Batra, Frances Steer.

Broxton & District Parish Council – Kathryn Borman, Carol Shadbolt.

Burwardsley Parish Council – Roger Carol, Peter Stockton.

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

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

Tattenhall & District Parish Council – Neil Matthews, Robert Smith, Ann Wright (Clerk).

Apologies: Neil Matthews.

Notes of previous meeting

The notes of the previous meeting held on the 22nd May 2025 were agreed.

The presentation from the meeting is attached to these notes.

Planning

Tattenhall Proposal

It was confirmed that a week ago Bolesworth representatives had met with Tattenhall Parish Councillors to discuss future development plans. The notes from the meeting are now available online¹. The proposed development lies between Frog and Rocky Lanes and is for approximately 400 homes.

The proposed development is based on 5 key features:

- 1) Maintaining character & heritage.
- 2) Good quality housing with affordable properties for local people.
- 3) Active travel plans & highway improvements.
- 4) New Doctor's surgery
- 5) Resolve flooding issues.

Public consultation is planned during October & November with plans being submitted by or straight after Christmas.

Former Candle Factory

It was noted anti-social behaviour is still an issue on the site. Burwardsley Parish Council has received outline information about the development proposal for this site which has been sensitively designed and is low density. It was agreed a meeting will be arranged with Councillors and the Estate soon to discuss the application in more detail.

It was discussed that in principle the proposal had been quite well received although there was a lack of detail at this stage. It was noted that the majority of residents recognise that something needs to be done with the site.

It was asked if the whole site is regarded as brownfield or just the building footprint. CW&C Cllr Jones stated he believed it is the whole site including the car park. Cllr Jones agreed to confirm this with CW&C.

It was discussed if a barrier could be installed with a coded lock allowing use by locals but

¹ <https://tattenhallpc.co.uk/wp-content/uploads/2025/09/Notes-BolesworthEstate-Sept2025.pdf>

preventing anti-social parking. Cllr Jones suggested discussing the anti-social behaviour in the car park with CW&C officers.

Ridding Bank, Burwardsley

It was noted Burwardsley Parish Council had reviewed the pre-application for the demolition and replacement of this property. The application has now been submitted to CW&C.

Beehive, Tattenhall

It was noted a new planning application had been submitted in June to allow outdoor usage it is hoped this will be allocated to a planning officer in October.

Sandstone Pub, Brown Knowl

It was noted the pub has closed, this raises the question of if it is in a viable location and what its future use should be.

Concerns were voiced about the car park being abused if the pub is closed and empty and a request was made to move the concrete blocks across the access.

It was noted the car park is well used by people walking in the area and it was suggested talking to the Sandstone Ridge Trust about the car park being part of the strategic plan for the Sandstone Ridge.

Portico, Tattenhall

It was reported the Estate is in discussion with a developer about delivering the original scheme of 5 open market and 2 affordable properties.

Flooding

It was confirmed the Estate has been investigating a strategic plan to reduce the impact of flooding in Tattenhall and the surrounding roads. A scheme is being developed which will restore flood plains and slow the flow of water into Tattenhall through a system of bunds. It was noted the scheme will result in the change of use from agriculture of 100 acres of land. Further collaboration will take place with EA and the working group which has been formed.

It was asked who would pay for these works. It was noted that the Estate has undertaken the works to understand the water flow in the Estate and identify strategic solutions. It was stated that the Estate is part of the Community and is as invested as the community to resolve these issues.

Cllr Jones stated a resident on Frog Lane had requested permission to link a surface water drainage pipe to an adjacent ditch, it was agreed Cllr Jones would forward this request to Frances Steer.

It was asked if the issues of field run off were being addressed at Castlefields. It was confirmed there are on-going discussions regarding this between the Estate and EA.

Vacant Properties

It was noted that 2 prominent vacant properties in Burwardsley have now been sold, a further 2 properties have been converted to holiday lets.

The Estate is considering what to do with the Flute Buildings (former Curtain Factory).

Farms

It was noted that there was no further update on the future amalgamation of farms which is a long-term project that is likely to take place between 2029 and 2034.

It was noted Pigeon House is currently vacant although the land has been tenanted. It was stated that the Estate needs to review the long-term future of this and other similar buildings some of which are quite dilapidated.

Events

It was noted that Hampsons Car Auction will be taking place on the 21st to 23rd November, it was noted these auctions are open to the public.

There will also be the Hope House Dark Run on the 25th October.

There are no plans for a Christmas event.

Plans for 2026 include:

Warrior Dog Agility 4th & 5th April.

Open Gardens 8th & 9th May

Bolesworth International 25th June to 5th July.

Together Again Festival 24th to 26th July.

Traffic & Connectivity Issues

Traffic

It was noted that Bolesworth representatives were trying to arrange a meeting with CW&C events team to discuss the traffic management for events. It was discussed that the route agreed for the caravan event had caused a number of issues as the vehicles were not able to make the turn off Bolesworth Road on to Rocky Lane.

It was noted that there had not been any traffic issues for the Together Again Festival although the lack of information about which roads were to be closed had not been helpful.

Connectivity

It was noted that mobile and digital connectivity had been an issue during the Together Again Festival, this has been raised with the organisers to try and find a solution.

It was discussed that the digital signal is poor in the area and needs to be addressed particularly as the population grows.

Community Update

Vicki Ball provided the community update including sponsorship of the Village Show and Tattenhall Tornadoes.

It was also confirmed that a Red Acer is due to be planted to replace the dead tree on the Millfield.

It was noted that the Estate take part in the Cheshire Community Fund providing significant funding to the Fund and also having a representative on the committee. It was discussed the Fund has been focusing on supporting groups who work with the elderly, provide mental health support and tackle poverty. It was agreed information would be circulated about this funding.

Other Matters

Towpath Project

The Clerk reported that Tattenhall Parish Council with Christleton and Waverton Parish Councils was working on a project to resurface the towpath from where the A41 crossed it a Great Broughton to Beeston. The Canal and River Trust are now drawing up the scheme including costings for the whole stretch. Different surfaces will be required on the different

sections of the path with the more urban areas wanting tarmac while the rural areas would suit some form of self-bonding surface.

The cost of the design works is £15k, £5k has been donated by the Trust, £5k from CW&C Ward Councillors Budgets from Cllr Jones and Cllrs for the Waverton and Christleton area and £5k from Tattenhall & District Parish Council.

It was noted the benefits of an accessible towpath to and from Chester are huge providing a safe walking and cycling route.

Trees

It was noted that Bolesworth trees are due to be routinely inspected in early 2026. Residents are still encouraged to report any trees that they are concerned about.

Harthill Development

It was noted that a commercial partner had still not been found for the Harthill Project. It was discussed that the Estate was willing to consider a reduced scheme and recognised the current economic situation which is particularly hitting the hospitality sector.

Hedge Cutting

It was discussed there are still issues with uncut hedges in the area, it was confirmed the Estate will take action where required to get hedges cut.

Future Meetings

Thursday 29th January 2026 – 7.00pm (TBC)

Thursday 21st May 2026 – 7.00pm.

Ann Wright
02/10/2025.

Bolesworth & Parish Councils meeting

25th September 2025

Planning updates

Tattenhall draft plans (Presented to Parish Council – 16 Sept 2025)



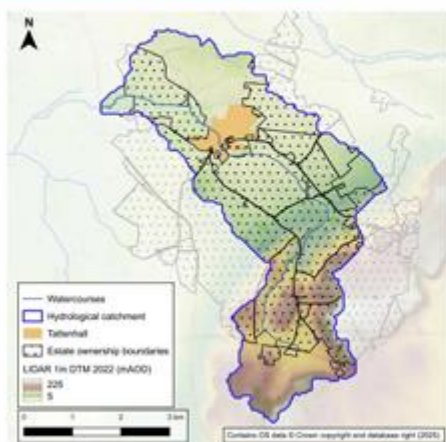
-  Site red line
-  Up to 400 homes
-  c. 23 acres open space
-  2 x vehicle access points to Frog Lane
-  Play areas
-  Potential GP surgery

Other Planning Updates

- Candle Factory, Burwardsley – We are aware of further recent anti-social behaviour and the need for the site to be brought back to into viable use asap.
 - Pre-application submitted to CWaC 28th August for up to 9 no. dwellings, with a floorspace comparable to the existing built form, and enlarged Sandstone Trail car park.
 - The same pre-application has been shared with Burwardsley Parish Council to discuss fully at their next meeting on 1st October. The Estate are happy for pre-application to be shared with the wider community, so we can take account of any comments moving forward.
- Ridding Bank, Burwardsley – Planning Application pending for the demolition of existing house and coach house/garage and the construction of a replacement dwelling and detached garage. Awaiting Case Officer. The Estate would like to thank Burwardsley PC for reviewing the plans prior to submission.
- Beehive (re-marketed) - tenancy didn't progress as planning didn't allow use of outdoors area for use by customers. CWaC suggest it might be October before application validated in June is picked up an officer.
- Sandstone Pub – yet another tenant has ceased trading in recent years and the viability of the site as a pub looks fundamentally challenged. The Estate are looking to re-gain possession and thereafter consider change of use, potentially to residential.
- Other (Portico, Chowley Café) – verbal update

Delivering a 'Game-Changer' on Flood Risk

Bolesworth could play an important role in addressing our deteriorating flooding situation



- We have been working on local flooding issues – collaboratively and with Binnies (part of RSK).
- 95% of Mill Brook's catchment area is on the Estate
- 75% of the water in Goldbourne Brook comes off the Estate
- The Estate's topography materially impacts the flow of water through the village

A potential Bolesworth solution (modelled by RSK)



- Expansion of Mill Brook NFM at a significantly greater scale
- 5 x 0.5m high bunds in strategic locations
- Further landscape scale river restoration (100 acres of land); Land management changes elsewhere on Estate
- Water storage of c. 13,100m³

Potentially a game-changer for flood risk in Tattenhall

- Current defences provide 4,800m³ of water storage.
- EA modelling: 12,192m³ of water storage is required to protect the village from a 100-year storm.
- The proposed scheme would provide 13,100m³ (2.7x current storage levels). i.e. **potentially sufficient protection for Tattenhall against the risk of a 100-year storm.**
- Water quality improvements and habitat creation can reasonably be expected
- Initial feedback from the EA (David Brown) is highly supportive

Bolesworth contribution and link to development



- The proposed scheme would require significant Estate investment
 - >100 acres of land at the heart of the Estate irreversibly repurposed
 - Significant capital works
 - In-perpetuity maintenance
- The trustees would make this investment as part of a growth partnership with the community
- The partnership would further community collaboration with Bolesworth to develop and support the best development for Tattenhall.

Events Update

Events update

Plans for 2025

- Hampsons Car Auctions: 26th – 28th September & 21st – 23rd November.
- Hope House Dark Run: 25th October
- There are no plans for a Christmas event this festive period.

Plans for 2026

- Warrior Dog Agility 4th & 5th April
- Bolesworth Open Gardens 8th & 9th May
- Bolesworth International 25th June – 5th July
- Together Again Festival 24th – 26th July

No other dates or events confirmed for 2026. We will update once anything further is confirmed.

Traffic Control & Connectivity issues

Traffic control & connectivity issues

Traffic control

The estate are arranging a meeting with CWaC to discuss traffic control arrangements.

Connectivity issues

The estate has contacted the organisers of the Together Again event, who are currently exploring the feasibility of installing a temporary mast to improve connectivity during their event. We will continue to apply pressure to them to avoid the issues that occurred earlier this summer.

Separately, we have been communicating with Aphra Brandreth MP's office. They have confirmed that they are actively working with CWAC to improve connectivity across the constituency. Their investigations have highlighted several "not spots" in the Tattenhall ward, particularly affecting EE users. Broxton has been identified as having significantly poor connectivity.

CWAC has assured the MP's office that addressing these "not spots" in Tattenhall is part of their strategic plan. Several new masts are being proposed across the borough to improve coverage.

Community update

Community Update

Bolesworth at the Village Show

We were proud to sponsor the Village Show once again this September, continuing our commitment to supporting local events that bring the community together.

Hope House Dark Run – Coming Soon

The first-ever Hope House Dark Run will take place at Bolesworth on **Saturday 25th October**. We're excited to host this meaningful event in support of a fantastic cause.

Tattenhall Christmas Fair – 28th November

Looking ahead to the festive season, Bolesworth will be supporting the Tattenhall Christmas Fair by funding toilet facilities and providing additional support - details to be finalised in the coming weeks.

Millfield Tree

In preparation for Remembrance Day, the estate will remove the dead tree in Millfield and replace it with a newly planted tree as a mark of respect and renewal.

Ongoing Support Initiatives

Growing Children Project: Our involvement with the Tattenhall allotments continues, helping children connect with nature and learn valuable skills.

Public Footpaths: We're working closely with Cheshire West & Chester and Cheshire East Public Rights of Way officers to maintain and improve footpath access across the estate.

Tattenhall Tornados (U11 Girls Football): As the team continues to grow (especially in height!), we're delighted to have provided additional kit for the 2025/26 season.

Cheshire Community Foundation: We're proud donors to the 'For Cheshire West' fund, supporting a wide range of local charities that make a real difference in our community.