

TARPORLEY
SUBMISSION DRAFT
NEIGHBOURHOOD DEVELOPMENT PLAN
2010 - 2030



Tarporley Parish Council, September 2015

The Parish Council would like to thank all those who have contributed their valuable time and expertise over the past four years in the preparation of the Neighbourhood Development Plan for Tarporley. In particular we would like to thank all those on the Steering Committee and Theme Groups. The Parish Council would also like to thank Cheshire West and Chester Council, Kirkwells Town Planning Consultants and Locality for planning advice and financial support.

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Executive Summary

This Submission Draft Neighbourhood Development Plan for Tarporley has been prepared following consideration of representations submitted during the Regulation 14 Publication and Consultation on the Draft Neighbourhood Development Plan in Spring 2015.

The Submission Draft Neighbourhood Plan includes a Vision and Objectives and a number of identified key Issues. Planning policies for Tarporley cover the following planning themes:

- Economy
- Environment and Heritage
- Housing
- Improving Facilities and Connections.

Following further stages in the Plan's preparation including further consultation by Cheshire West and Chester Council, an Examination and a Referendum, the Plan will be used to inform decisions about planning applications, alongside the planning policies of Cheshire West and Chester Council and the National Planning Policy Framework (NPPF).

List of Submission Draft Neighbourhood Plan Policies

Economy

Policy TE1 - Additional Business Premises and Employment Opportunities

**Policy TE2 - Protecting Existing Employment Premises – Business and Industrial Developments
Falling Within Use Classes B1, B2, B8 or Sui Generis**

Policy TE3 - Supporting A Range Of Goods and Services in the Village Centre Shopping Area

Policy TE4 - Car Parking

Policy TE5 - Promoting and Supporting Tourism in Tarporley

Environment and Heritage

Policy TEH1 - Rural Character

Policy TEH2 - Settlement Pattern

Policy TEH3 - Design

Policy TEH4 - Protecting Heritage Assets

Housing

Policy TH1 - Supporting New Development within the Settlement Boundary

Proposal TH1 /1 Site Allocation - Former Royal British Legion Site, Tarporley

Policy TH2 - Scale of New Housing Development

Policy TH3 - Housing Mix and Densities

Policy TH4 - Affordable Housing

Policy TH5 - Housing for Older People

Improving Facilities and Connections

Policy TIFC1 - Provision and Protection of Facilities and Services

Policy TIFC2 - Community Leisure Facility

Policy TIFC3 - Relocation of Existing Facilities

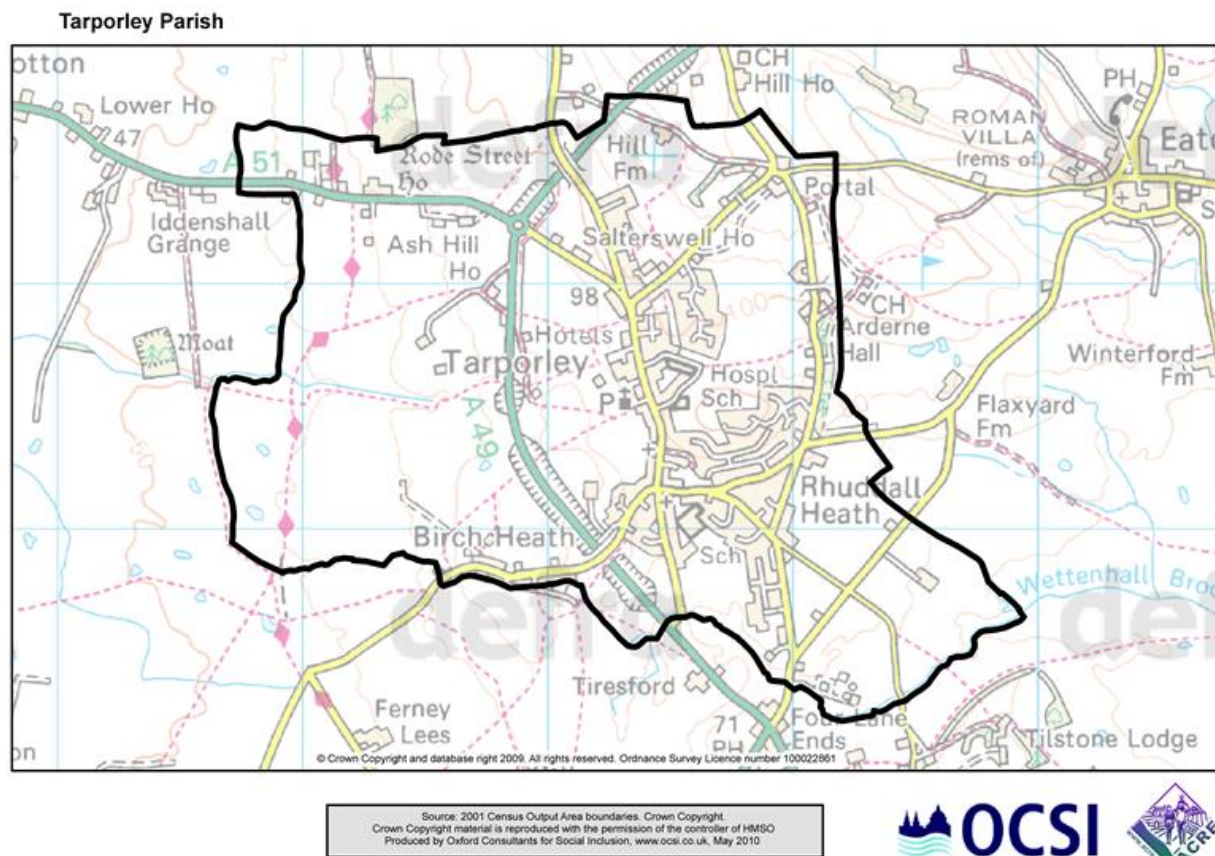
Policy TIFC4 - Transportation, Car Parking and Accessibility

Policy TIFC5 - Communications Infrastructure

1.0 Introduction and Background

1.1 A Profile of Tarporley

Map 1 Tarporley Designated Neighbourhood Area¹



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- 1.1.1 Tarporley Parish is located in the local authority area of Cheshire West and Chester in rural Cheshire and the village is considered to be one of the county's most attractive villages. Tarporley is located about 11 miles (17.5 km) from Chester and 10 miles (16 km) from Nantwich. The Parish extends over 510 hectares and has a population of 2,614 in 1,176 households (2011 Census²) largely concentrated in the village of Tarporley itself, with a few scattered farms and smaller settlements including Birch Heath in the wider Parish area.

Historical Development

- 1.1.2 The Cheshire Historic Towns Survey – Tarporley Archaeological Assessment and Strategy³ provides detailed information about Tarporley's historical development. A number of prehistoric finds have been discovered within close proximity of Tarporley (Neolithic stone

¹ Rural Community Profile for Tarporley (Parish), ACRE Rural Evidence Report, January 2012

² <http://www.neighbourhood.statistics.gov.uk/dissemination/>

³ http://www.cheshirearchaeology.org.uk/?page_id=219

axe CSMR 874, flint scraper CSMR 875 and a Bronze Age barbed and tanged arrow head CSMR 2321) and while this does not suggest settlement, it does indicate prehistoric activity within the area. There are also suggestions of Bronze Age burials at Tarporley.

- 1.1.3 It is thought that Tarporley High Street was part of a Roman Road called the Via Devana which ran from Chester to Colchester. A coin of Claudius II was found in the vicinity of Tarporley and dates to 268-270 AD (CSMR 879).
- 1.1.4 At Domesday, Tarporley was included in the Hundred of Rushton. The Domesday entry indicates that Tarporley was a small agricultural settlement. Like many Cheshire townships, it had suffered devastation in the harrying of the north by Norman forces 1069-70, and had made only a partial recovery by 1086. It received a Royal Charter in 1292.
- 1.1.5 In the medieval period Tarporley was a small town, dominated by arable and pastoral farming. Data for Cheshire towns is rare because in the medieval period the shire was exempt from national taxation, having its own taxation system, the Mize. In the Cheshire Mize of 1405, Tarporley was assessed at just 13s 4d.
- 1.1.6 In the post medieval period the manor passed from Hugh Dennis to the Hintons, and it was purchased c1590 by the Dones who, since the 13th century, had resided at Utkinton Hall to the north of Tarporley.
- 1.1.7 Tarporley was the scene of a minor skirmish in the Civil War. This took place on 21 February 1642 between Sir William Brereton's forces (who were forced to retreat) and the Royalists from Chester.
- 1.1.8 A market was built next to the Swan Hotel in the 1700s. During the 19th century the market was moved to Four Lane-Ends, which had a good road connection to the canal network. It was noted for its important weekly Corn Market, which was one of the most considerable in Cheshire in the 19th century. The emergence of the coaching trade in the early 19th century reflected a period of prosperity in Tarporley.
- 1.1.9 The village was on the coaching route to London. The Swan Hotel was an important coaching inn until 1850 and today the Swan Hotel still retains the high archway that coaches passed under to the stabling area to the rear. The old milestone on High Street records the distance from Tarporley township to London as 172 miles. Horses and wagons travelled through Tarporley transporting salt from south Cheshire to Chester and beyond. Salterswell was the place where the horses were watered and the sandstone cottages on Forest Road were long known as the Waggoners' Cottages. In 1831 Tarporley was described as one long street, well paved and terminated at the end by the ancient manor house.
- 1.1.10 The Cheshire Historic Landscape Characterisation project provides details of the nature of the historic landscape character⁴. Tarporley falls into Interpretive Area D for Ancient Landscapes. This area covers the northern part of the Cheshire Sandstone Ridge, Frodsham Marshes, parts of the Weaver Valley and Delamere. It comprises much of the lands which were formerly part of the Forest of Mara (see Woodland). East of the sandstone outcrops which comprise the

⁴ http://www.cheshirearchaeology.org.uk/?page_id=175

Ridge is a large area of glaciofluvial sands and gravels dotted with small mounds. This area is fringed with glacial tills to the west of the Ridge and in the Weaver Valley.

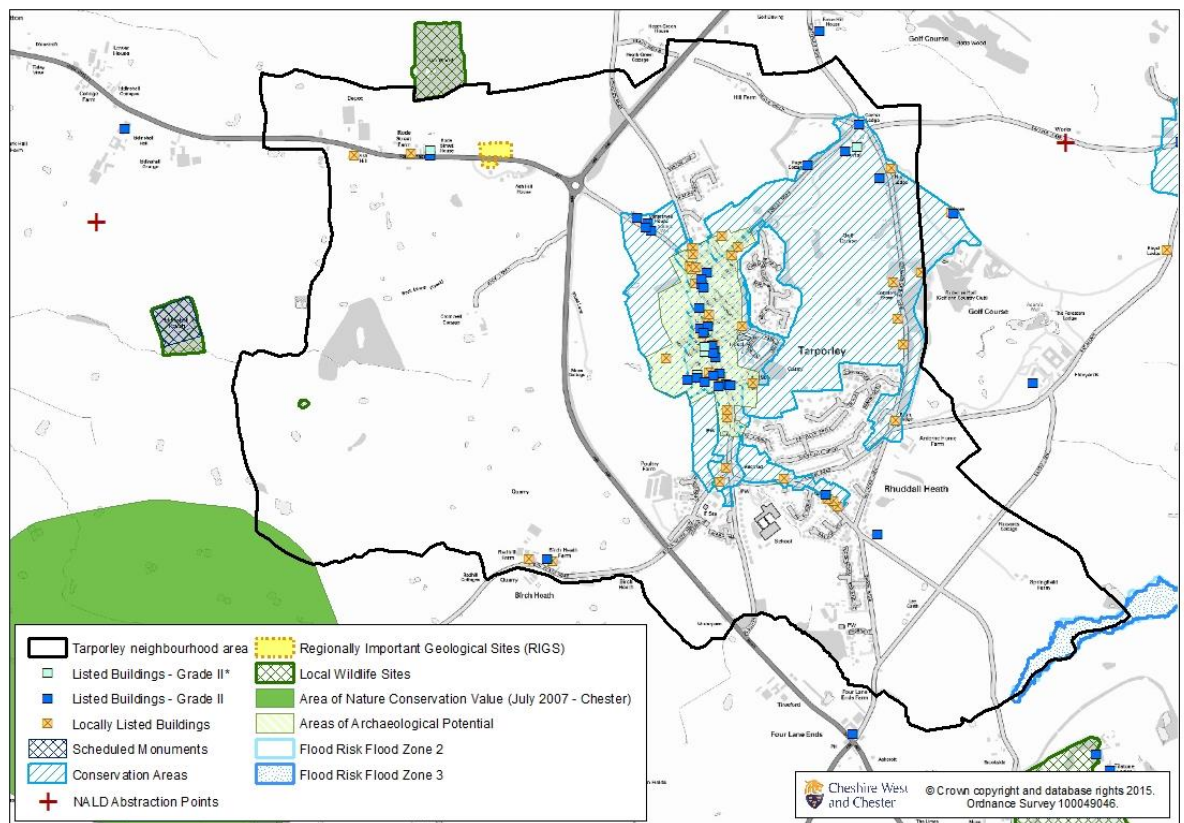
- 1.1.11 Settlement is dispersed, although the main medieval settlements of Frodsham, Kingsley, Weaverham, Kelsall and Tarporley are nucleated in comparison with many of the settlements in the project area. Some settlement is recorded in the uplands of this area at the time of the Domesday survey, however, the majority of medieval settlement was located on the glacial tills and edges of the Sandstone Ridge (as are any moated sites). This settlement is often associated with Medieval Town Field HLC Type field systems.
- 1.1.12 There are a number of documentary references to woodland in the Domesday survey, especially along the Weaver Valley, where fragments of ancient woodland survive. Ancient Enclosure System HLC Types are restricted to the margins of the area, with much being derived from woodland along the Weaver and a mix of heath and woodland elsewhere. There are many references relating to assarting (clearing forested lands for use in agriculture or other purposes) in the forest rolls of the 13th and 14th centuries, and it is probable that these relate to these areas.
- 1.1.13 The central core of Area D was largely uninhabited and undeveloped until disafforestation and enclosure in the early nineteenth century. The degree to which this is primarily due to forest law is debatable. It is apparent that much of the central core of this area corresponds with the outcropping sandstone of the Ridge, and an area of glaciofluvial sands and gravels. It is probable that the associated acidic soils restricted agricultural expansion. There is an absence of medieval settlement, despite the establishment of an early medieval burh at Eddisbury and the foundation of the nearby Cistercian abbey of Vale Royal (the Cistercian order typically favoured marginal and under populated areas). Located within this area is the Old Pale, a large medieval deer park at Eddisbury, which included a small complex associated with the management of the park and forest.

Tarporley Today

- 1.1.14 Today Tarporley village centre has a good range of shops and local facilities clustered around the High Street. Local facilities include a well-used community centre, a high school (Tarporley High School) and a primary school (Tarporley Church of England Primary School). Grade II* listed St Helen's Church is set back from the High Street and dates from the 15th century.
- 1.1.15 Within the village Tarporley has a small industrial estate, Tarporley Business Park with 8 units totalling 800 sq m and this is fully occupied. There are also workshops on Park Road and a business park on Birch Heath Road. Adjoining Tarporley is also Portal Business Park with 15 units totalling 2500 sq m.
- 1.1.16 The resident population is well qualified with 40.9% of 16 year olds and over having Level 4 or above qualifications compared to 29.4% in Cheshire West and Chester and 27.4% in England. 21.6% of the working age population has a professional occupation compared to 18% in the local authority area and 17.5% in England, and 14.8% have associate professional or technical occupations compared to 12.3% in Cheshire West and Chester and 12.8% in England (2).

1.1.17 Tarporley Parish has a number of environmental designations, wells and watercourses. The environmental constraints in the Parish are shown on Map 2 below. The Parish has one Habitat Designation in the National Inventory of Woodland and Trees (England): this is located off Brook Road. It has two Landscape Designations: urban, suburban, grass and arable land use classes from the Dudley Stamp Land Use Inventory are located within the Parish boundary and the Parish is within the Natural England National Character Areas 61 Shropshire, Cheshire and Staffordshire Plain and 62 Cheshire Sandstone Ridge⁵. Vale Royal Adopted Local Plan identified an area of Special Countryside Value (Policy NE11) to the north and east of the village and there is a Regionally Important Geological Site (RIGS) in the north of the Parish, just off Rode Street comprising the Tarporley Siltstone Formation, Mercia Mudstone Group, Triassic Period. There is also a Local Wildlife Site (LWS) in the west of the Parish at a pond approximately 400m south east of Iddinshall Rough and another Local Wildlife Site just outside the Parish Boundary at Rode Street, and a Historic Park and Garden at Portal House.

Map 2 Environmental Constraints Map



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1.1.18 The Parish has two Rural Designations – Statutory: Nitrate Sensitive Areas are located within the Parish boundary and a Scheduled Monument is located within the grounds of St Helen’s Church. The Parish has three Rural Land-Based Schemes: two Countryside Stewardship

⁵ <http://www.naturalengland.org.uk/publications/nca/northwest.aspx>

Agreements (England) are located within the Parish boundary at Ash Hill House and Back Lanes, various Environmental Stewardship Agreements (England) at 'Entry Level' are located mainly west of the High Street and in the north and south east parts of the Parish and there are two Woodland Grant Schemes 3 (England) off Brook Road and along Park Road and west of the houses along Woodlands Way. Tarporley Parish is within the Mersey Forest area.

- 1.1.19 Two wells are located on Ordnance Survey maps; one at Salterswell House and one at Hill Farm. Anecdotal evidence suggests that there may be more wells in the village. There are numerous small ponds and watercourses within the Parish boundary, with two main watercourses; Wetenhall Brook that runs along the southern Parish boundary and a tributary of Waterless Brook.
- 1.1.20 The village is surrounded by fields and this agricultural land provides a rural setting to the village. The approach into Tarporley from the north along Rode Street is the only remaining approach into the village which is unaffected by extensive modern development.
- 1.1.21 Vale Royal Supplementary Planning Document 5 - Landscape Character⁶ describes the local landscape character around Tarporley. Tarporley Sandstone Fringe wraps around the western edge of the Southern Sandstone Ridge in the north to Tarporley in the south. Fields are small to medium, dating from the medieval period or earlier and are enclosed by hawthorn hedges or low sandstone walls. There are numerous ponds and brooks and two small woodland blocks near Waterless Brook.
- 1.1.22 The Tarporley Village Design Statement⁷ describes the local landscape character in more detail. The Neighbourhood Development Plan offers the opportunity of reviewing and updating the guidelines set out in the Village Design Statement and incorporating these principles into the planning policies in the Plan, as policies in development plans carry more weight in decision making than supplementary planning documents (SPDs).

⁶ SPD5 Landscape Character Parts 1 and 2, Land Use Consultants for Vale Royal Borough Council, September 2007

http://www.cheshirewestandchester.gov.uk/your_council/policies_and_performance/council_plans_and_strategies/planning_policy/current_local_plans/vale_royal_policies.aspx

⁷ Tarporley Village Design Statement SPD, Tarporley VDS Group and Vale Royal Borough Council, 2003

http://www.cheshirewestandchester.gov.uk/residents/planning_and_building_control/spatial_planning/current_local_plans/village_design_statements.aspx

1.2 A Neighbourhood Plan for Tarporley

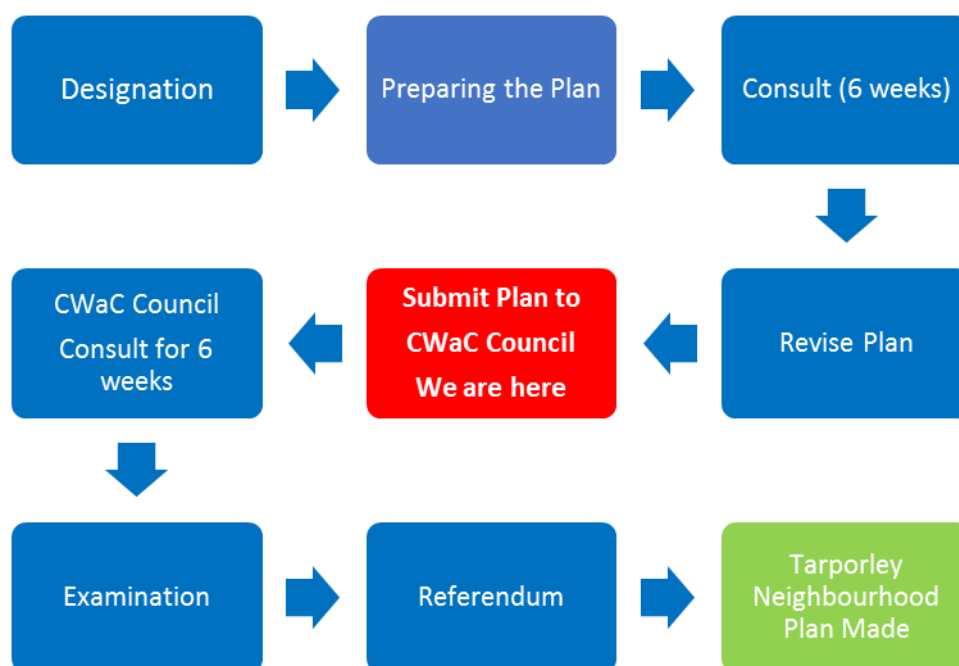


Figure 1 Neighbourhood Plan Process

- 1.2.1 The Submission Draft Neighbourhood Plan builds on widespread planning and community engagement related activity led by the Parish Council including the preparation of a Village Design Statement in 2002 [5] and a Parish Plan published in 2008⁸.
- 1.2.2 The Localism Act 2011 gave Parish Councils and other relevant bodies new powers to prepare statutory Neighbourhood Plans to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with the development plan, unless material considerations indicate otherwise. The Cheshire West and Chester Local Plan (Part One) Strategic Policies, adopted 29 January 2015 and the Tarporley Neighbourhood Plan (once made) will be part of the statutory development plan for the area. The National Planning Policy Framework (NPPF) is a material consideration in any planning application determinations. Other new powers include Community Right to Build Orders, whereby local communities have the ability to grant planning permission for new buildings.
- 1.2.3 In the autumn of 2011 Cheshire West and Chester Council applied for Government funding to support the Parish Council in producing a neighbourhood plan. On 5 March 2012 the Department for Communities and Local Government approved funding for Tarporley to prepare a neighbourhood plan as one of the Government's "Front Runners".
- 1.2.4 The Parish Council held an open meeting at the Community Centre on 19 March 2012 for people to hear about the Neighbourhood Planning process and to find out how to take part. About 130 people attended and a list was made of all those who wanted to be involved.

⁸ Tomorrow's Tarporley, The Parish Plan, Tarporley Parish Council and Vale Royal Borough Council, 2008
<http://www.tarporley.org.uk/htdocs/publications/TarporleyParishPlanSummary.pdf>

Meetings on 19 April and 2 May 2012 established theme groups which started a process of initially mapping the issues that should be covered by each group. On 23 May 2012 the provisional steering group met and agreed the milestones for the plan making process.



Tarporley Community Centre

- 1.2.5 On 20 June 2012 permanent membership of the Steering Committee was agreed. The Terms of Reference of the Steering Committee were agreed and these were published on the Neighbourhood Plan website⁹. Four Theme Groups were established to consider the following key issues:
- Economy
 - Environment and Heritage
 - Housing
 - Improving Facilities and Connections.
- 1.2.6 The Theme Groups and Steering Committee have met on a regular basis to develop ideas and undertake research to support emerging policy areas for the Neighbourhood Plan. Minutes and background papers were made available at all stages of the Neighbourhood Plan development on the Tarporley Neighbourhood Plan website.
- 1.2.7 The Parish Council formally applied to Chester West and Chester Council for Designation as a Neighbourhood Area on 19 November 2013 and the local authority published the application for 6 weeks consultation from 8 January 2014. The Neighbourhood Area was designated on 27 March 2014 and the Designated Neighbourhood Area is shown on Map 1 on page 6.
- 1.2.8 The Draft Neighbourhood Plan was prepared taking into account the research and information gathering undertaken by the Neighbourhood Plan Steering Committee and associated Theme Groups from 2012 – 2014. Early drafting work on the key issues and emerging draft planning policies were prepared by the Theme Groups, and this information was reviewed and revised by the Steering Committee, with advice from Planning Officers from Cheshire West and Chester Council, and planning consultants Kirkwells.

⁹ <http://www.tarporleyplan.org.uk/>

1.2.9 The structure of the Draft Plan has been prepared following the themes explored through the established Theme Groups. Each section includes relevant planning policies, linking to the overall Neighbourhood Development Plan Objectives, relevant Cheshire West and Chester Local Plan (Part One) Strategic Policies and other Parish Council Actions or future actions or aspirations which are non-planning related.

1.3 Informal Consultation and Engagement, 2013 - 2014

1.3.1 A Questionnaire Survey was undertaken between April and July of 2013. The Questionnaire was distributed to all 1,176 households in the Parish of Tarporley, and to all local businesses to provide information about local employment issues. Of the 1,176 questionnaires sent out, 567 were returned completed, giving a response rate of 51%, which is considered high. The corresponding response rate for businesses was 67%. Comparison with the 2011 Population Census indicated that the response was broadly representative of the Parish population as a whole in terms of age and housing tenure. The results informed the development of the Draft Neighbourhood Plan for Tarporley, enabling the local community to take the lead in setting out what they value, what development is needed and what could be changed for the better in the village and the wider Parish.

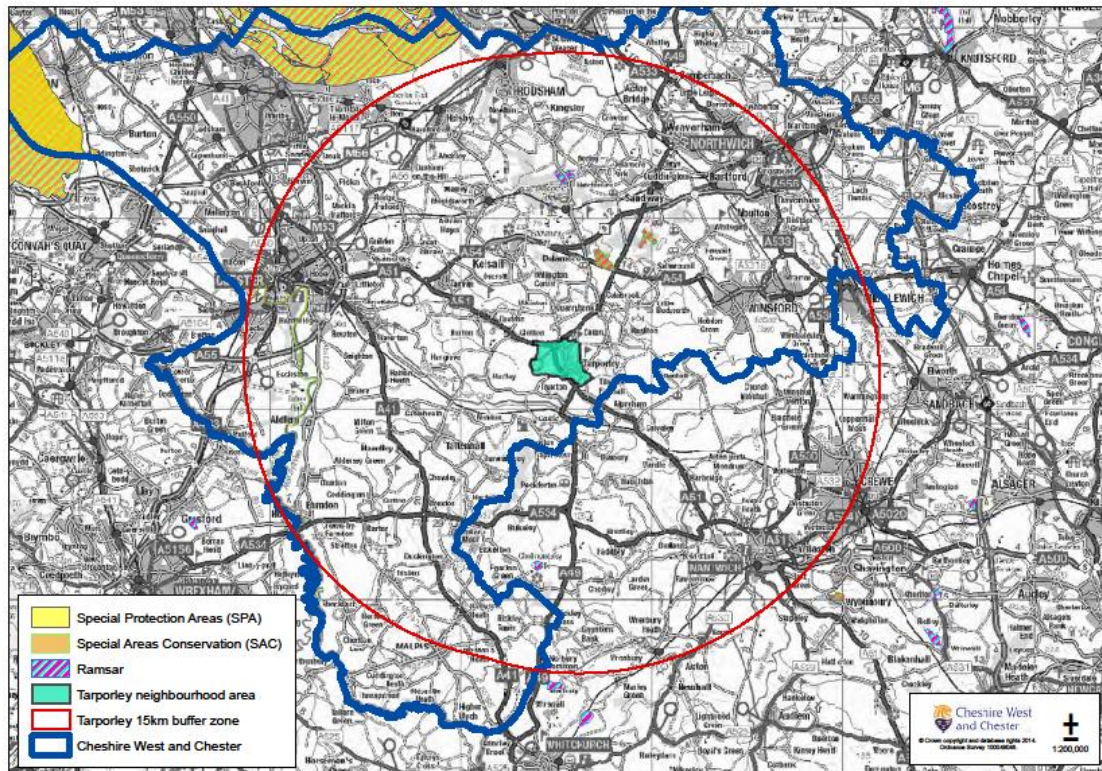
1.3.2 The detailed results of the Questionnaire Survey are provided in the accompanying Consultation Statement.

1.3.3 Further informal public consultation on the draft vision, objectives and emerging policies was undertaken over 4 weeks in October 2014. A summary leaflet and response form were delivered to all households and businesses in the Parish and an informal drop-in event was held in the Community Centre on 18th October 2014. Responses were invited until 25th October 2014 and 97 completed or partially completed forms were returned. The responses are summarised in the Consultation Statement.

1.4 Strategic Environmental Assessment

1.4.1 The Draft Tarporley Neighbourhood Plan was screened to determine if it required a Strategic Environmental Assessment (SEA) and/or Habitats Regulations Assessment (HRA) in accordance with the European Directive 2001/42/EC, and the requirements of the Conservation of Habitats and Species Regulations 2010 (as amended 2012). The screening was based on the policies set out in the Draft Tarporley Neighbourhood Plan (January 2015) and were published for consultation with the statutory bodies (Natural England, English Heritage (now Historic England) and Environment Agency) alongside the Draft Plan. The comments received from these organisations supported the final SEA Screening Determination. The SEA Screening determination was also updated to reflect amendments made to the draft Neighbourhood Development Plan since the original screening was undertaken. The conclusion reached remains the same that there are unlikely to be any significant environmental effects arising from the Tarporley Neighbourhood Development Plan, and therefore a full SEA and / or HRA are not required.

Map 3 Tarporley SEA Screening Map



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1.5 Consultation on the Draft Tarporley Neighbourhood Development Plan

- 1.5.1 The Draft Neighbourhood Plan was published for public consultation for 6 weeks from 17 February to 5pm 31 March 2015. The Draft Plan was available for viewing and downloading from the Neighbourhood Plan website (<http://www.tarporleyplan.org.uk/>). Hard copies of the Draft Plan were available for viewing in various locations during normal opening hours. Hard copies were also available on request from the Deputy Clerk to Tarporley Parish Council.
- 1.5.2 A flyer promoting the public consultation was distributed to all households and businesses in Tarporley. An Open Drop In event was arranged on Saturday 7 March 2015 10am – 2pm at the Community Centre.
- 1.5.3 The Consultation Statement and accompanying Comments Tables provide detailed information about the representations submitted and how these have been carefully considered and used to revise and update the Submission Plan.

1.6 Next Steps

- 1.6.1 Cheshire West and Chester Council will check the legal and procedural requirements of the Submission Plan and consult for a further 6 weeks, before the Plan is considered by an Independent Examiner. There may be further changes made, before the Plan is subjected to a Local Referendum. If there is a majority “Yes” vote at the Referendum the final version of

the Plan will be “made” by Cheshire West and Chester Council and will be used to inform decisions on planning applications in Tarporley. It is hoped that the Referendum will take place in early 2016.

2.0 Key Planning Issues for Tarporley



Tarporley CE Primary School, Tarporley

The Key Planning Issues for Tarporley Neighbourhood Plan have been developed by the Neighbourhood Plan Steering Committee and theme groups and are drawn from the consultation responses in the Questionnaire Survey and various public consultation events, in addition to the Regulation 14 consultation. These Key issues are:

2.1 Supporting and Growing the Local Economy

- 2.1.1 Tarporley has a buoyant local economy with a wide range of employers present in the Parish. Of those in employment who responded to the Questionnaire Survey, almost half (47%) work within the village and of these, just over 40% (43%) work at home in the village. The wide range of employers responding to the Questionnaire included 26% in professional services, 20% in retail, 11% in health care and caring and 7% in leisure, pub and restaurant.
- 2.1.2 The Neighbourhood Plan includes policies to promote economic growth and support the vitality and viability of the village centre and High Street. There is a need to build on the existing local economy and support Tarporley based businesses in order to maintain the village's future as a sustainable and thriving settlement serving a wider rural area. The Plan also supports opportunities for the development and growth of tourism based industries, appropriate to the rural area and historic character of Tarporley.

2.2 Protecting Built Heritage and the Natural Environment

- 2.2.1 Tarporley has an attractive rural character, with green spaces, trees and hedgerows providing a green infrastructure network, which is valued by residents and visitors alike. Natural

environmental assets in the Parish include local brooks and ponds, small stands of woodland such as Bentley Wood, Oxpasture Wood and Ash Wood and a RIGS (Regionally Important Geological Site). Built heritage assets include a Conservation Area and 39 Listed Buildings and a Scheduled Monument as well as many undesignated local heritage assets. There is a need to protect and enhance these assets and to ensure that they are accessible to the local community for the enjoyment and benefit of all.

- 2.2.2 Design of new developments and alterations to existing properties should be sympathetic to the existing natural and built environmental assets. Development should be sustainable in design, with good pedestrian access to the village centre and local facilities and including additional open spaces where appropriate.

2.3 Providing a Local Planning Framework for New Housing

- 2.3.1 The Cheshire West and Chester Local Plan (Part One) Strategic Policies 2015 identifies a housing growth figure for Tarporley of at least 300 houses up to 2030. There is an opportunity for the Tarporley Neighbourhood Plan to shape and influence the proposed new housing in response to the needs and aspirations of the local community.

- 2.3.2 The Neighbourhood Plan includes policies which set out the proposed scale and phasing of new development to ensure development responds positively to the existing local character of a large village which has developed incrementally over an extended period of time. New housing development should include house types and sizes to meet local needs, in particular taking into consideration an aging population and the need for smaller, affordable homes for young people and families and properties which provide accommodation to support live / work lifestyles.

2.4 Improving and Maintaining Community Facilities and Local Infrastructure

- 2.4.1 Tarporley has a buoyant and attractive village centre with a historic linear settlement and the concentration of specialist shops, cafes and public houses along the High Street have led to significant issues around car parking and congestion. Traffic and congestion relating to the High School is also a concern that requires addressing. The results of the Questionnaire Survey in 2013 highlighted that parking and traffic are a key issue for many residents and businesses.

- 2.4.2 It is likely that demand for additional major community facilities will increase as Tarporley grows over the next few years. The Questionnaire Survey showed support for various community facilities including a range of sports facilities such as outdoor sports and a swimming pool.

- 2.4.3 In order to accommodate the need for new and improved community services and facilities, it may be appropriate to allow some limited additional housing, over and above the minimum figure of 300 new dwellings. Such proposals will be determined in accordance with the policies in the Plan, for instance where it can be shown that new housing is required to make schemes which provide improved major community facilities or affordable housing economically viable. Such schemes may be promoted and progressed through a Neighbourhood Development Order or Community Right to Build Order.

2.5 Community Infrastructure Levy (CIL)

- 2.5.1 The Community Infrastructure Levy is a new planning charge, which came into force in April 2010 through the Community Infrastructure Levy Regulations 2010. Development may be liable for a charge under the Community Infrastructure Levy (CIL), if a local planning authority has chosen to set a charge in its area. Local authorities are required to provide 15% of the money collected through CIL to those communities where they are earned. However, where there is a neighbourhood plan in place, the proportion rises to 25%.
- 2.5.2 In line with Local Plan (Part One) Strategic Policies Policy STRAT 11, Cheshire West and Chester Council intends to implement the Community Infrastructure Levy (CIL) Regulations through the preparation of a CIL charging schedule in due course.
- 2.5.3 The policies and proposals in the Neighbourhood Plan provide information about how developer contributions, including those provided through CIL, could be used to support improvements in local services and facilities.

3.0 Neighbourhood Plan Vision, Objectives and Strategy



Cobblers Cross looking north

3.1 A Vision for Tarporley

By 2030 Tarporley will be:

- **A village where our everyday essential needs are catered for without the need to travel elsewhere.**
- **A village with social diversity and cohesion which continues to be a safe, secure and healthy place to live.**
- **A village with a cherished history which has retained its unique character, scale and atmosphere, where residents have a strong sense of pride and belonging and visitors are attracted and welcomed.**
- **A village which continues to be a key rural service centre, providing significant employment opportunities to the local population.**
- **A village with a picturesque, vibrant High Street which is enriched by its open aspect to the countryside, marked by buildings of character whilst offering a diverse range of independent shops and services.**
- **A village which ensures easy access and safe movement for pedestrians and cyclists into and throughout the village.**
- **A village which has managed its growth, with infrastructure and services which meet the needs of its local population.**

3.2 Objectives for the Neighbourhood Plan

The following Objectives have been identified for the Neighbourhood Plan:

Neighbourhood Plan Objectives

1. To deliver a housing growth strategy tailored to the needs and context of Tarporley as a Key Service Centre for the rural area.
2. To deliver integrated transport infrastructure proportional to the growth in local needs, improving traffic management, car parking, pedestrian and cycle routes to create a pleasant and safe environment.
3. To ensure sensitive, sustainable development which protects and enriches the landscape and built setting of heritage assets, and respects the Village Design Statement.
4. To ensure continued provision of a comprehensive range of local shops, services and major community facilities that meet local needs.
5. To encourage and enable growth in local employment opportunities.
6. To seek improvements to utility infrastructure and digital connectivity to meet the existing and future requirements of local residents.
7. To protect and enhance the value of green space and landscape to support nature conservation.
8. To maintain a green buffer zone around the perimeter of the Parish to ensure it does not merge with neighbouring settlements.
9. To involve local people on an ongoing basis in the process of plan-making, monitoring and delivery of development.
10. To maintain a diverse, cohesive, safe and healthy community with greater use of shared facilities.

3.3 Strategy

- 3.3.1 The Neighbourhood Plan is required to make provision for at least 32 additional dwellings and other economic development over the Plan period up to 2030, in line with the adopted Cheshire West and Chester Local Plan (Part One) Strategic Policies 2015. The net housing figure of at least 32 units has been agreed with Cheshire West and Chester Council and takes into consideration the requirement in Policy STRAT 8 Rural Area for 300 new dwellings, less existing commitments including recently completed housing developments, development which has started on site, and extant planning permissions, from the beginning of the Plan period. The settlement boundary has been drawn fairly tightly around the existing built up area. However, it will accommodate at least 32 additional dwellings and will, we believe, encourage developers and landowners to come forward with creative schemes that bring more significant community benefit as well as additional dwellings.
- 3.3.2 The settlement boundary has been drawn in response to local concerns about the scale and quantity of development proposals which have come forward over the last few years (without corresponding infrastructure improvements, other than those required under current planning regulations / S106 agreements) and the potential impacts further significant development could have on the conservation area, setting, and built form of the village and the loss of green fields and countryside. These concerns are clearly set out in the results of the various public consultations undertaken during the preparation of the Neighbourhood Plan.
- 3.3.3 Consequently, it is considered imperative that the focus is shifted towards bringing forward the infrastructure improvements, over and above planning requirements, warranted by the at least 300 additional dwellings. The drawing of the settlement boundary requires a shift away from schemes that focus solely on maximising market housing towards complementary infrastructure improvements that such growth demands.
- 3.3.4 Even at this early stage, there have been responses and follow-ups to the Draft Plan indicating that landowners and developers will be responsive to this approach. These include for example support for schemes to move GP Surgeries and the hospital beyond the settlement boundary.
- 3.3.5 With this focus on improving infrastructure and ensuring no loss or reduction of public amenity (most notably car parking within the settlement boundary, for example):
- Policy TH2 Scale of New Housing Development has been amended to increase flexibility and the exceptions criteria have been extended to include possible enabling development to support improved or new provision of major community facilities and services, or affordable housing where viability may be an issue.
 - In addition, Policy TIFC3 Relocation of Existing Facilities provides significant flexibility to support the relocation of existing facilities to the edge of the built up area / settlement

boundary provided that the former site is released for new development including uses such as employment and housing.

- 3.3.6 Overall the Parish Council considers that the settlement boundary should be as proposed in the Draft Plan and at the same time the Parish Council is fully committed to ensuring the full delivery of the at least 300 additional dwellings required. The approach seeks to maximise the scope for infrastructure improvements for significant community benefit.
- 3.3.7 More detailed proposals for the relocation of improved major community facilities are unlikely to come forward in the immediate future and it would not be in the interests of Tarporley to delay the preparation of the Plan indefinitely. Therefore it is proposed that as and when such schemes are brought forward, through a Community Right to Build Order or Neighbourhood Development Order, then a review will be triggered of the Settlement Boundary (and therefore this part of the Neighbourhood Development Plan). The Parish Council has committed to undertaking this review within 3 years of the making of the Plan.

4.0 Neighbourhood Plan Policies



Looking east from Walker's Lane

- 4.0.1 This section sets out the planning policies of the Tarporley Neighbourhood Plan. These will be used to help determine planning applications in the Parish and so shape the future of the Parish as a place to live, work and visit. The policies will also be used to inform development actions by the Parish Council and other development related policies within the Parish, when not strictly planning policies.
- 4.0.2 Neighbourhood Plans are required to be in general conformity with national and local planning policies. The Draft Policies have been prepared taking account of the National Planning Policy Framework (NPPF)¹⁰ and local Planning Policies in the Cheshire West and Chester Local Plan (Part One) Strategic Policies, adopted 29 January 2015¹¹ and Adopted Vale Royal Local Plan¹². Further information about the relevant aspects of these policies in relation to the Tarporley Neighbourhood Development Plan can be found in the Basic Conditions Statement and Planning Policy Assessment and Evidence Base Review background document.

¹⁰ National Planning Policy Framework, DCLG, 2012

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

¹¹ Cheshire West and Chester Local Plan (Part One) Strategic Policies, adopted 29 January 2015

http://www.cheshirewestandchester.gov.uk/your_council/policies_and_performance/council_plans_and_strategies/planning_policy/local_plan/local_plan_-_part_one.aspx

¹² Adopted Vale Royal Local Plan, Vale Royal Borough Council, 2006

http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/old_lp/vr_lp

- 4.0.3 The Cheshire West and Chester Local Plan (Part Two) Land Allocations and Detailed Policies will set out further allocations and detailed policies, following on from the strategic framework set out in the Cheshire West and Chester Local Plan (Part One) Strategic Policies. Work on this document is ongoing.
- 4.0.4 In order to help ensure the quality and appropriateness of any planning application that is in accordance with the Policies of the Neighbourhood Plan, the Parish Council would like to encourage applicants to present draft planning proposals to the Parish Council for discussion prior to submitting an application. In addition where planning applications are for 5 or more new dwellings and / or new business premises, the Parish Council requests that applicants undertake community consultation before submitting an application.

4.1 Economy



Tarporley Business Centre

- 4.1.1 Tarporley has succeeded in maintaining a solid economy through difficult times, performing as a relatively isolated key service centre within a rural area. The village is located approximately 10 miles from the key urban centres of Chester, Winsford, Northwich and Nantwich. Tarporley serves an extensive rural area including smaller neighbouring villages such as Eaton and Tiverton.
- 4.1.2 The village is considered to be an affluent, skilled area with little unemployment. Only 1.3% of 16-74 year olds were recorded as unemployed in the 2011 Census [2], compared to 3.7% in Cheshire West and Chester and 4.4% in England.
- 4.1.3 Service and retail sectors dominate the local economy. The most significant employers are in the public sector including Tarporley High School, Tarporley CE Primary School, the Medical Centre and The War Memorial Hospital.
- 4.1.4 Tarporley is a rural service centre for the surrounding villages and countryside. The Business Survey in 2013 showed that over 129 businesses are located here. The variety of businesses responding to the questionnaire included retail (20%) and professional (26%). There is a diverse range of independent retail shops, health and beauty facilities, pubs and restaurants, professional, financial and domestic services, education and healthcare providing predominantly skilled and semi-skilled employment for the local population. Tarporley High Street has not seen the high vacancy rate typical of other retail centres. Paragraph 6.22 of the Cheshire West and Chester Local Plan (Part One) Strategic Policies recognises that Neighbourhood Plans are well placed to highlight the role of local centres and community facilities, identifying any deficiencies or safeguarding existing facilities.
- 4.1.5 Most businesses and retail premises are located on and around the High Street. A broad range of shops exist serving most local needs, together with Banks, the Post Office, Public Houses, and eateries. A complementary grouping of fashion shops with hairdressers and beauticians means the village attracts destination shoppers. New developments along the High Street have, generally, enhanced the village. Many businesses choose to locate in Tarporley due to a pleasant living and working environment with ease of High Street access for their staff.

Currently there is no major supermarket, but there are two convenience stores (the Co-op and Spar). Most of the retail businesses are independent with very few chain outlets.



High Street

- 4.1.6 Away from the High Street, Tarporley Business Park, comprising 8 units totalling 800 sq m off Nantwich Road, is fully occupied. There are a small number of offices, light industrial and service units located off Birch Heath Road. A number of older buildings around the village have been converted to offices, together with space above retail units. Overall, there is very little spare office or industrial unit capacity and it is only at Portal Business Park (15 units over 2500 sq m located just outside the Parish boundary) that there is any spare capacity with only 2 units remaining in January 2015. Lack of business premises was identified in the Questionnaire Survey as a barrier to growth of existing businesses and 22% of existing businesses cited more business premises as an enabler for growth.
- 4.1.7 The locality and character of Tarporley has attracted entrepreneurs who have come to live and establish new businesses in the Parish. The Questionnaire Survey showed that of Tarporley residents, 27% work in the village but not from home and 21% work from home while 52% work outside the village and 6% were not in employment or education. Of those employed in Tarporley (residents and non-residents) two thirds of employees are part time, three quarters of employees commute between 1 and 10 miles to work in Tarporley and only 12% commute from over 10 miles away. To maintain the balance of economic activity and population growth in the settlement, there is a need to ensure appropriate businesses premises are made available.
- 4.1.8 The Survey also showed that local business confidence is high with few employers indicating they would employ fewer people in the future and a very high confidence that their business

had a sustainable future. Few indicated that they were short of local skills, with local footfall and significantly improved car parking for both employees and visitors and improved mobile phone and broadband were quoted as the most significant factors for future business growth. There are very few vacant retail or office premises in Tarporley. More detailed information about the responses to the Questionnaire Survey can be found in Appendix I.

- 4.1.9 There is currently a lack of any flexible, multi-let and use premises in the Parish. Micro-businesses typically require serviced offices or similar types of easy-in, easy out schemes that lower their risk exposure. There are only a handful of vacant retail premises available on the High Street and even through the economic downturn, empty units generally have been quickly taken up.
- 4.1.10 The Employment Land Study Update 2013¹³ assessed the supply and demand for employment land within Cheshire West and Chester. The study recommends that *“in the rural area 11ha additional / new employment land allocations may be required to support continued economic growth in the medium-long term. This should allow for small scale expansion of existing employment sites within or on the edge of key rural settlements Existing employment land/buildings in rural areas should be retained where they are economically viable for future employment development. This includes any opportunities that may arise from the re-use of rural buildings.”* The Update advises that small scale expansion (such as that proposed acceptable under Policy STRAT8 of the emerging Local Plan) should be broken down to small sites of 2 - 3ha in or adjacent to rural settlements, or the expansion of existing sites. Portal Business Park, Tarporley is identified as a Key Rural Areas Site; these are *“sites that offer employment opportunities within rural areas. In most instances their role will be to meet the expansion needs of rural businesses or to accommodate rural start-ups.”* Policy STRAT2 of the Local Plan Part One sets out that the Local Plan will deliver at least 365 hectares of land for employment development to meet a range of types and sizes. Tarporley is identified as a key service centre where ‘an appropriate level of new development will be brought forward to support new homes and economic and social development’. Policy STRAT8 sets out that ‘at least 10 ha of land for business and industrial development in the rural area will enable small scale expansion of existing employment sites within or on the edge of key service centres outside of Green Belt locations.
- 4.1.11 The Key Service Centres Background Paper for Tarporley¹⁴ advises that *“There are no existing undeveloped employment allocations in Tarporley, however the high street offers a range of retail and businesses to serve local need. Portal Business Park provides existing high quality office accommodation located on the edge of Tarporley. There may therefore be a need for additional small scale industrial workshops to serve local need.”*

¹³ Cheshire West and Chester Employment Land Study Update July 2013

http://www.cheshirewestandchester.gov.uk/your_council/policies_and_performance/council_plans_and_strategies/planning_policy/local_plan/background_documents.aspx

¹⁴Key Service Centres Background Paper for Tarporley, CWaC Council, 2012

http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/cwc_lp/lp_ppd/ksc_bp

- 4.1.12 The Employment Land Study Update 2012/13 refers to the Rural Strategy. This *“seeks a growth of 7% in the number of jobs available in the rural area, equating to 3,800 jobs being created in the rural area over the next 20 years. It also aspires to growth in economic output by 50%, making it necessary to significantly increase the value of economic output created by each job. This can be achieved in part by attracting new businesses which operate in higher value sectors and markets but will also require existing companies (of low, medium and high output values) to increase their productivity by adding value to their output and exchanging lower value for higher value activity. The strategy recognises the importance of a positive planning framework required to enable this growth.”*
- 4.1.13 The Employment Land Study Update also notes that *“In terms of the office market smaller office space continues to remain in most demand, due to the relative success of small to medium sized companies dealing with the downturn. Micro-businesses (those with less than ten employees) typically want serviced offices or similar types of easy-in, easy-out schemes that lower their risk exposure. Improving technology means specifications are changing, for example wireless networks will soon remove the need for raised floors and make the conversion of Victorian buildings etc easier. Car parking remains a significant demand for occupiers.”*
- 4.1.14 The 2011 Census Neighbourhood Statistics for Tarporley Parish [2] indicate that a relatively high proportion of working residents drive a car or van to work compared to the national figure with 46.8% of Tarporley residents driving to work compared to 36.9% in England. However the Tarporley figure is similar to Cheshire West and Chester at 45%. A relatively low proportion use buses to travel to work (1.66% compared to 4.9% in England and 2.3% in Cheshire West and Chester). However a higher proportion of residents walk to work (8.1% compared to 6.9% in England and 6.6% in Cheshire West and Chester). This would indicate that Tarporley has a high proportion of residents commuting out of the Parish to work, and also a higher than average proportion of residents accessing employment opportunities on their doorstep, by walking to work. In addition 7% of Tarporley residents work at or from home compared to 3.5% in England and 3.9% in Cheshire West and Chester.
- 4.1.15 A key planning issue for Tarporley is the need to balance the proposed growth in the resident population of the village, with appropriate economic development through investment in retail, commercial, light industrial and mixed use premises. Conversion and development of new facilities should be at a scale appropriate to the rural area and this economic growth has to be achieved at the same time as preserving the inherent character of the village. If this balance is not achieved, there may be a risk that Tarporley will become an unsustainable commuter village.
- 4.1.16 98% of respondents to the 2013 Questionnaire wanted to see developments that would create employment opportunities in Tarporley. A particularly strong response was for independent retail and service outlets and leisure facilities. Other responses supported offices, light industrial units, restaurants and live/work units. However responses to several questions recorded particularly low support for any developments involving retail chain shops or large supermarkets. 30% of respondents specifically wanted to see more independent

retail or service outlets in the centre of the village if existing services were re-located to the outskirts.

- 4.1.17 The Parish Council would like to support the provision of additional workshops and office accommodation within or close to (ie within 500m of the centre of Tarporley village) to help ensure the Parish's economic sustainability over the Plan period and beyond. In addition the Parish Council would like to protect existing employment premises from being re-developed for other uses, subject to principles in national and local planning policies. The Parish Council is also supportive in principle of developments which provide for a mix of uses, for instance where new housing or redevelopment proposals incorporate provision of office and business / light industrial type premises, for uses which do not impact adversely on residential amenity and quality of life.
- 4.1.18 The Designated Neighbourhood Area includes numerous farms in the extensive rural area beyond the settlement boundary and the National Planning Policy Framework (paragraph 28) and the adopted Cheshire West and Chester Local Plan (Policy STRAT 9) support the reuse of existing rural buildings, particularly for economic purposes.
- 4.1.19 There is an opportunity for the Neighbourhood Plan to improve local employment provision and to help support more local job opportunities for young people in the village through policies which support investment in economic development.

Policy TE1 - Additional Business Premises and Employment Opportunities

The development of new local employment opportunities will be supported within Tarporley providing that:

- A. They are consistent with the vision for Tarporley and the objectives of the neighbourhood plan; and**
- B. They maintain the surrounding residential amenity; and**
- C. Open space or green infrastructure is not lost; and**
- D. There are no severe impacts from traffic and there is adequate provision of parking for employees and visitors; and**
- E. They are located within the settlement boundary, or comprise the redevelopment of or small scale expansion of existing sites or involve the sympathetic re-use of existing rural buildings; and**
- F. New development proposals do not lead to the loss of existing employment or employment premises.**

Proposals for mixed use development which provide a mix of office and business accommodation or “live / work units” within and in close proximity to proposed new residential units will be supported, subject to the above criteria.

- 4.1.20 The results of the Questionnaire Survey indicated that residents overwhelmingly wished to see an increase in employment opportunities in Tarporley rather than a decrease. Cheshire West and Chester Local Plan (Part One) Strategic Policies Policy ECON1 sets out the criteria for the redevelopment of employment sites. The Policy advises that *“redevelopment to non-employment uses will be permitted where: the proposal would not limit the range, choice and quality of employment sites available to meet future employment needs or it can be demonstrated that the continued use of the premises for employment use is no longer commercially viable or environmentally acceptable.”* Policy TE2 below aims to protect existing sites in employment use from changes to other uses wherever possible, subject to national and local planning policies and guidance.
- 4.1.21 The results of the informal consultation on the emerging Draft Plan undertaken in October 2014 showed a high level of support for Draft Policy TE1 with 85 respondents (89%) supporting the policy, 9 (9%) objecting and 2 (2%) “don’t knows”. The Policy has been slightly amended to provide more positive wording in line with the aim of enabling balanced business and employment growth, commensurate with increases in local housing provision. Draft Policy TE2 was also supported with 92 respondents (96%) supporting the Policy, 2 (2%) objecting and 2 (2%) “don’t knows”. The time limit for premises being empty was amended from an undefined, “significant period of time” to a year.
- 4.1.22 During the consultation process on the Draft Plan, a representation was submitted on behalf of the present occupiers of Rode Street Chemical Works. A copy of a Vision document for the site was submitted indicating that the site presents significant opportunities for investment and redevelopment, including potential for a mix of uses such as residential and employment. However there is a need to protect existing employment sites wherever possible in line with policies in the NPPF and the Local Plan Part One, in order to secure a sustainable future for Tarporley. The village is likely to grow significantly over the Plan period and there is a clear need to support accessible employment opportunities within the Parish as well as providing for new housing and major community facilities. Therefore it is proposed that planning policies should aim to protect existing employment sites as far as possible and to encourage and support investment in new business development on existing sites, when and where such opportunities may arise.

Policy TE2 - Protecting Existing Employment Premises – Business and Industrial Developments Falling Within Use Classes B1, B2, B8 Or Sui Generis¹⁵

Existing sources of local employment will be protected. Re-development or change of use of existing employment premises will only be permitted when:

- A. The employment premises have been empty for a year and during that time actively marketed for employment use at the current market rate without securing a viable alternative employment use; or
- B. Equivalent, or better, provision is made, elsewhere within the settlement boundary, to replace the proposed loss of local employment space.
- C. Where works or premises are subject to specific restrictions (such as *COMAH*) in relation to their current activities, should they become unviable for commercial or other reasons, support will be given for re-development for other employment use, consistent with other policies in this Plan.

Maintaining the Vitality and Viability of the High Street and Tarporley Village Centre

4.1.23 The results of the 2013 Questionnaire Survey indicated that there was no desire for a larger supermarket presence or chain retail stores in the village centre, but a strong preference to maintain, or even extend, the current range of independent shops. Indeed there were concerns that a large supermarket would threaten the viability of the High Street and the existing employment it provides. A more limited number of open-ended responses about which goods and services were missing included a fresh fruit and vegetable shop (29%), fishmonger (13%), fish and chip shop (10%) and a quality but not large supermarket (7%). 12% of respondents said nothing more was needed.

4.1.24 The informal consultation on the emerging Draft Plan indicated strong support for Draft Policy TE3 with 83 (86%) of respondents supporting the Policy and 7 (7%) objecting and 6 (6%) “don’t

¹⁵ Town and Country Planning (Use Classes) Order 1987 (as amended)

<http://www.planningportal.gov.uk/permission/commonprojects/changeofuse/>

B1 Business - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.

B2 General industrial - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).

B8 Storage or distribution - This class includes open air storage.

Sui Generis - Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: theatres, houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres and casinos.

knows". There were suggestions that there is a need for more every day shopping facilities in the village and this has been added to the Policy.

- 4.1.25 The Cheshire West and Chester Local Plan (Part One) Strategic Policies Policy ECON2 advises that in Local Centres shops and other community facilities within smaller district and local centres should be retained where they remain viable and new uses allowed where they are important in meeting the day-to-day needs of the local community. This Policy sets a threshold of 200m² for impact assessments to be undertaken on development proposals in Local Centres. The retained Policy STC1 of the Vale Royal Borough Local Plan is also relevant, as it defines the shopping area for Tarporley. This will be reviewed through the Local Plan (Part Two) Land Allocations and Detailed Policies and amended if necessary. Local Plan (Part One) Policy STRAT8 Rural Area states *"the retention of rural shops and community facilities, and the provision of new facilities at an appropriate scale to the settlement, will be supported."*

Policy TE3 - Supporting A Range Of Goods and Services in the Village Centre Shopping Area

Proposals for new retail and service facilities which enhance the vitality and viability of the existing village centre will be supported, particularly where the new development would support the provision of specialist and small scale every day retail and independent shopping facilities.

Changes of use of local retail premises to mixed offices and residential accommodation are considered acceptable, but loss of retail premises to wholly residential use will be resisted. This will be monitored over time. At least 80% of road level units within the defined shopping area of Tarporley should remain within Class A1 retail or other uses appropriate to the village centre.

New commercial / retailing development will be required to demonstrate that its range of goods and services are complementary to the existing offer. Development should be located either within or on the outskirts of the defined village centre shopping area and proposals should be of a scale and design which are sympathetic to the distinctive character of the historic core.

Car Parking

- 4.1.26 The response to the Questionnaire Survey demonstrated the strength of local feeling in favour of the provision of additional car parking in Tarporley. Car parking was also quoted as an important constraining factor for local business and the most important factor for helping businesses to grow. Additional car parking should also be provided on the outskirts of the village for employees commuting to work in Tarporley and for those using Tarporley as a communication hub to access public transport. The consultation responses to the emerging Draft Plan in October 2014 indicated that car parking remains a major issue for the village, with concerns that on street parking should be better managed and time limited, more

parking provision is required, suggestions for using particular locations for public parking and the need to promote alternatives such as walking and cycling. The suggestions for various traffic management actions will be considered in more detail by the Parish Council. 80 respondents (87%) supported Draft Policy TE4, 9 (10%) objected and there were 3 (3%) “don’t knows”.

- 4.1.27 Tarporley has a thriving and buoyant village centre with a variety of shops and services which meet the day to day convenience needs for local residents, as well as a range of more speciality, comparison shops which are likely to attract customers from beyond the Parish. The Parish Council is concerned that in order to maintain the viability of a thriving High Street there is a need to tackle car parking and traffic congestion issues for the benefit of High Street retailers. Issues around traffic and car parking are also considered in the Improving Facilities and Connections section of the Plan. There is a recognition that although the support of new development solely consisting of car parking may be contrary to national guidance, this needs to be balanced against the particular issues faced by Tarporley as demonstrated by the Parking Survey carried out by CWaC Council in autumn 2014 which was commissioned by the Parish Council.

Policy TE4 - Car Parking

Proposals for new public car parking facilities within or adjoining Tarporley village centre will be supported in their entirety or as part of new developments on suitable sites where:

- A. There is appropriate vehicular and pedestrian accessibility; and**
- B. Appropriate hard and soft landscaping is provided to ensure the designs are sensitive to the setting of the conservation area and nearby historic buildings.**

Where new developments are located near to the centre of the village, developers will be encouraged to include public car parking provision which is available to non-residents during working hours, as well as parking for residents and visitors. Greater weight will be given to proposals where the public parking provision is increased.

Tourism

- 4.1.28 The Questionnaire Survey demonstrated strong support for Tarporley to develop as a tourist destination; 55% of the respondents felt that this was important or very important. 34% of Tarporley businesses indicated that more visitors would help their business to grow and 32% indicated that insufficient existing local demand or footfall was a constraining factor. Growth in tourism has the potential to enhance the local economy, provide employment opportunities and increase the vibrancy of the village. The informal consultation on the emerging plan indicated good support for Draft Policy TE5 (83 respondents (87%) supported the Policy and 3 (3%) objected), but there was also a significant number of “don’t knows” (9 or 9%). This was based on the view that the character of the village is the major attraction

and improving parking (and therefore footfall) would be of greater benefit than provision of additional facilities. The Policy has also been amended slightly to provide more positive wording around supporting and enabling tourism related development.

- 4.1.29 Tarporley has a number of natural and built environment assets which offer the potential for attracting visitors and developing the local tourist economy. In addition to the historic village centre and surrounding countryside, the Sandstone Trail runs through the west of the Parish. The details of how Tarporley may become more of a tourist destination will be explored further by the Parish Council in consultation with other bodies such as tourism organisations and Cheshire West and Chester Council, but the Neighbourhood Plan should provide a supportive planning policy framework to encourage growth in tourism related businesses which is appropriate to the sensitive historic character and wider rural setting.

Policy TE5 – Promoting and Supporting Tourism in Tarporley

Development which improves the quality and diversity of existing tourist or “destination” facilities, attractions, accommodation and infrastructure will be supported providing:

- A. It is designed and sited sensitively to complement the special qualities of the historic environment and the distinct character of the rural landscape and settlements ;**
- B. It does not adversely affect the surrounding infrastructure, particularly local road networks, parking provision and water supply and sewerage;**
- C. It benefits the local community, through for instance, provision of local employment opportunities and improvements to local service provision, and is proportionate to the size of settlement in which it located; and**
- D. Where feasible, the development involves the re-use of existing buildings or is part of farm diversification.**

Actions for the Parish Council

Action 1 - The Parish Council will use community funds to commission a professional study to make recommendations on how tourism can be appropriately developed.

Action 2 – Community funds (from local government or developments) should be spent pro rata on supporting appropriate infrastructure for all ages.

Action 3 – The Parish Council and CWaC Council should actively encourage relocation of centrally identified facilities where possible.

Action 4 - The Parish Council should actively engage with landowners to explore the options for increasing the car parking places from the use of local fields as ‘Green car parks’. Such car parks could be temporary or permanent.

Action 5 - The Parish Council will work with landowners and developers to provide walking and cycling routes into the centre of the village, including to the Primary and High Schools and cycle racks along the High Street, thereby enabling and encouraging non-vehicular access to shops and services.

Action 6 - The Parish Council and CWaC Council should encourage the provision of the goods and services highlighted as “missing from Tarporley” as indicated from the Questionnaire responses and support changes in Planning Use Classifications to enable this where required.

Action 7 – The Parish Council and CWAC Council should actively attract entrepreneurs and support the inclusion of Live/ Work units in current and future developments.

Action 8 – The Parish Council will work with and support the High School to remodel their site so as to provide an alternative traffic access to relieve congestion at the current entrance.

These Policies for the Economy meet the following Neighbourhood Plan Objectives:

Neighbourhood Plan Objectives

2. **To deliver integrated transport infrastructure proportional to the growth in local needs, improving traffic management, car parking, pedestrian and cycle routes to create a pleasant and safe environment.**
3. **To ensure sensitive development which protects and enriches the landscape and built setting, and respects the Village Design Statement.**
4. **To ensure continued provision of a comprehensive range of local shops, services and major community facilities that meet local needs.**
5. **To encourage and enable growth in local employment opportunities.**
10. **To maintain a diverse, cohesive, safe and healthy community with greater use of shared facilities.**

Local Planning Policies

Adopted Vale Royal Local Plan, Vale Royal Borough Council, 2006

GS6 Change of Use / Conversion of Rural Buildings

E1 General Requirements for Employment Use (Delete para iv)

E3 Redevelopment of Employment Land for Employment Uses

E4 Redevelopment of Existing and Proposed Employment Land for Non Employment Uses

RT6 Village Facilities

RT7 Tourist Accommodation within the Towns of Northwich and Winsford and the Villages

RT8 Tourist Accommodation within the Open Countryside and Green Belt

T13 Car Parking

T14 Car Parking in Town and Village Centres

STC1 General Policies

Cheshire West and Chester Local Plan (Part One) Strategic Policies, adopted 29 January

STRAT 1 Sustainable development

STRAT 8 Rural area

STRAT 10 Transport and accessibility

ECON 1 Economic growth, employment and enterprise

ECON 2 Town centres

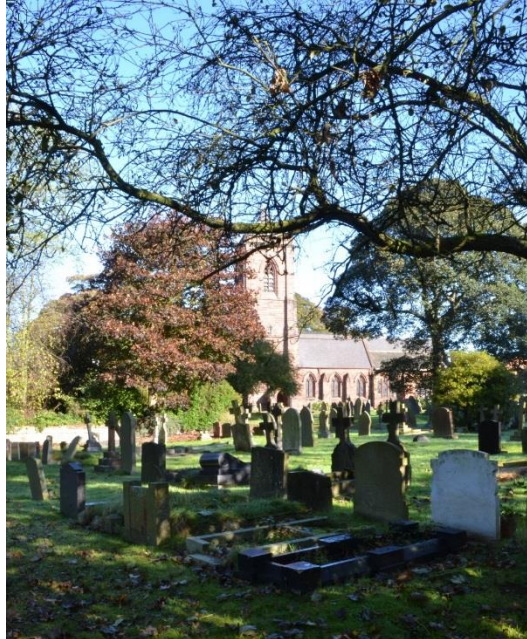
4.2 Environment and Heritage



View southwest towards the Peckforton Hills

- 4.2.1 Tarporley has a distinctive historic character with many attractive buildings set within a rural landscape. The Parish has several environmental designations, wells and water courses as well as built heritage assets including 39 statutory Listed Buildings and a Scheduled Ancient Monument and these are described in Section 1.1. Appendix II provides information on the Listed Buildings. The Conservation Area is located in the village centre around the High Street. The Neighbourhood Plan has an important role to play in identifying the key aspects which help to define this character, to ensure that they are protected for their own intrinsic value and for the enjoyment of existing and future residents and visitors.
- 4.2.2 The Parish Council supports the Tarporley Village Design Statement (VDS) [5], a Supplementary Planning Guidance document adopted in December 2002 by Vale Royal Borough Council, with its aspirations and guidelines. There is a need to expand upon these guidelines and introduce new ones for adoption in the Tarporley Neighbourhood Plan. The purposes of these additional guidelines are to retain Tarporley's heritage and its rural character when new developments are proposed for the village. The Parish Council considers that the Conservation Area should be retained with its existing boundary and listed buildings. The rural character of Tarporley is illustrated by its dwellings being within sight of and / or in close proximity to green spaces, often within a few minutes' walk. The retention of the existing footpaths and bridleways is essential to maintain this proximity, although minor diversion or re-routeing of paths may be required.
- 4.2.3 The views of special interest and on the edge of the village were identified in the Village Design Statement as those of Beeston Castle, the Peckforton Hills, the Clwydian mountain range and the Cheshire Plain. Each of the key views in the Design Statement was re-assessed by the Environment and Heritage Group and photographed in September/October 2014. Four of the views were found to no longer exist, due to either the siting of new buildings or the growth of trees and hedges. The omission in the Design Statement of listed views looking into the village

of St Helen's Church or Salterswell House, both Grade II listed buildings, was also recognised during this re-assessment. The viewpoints are identified on Map 4 and detailed in Appendix I.



St Helen's Church, Tarporley

4.2.4 The views of special interest, which should be retained, now include views of St Helen's Church, The Old Rectory and Salterswell House, as well as those of Beeston Castle, the Peckforton Hills and the Clwydian mountain range. The Vale Royal SPD 5 Landscape Character Assessment¹⁶ identifies that Tarporley includes the following landscape types:

- Type 2 Sandstone Ridge: Area 2b Sandstone Ridge Southern Sandstone Ridge
- Type Undulating Enclosed Farmland: Area 4c Eaton, Marton and Over Undulating Enclosed farmland.

4.2.5 The Cheshire County Landscape Character Assessment Area¹⁷ identifies the following landscape character types in Tarporley:

- Type 2 Sandstone Ridge SR2 Eddisbury (to the north)
- Type 3 Sandstone Fringe SF1 Kelsall (to the west)
- Type 3 Rolling Farmland RF2 Outlon (to the south and east)

¹⁶

http://www.cheshirewestandchester.gov.uk/residents/planning_and_building_consulta/total_environment/natural_environment/landscape/landscapecharacterassessment.aspx

¹⁷Ibid

- 4.2.6 The Tarporley Village Design Statement¹⁸ describes the character of the landscape setting of Tarporley as follows:

Tarporley lies in the heart of the Cheshire Plain in the midst of dairy farming countryside on the south side of Luddington Hill. Spectacular views open up from this point to the south-east across the Cheshire Plain, and over rolling countryside towards the Shropshire Hills in the far distance.

The views to the south and south-west from the high ground are of unrivalled beauty, with the Cheshire “sandstone ridge” pushing out of the plain and topped in the foreground by the medieval castle at Beeston. The well-wooded Peckforton Hills run away from this point towards Shropshire, bordered by well-maintained fields, predominantly of pasture, with the Welsh hills beyond.

Approaching the village from the north-east, the agricultural landscape merges into the more formal Portal parkland, with magnificent mature oak trees leading up to and surrounding a large mansion, with its entrance lodge close to the outskirts of the village. The presence of mature trees in the heart of the village contributes to the rural character. A particular feature and charm is the way in which fields of pasture land reach down into the village in an irregular and natural way, preserving the agricultural setting. Looking south from the High Street, the built environment of the village is in harmony with the landscape. Along the approach roads red sandstone walls, perhaps topped with hedges, form attractive boundaries.

The stone undoubtedly came from local quarries and is a visible link to the area’s geology.

The farmsteads surrounding the village have an evolving architectural vernacular with Tudor merging into soft red brick of the Georgian era. The farms themselves remain well managed and cared for, with tidy thorn hedges that are generally well stocked with trees. Many of these are mature although farmers are nurturing some saplings. The fields remain small and contribute to the intimate feel of the surrounding countryside.

- 4.2.7 The Village Design Statement also sets out information about the Settlement Pattern Character of Tarporley village:

Whilst there is a diversity of architectural types and form, the old village displays a strong linear pattern, reflecting its position as an important staging post in the days when horse drawn carriages were the principal means of transport. The village is tightly developed with few remaining open spaces. The majority of post-war development has taken place to the east and south with new houses now being constructed on the northern side. The scale of the developments at Torr Rise and The Woodlands have extended the built-up boundaries of the village. These estates of standard pattern houses, whilst not impacting on the historical vernacular, add little to the character of the village.

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http://www.cheshirewestandchester.gov.uk/residents/planning_and_building_control/spatial_planning/current_local_plans/village_design_statements.aspx

The High Street is where the majority of historic buildings are to be found. The generous street width is almost certainly a result of its former use as a market place following the grant of Royal Charter. The High Street remains the main thoroughfare and continues to be the 'centre' of the village by virtue of the concentration of commercial services situated along its length.

On Forest Road old cottages are found, some constructed in local sandstone and built to house waggons. More recent developments have taken place infilling gaps and developing housing estates on adjacent fields.

There are a number of roads, alleyways and paths leading off the High Street, some linking to new, small scale residential developments which in the main are sympathetic to the character of the surroundings. Leading off the High Street about half way along its length is Park Road. Bounded by a belt of mature trees, the road leads to the Hospital, Health Centre and the Primary School. Houses are a mixture of cottages, villas and postwar houses and bungalows. A number of footpaths lead off Park Road.

At the southern end of Park Road, before rejoining the High Street, is the original Fire Station.

- 4.2.8 The Neighbourhood Plan area is located within The Mersey Forest. The Mersey Forest is a community forest established in 1991 with the vision to “get more from trees” to help make Merseyside and North Cheshire one of the best places in the country to live. The Forest works with partners, communities and landowners across rural and urban areas, to plant trees and woodlands, improve their management and complement other habitats. This will increase woodland cover to 20% of the area. It will revitalise a woodland culture, and bring economic and social benefits through the transformed environment. The Mersey Forest Plan is a long term and strategic guide to the work of the Forest and its partners. There are a number of Policies which are relevant to Tarporley. These are:

C1. Urban areas, settlements and employment sites:

Plant individual trees, groups of trees and small woodlands on appropriate and available urban areas, settlements and employment sites, such as school playing fields, open spaces, streets, highway verges, in the grounds of large institutions, derelict land, and development sites. This may be particularly important in Chester. Target planting to meet identified green infrastructure needs.

C2. Settlement buffers:

Plant trees and woodlands around settlements to provide a buffer with the surrounding landscape, but maintaining important and valued views.

C14. Around Delamere Forest:

Create a well-wooded landscape around Delamere Forest and towards the Cheshire Plain. Extend and plant woodlands in agricultural areas, on steeper slopes of the Sandstone Ridge and Fringe, and along the long distance trail. It is inappropriate to plant on the sandstone escarpment ridge line. Take into account other habitats in the area such as meres and mosses.

Maintain and restore hedgerows and hedgerow trees and orchards. Create heathland and meadows.

C19. Rolling farmland from Tarporley to Winsford:

Create small copses and restore and plant hedgerows and hedgerow trees. Do not restrict long distance views to Lowland Plain, Weaver Valley, Peak District and the Peckforton Hills.

- 4.2.9 It is clear from the responses to the Questionnaire Survey in 2013 that Tarporley residents wish to maintain the rural character of the village. 97% of responses indicated that residents want to retain Tarporley's rural character with its diversity of building styles reflecting its history and only 1% indicate that this is unimportant or very unimportant.
- 4.2.10 Responses to the Questionnaire also indicated that Tarporley residents wish to maintain and include views over open countryside, the proximity of its dwellings to the countryside, shelter belts of trees and bushes and internal green spaces. 92% of responses indicated that residents want there to be shelterbelts of trees and bushes around new developments in order to reduce the sight of buildings and the appearance of urban sprawl. 84% of responses indicated that residents consider that it is very important or important to maintain the views of the fields across the Cheshire Plain from places adjacent to the High Street. 86% of responses indicated that residents consider it very important or important that green open spaces reach right up to the High Street.
- 4.2.11 The Parish Council considers that there are several local green spaces in Tarporley which are highly valued locally and which should be protected as Local Greenspace under paragraphs 76-78 of the NPPF. Table (ii) in Appendix I lists these local green spaces and provides information about how each meets the criteria in the NPPF. These local green spaces are also identified on Map 6 on page 45 below. Further information about the local significance of the allotments and bowling green on land adjacent to Site Allocation TH1/1 is provided in Section 4.3 below.
- 4.2.12 The Parish Council is also aware that there is a high level of demand for allotments locally; the allotments in the village have 38 members and there are about 26 people on the waiting list (as at August 2014). The Cheshire West and Chester Open Space Audit and Assessment of Need (January 2011)¹⁹ considers a range of different types of open space, including allotments. Recommendations suggest that Tarporley is a priority area for new allotment provision and there is also evidence of demand for children's facilities (aged under 12) and young people over 12.
- 4.2.13 Draft Policy TEH1 received a high level of support in the Informal Consultation undertaken in October 2014, with 98% of people agreeing with it, with 1 person objecting and another saying "don't know". In particular there was support for the retention for the existing green open spaces within the village, and some particular spaces were identified by respondents. Open green spaces are now identified within the Plan, using the definition in the NPPF. People did

¹⁹ Cheshire West and Chester Open Space Audit and Assessment of Need 2011
http://www.cheshirewestandchester.gov.uk/residents/planning_and_building_control/spatial_planning/emerging_local_plan/background_documents/open_space_audit_and_assessmen.aspx

not want any more building in the Conservation Area, and this was taken into account when drawing the new settlement boundary. However some respondents recognised the tension between not building in the open green spaces and the Conservation area, preserving the rural environment and the need to build more houses.

Policy TEH1 – Rural Character

Developers will be required to demonstrate that the design and layout of new developments enhance and protect local distinctiveness and the rural landscape character of Tarporley. Developers must take into consideration the principles set out in the Village Design Statement.

Any new development must consider existing landscape and townscape character and site boundaries. For any development adjoining open countryside a considered approach should be demonstrated; such as sympathetic transition from built form to rural, the protection of key landscape features and views, considered design layout, appropriate boundary treatment and high quality built form detailing.

Landscaping schemes should be designed to protect and enhance wildlife corridors. Opportunities should be taken to incorporate features into new build or retro fitted buildings which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes and these should also be considered as part of any new development proposal.

New developments on the best and most versatile agricultural land, and especially those on land with high quality soil, will be resisted.

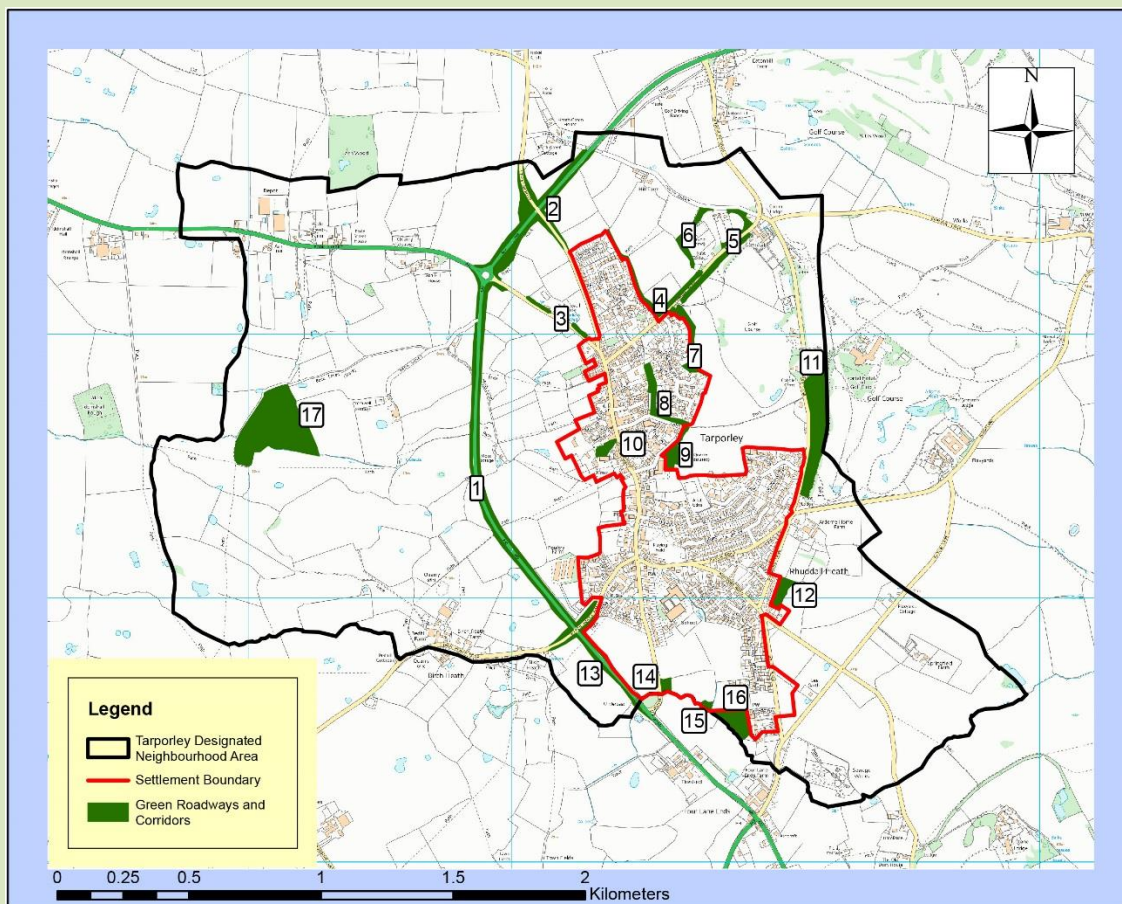
All new developments will be required to demonstrate consideration of the following rural character principles:

A. Trees, hedgerows, boundaries and ponds

- 1. Where open views across the countryside are already obscured, trees must be planted on the boundaries of development sites to act as a visual screen and shelter belts/wildlife corridors. Built edges and views of infrastructure should be softened by introducing small scale planting schemes using native broadleaved species. Rural views should be protected.**
- 2. The location and setting of tree planting should be designed to conserve and enhance local character and native tree species should be used.**
- 3. Existing mature and juvenile trees must be retained and protected on development sites. In the case of a tree which is deemed diseased or unsafe by a tree specialist, a suitable replacement native tree must be planted.**
- 4. The copse of trees and bushes located on both sides of the A49 and A51 (see 1 and 2 in Map 5 on page 44 below) must be maintained.**

5. The “green roadways/corridors” or shelter belts of trees and bushes within the village must be protected and extended when new developments take place. These are shown on Map 4 on page 43 and are listed in Appendix I Table (iv) on page 89.
6. Existing hedgerows must be retained, especially those on the side of roads within the Parish. Sections of hedgerows should only be removed for public road and footpath access to development sites. Any damaged hedgerows must be replanted with native hedgerow species.
7. New hedgerows are encouraged as boundary treatments around and within new developments.
8. Existing sandstone walls, including those which are part of hedgerows, must be retained and kept in good order.
9. Within the Conservation Area, general boundary features should be in keeping with the existing character of the immediate area and should include conservation of existing or inclusion of new red sandstone walling and black and white railings (“Cheshire railings”). Suburban style garden boundaries will be resisted. Outside the Conservation Area open plan gardens will be permitted.
10. Features that suburbanise the landscape such as close boarded fencing, kerbs, signage and lighting are inappropriate and should be avoided.
11. The rural character of the lanes adjoining new developments must be protected, for example by minimising signage and lighting, and not altering existing boundary features.
12. Existing water courses and wetland features such as ponds should be retained to enhance local biodiversity.

Map 4 Green Roadways and Corridors

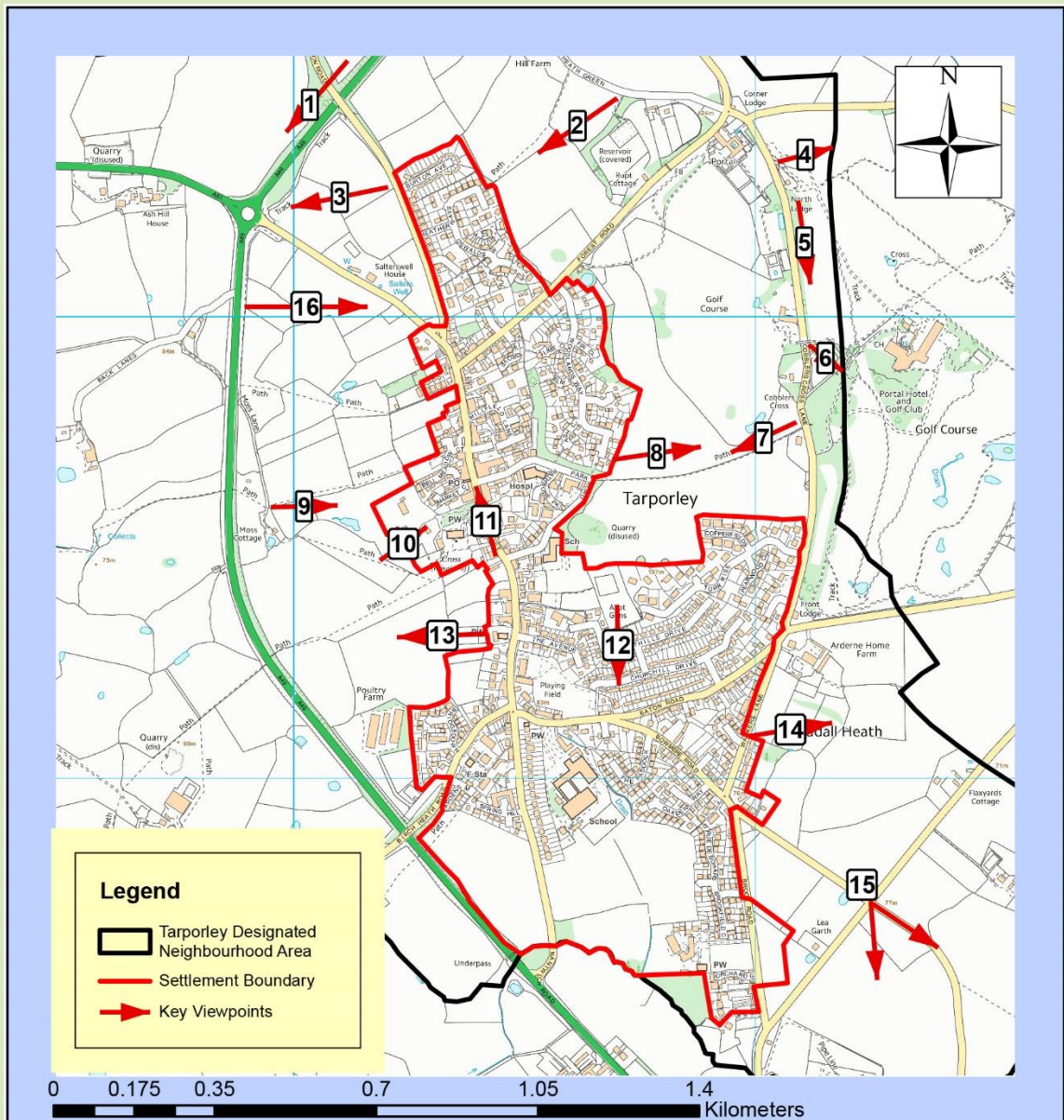


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B. Views

13. Important views out of and into the village must be retained. These views, updated from the Village Design Statement, are listed in Appendix I Table (i) on pages 83 and 84 and are identified on Map 5 Key Viewpoints on page 44. Where developments are in close proximity to open areas of countryside, they must be designed to limit adverse impacts on visual links to the countryside from within the development and from the public roads and open spaces.

Map 5 Key Viewpoints



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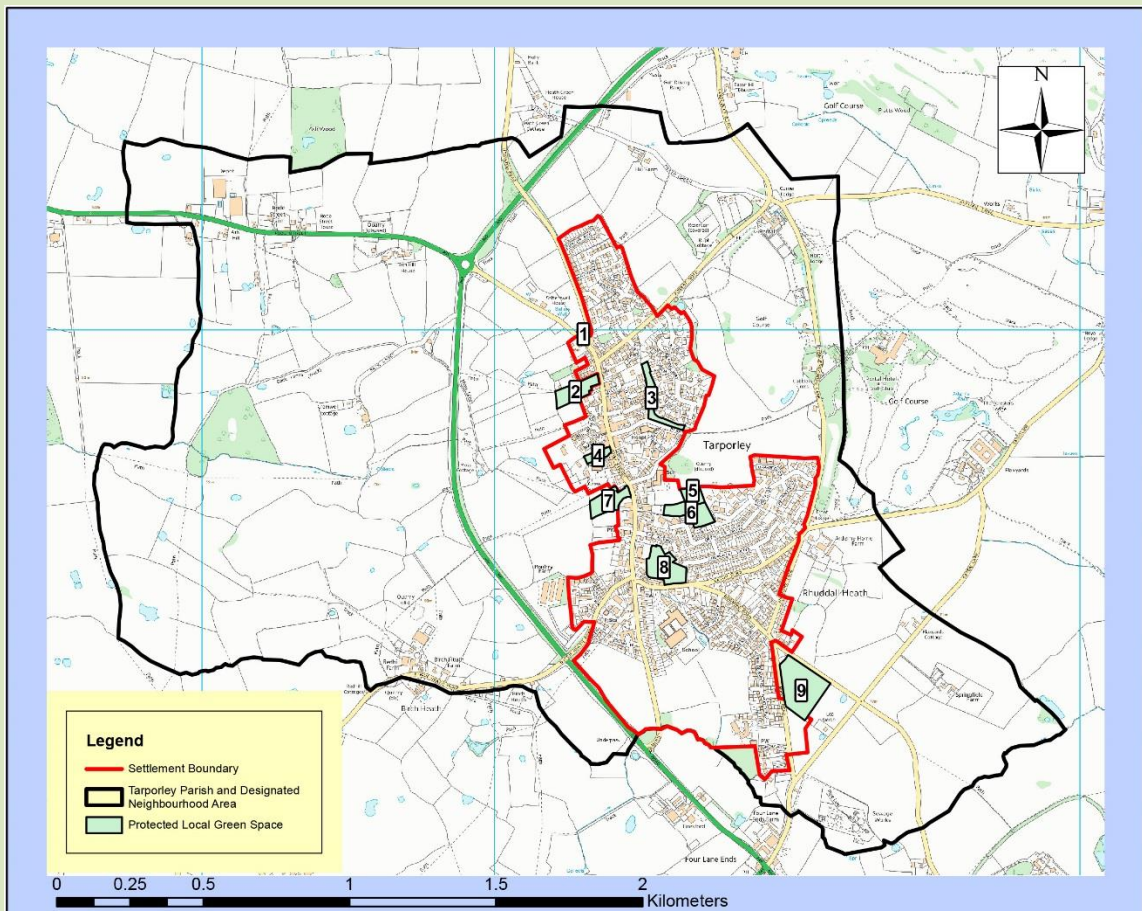
C. Green Spaces

14. Existing green spaces within the village must be retained. The protected Local Green Spaces (under paragraphs 76-78 of the NPPF) are identified on Map 6 on page 45 and listed in Appendix I Table (ii) on pages 85 to 87.

15. Outdoor Sports and Leisure Land is identified on Map 7 on page 46 and listed in Appendix IV Table (iii) on page 88. New developments must include the provision of open green spaces easily accessible to the public.

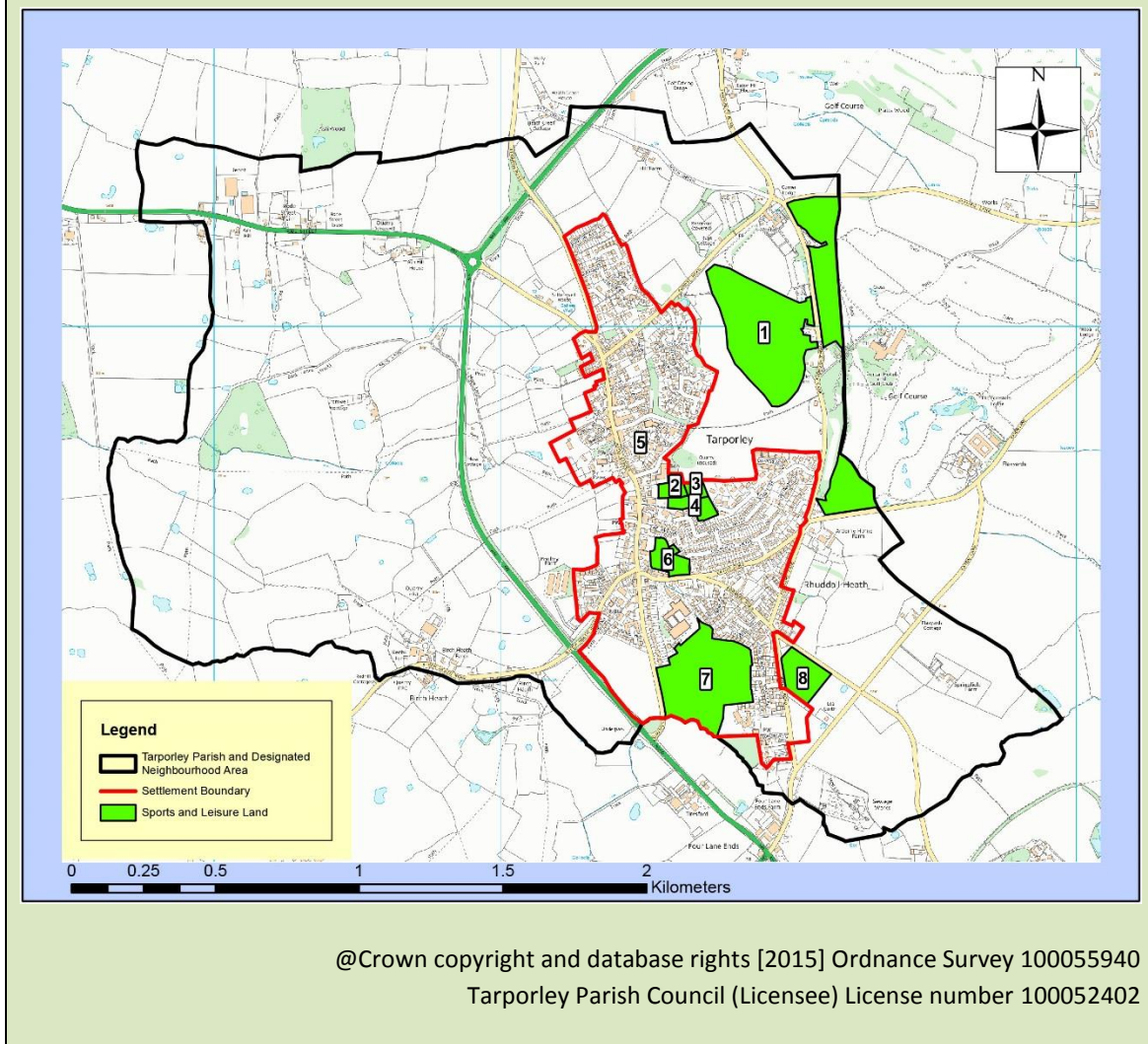
16. Allotment spaces must be made available where possible.

Map 6 Protected Local Green Spaces



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Map 7 Sports and Leisure Land



4.2.14 Responses to the Questionnaire also indicated that residents would prefer new developments to retain the open feel of the village with its easy access to the countryside. When given the choice between a compact or less compact village, 57% of responses indicated that a less compact village is the preferred option with 29% preferring a compact village. 14% of responses indicated no preference. 61% of responses indicated that residents do not want to see new dwellings built in existing gardens, while 18% did not consider this important. Respondents also commented that they did not wish to see Tarporley grow into a town. Residents were clearly concerned about the potential impact of large scale volume housebuilding on the traditional built form of Tarporley. The settlement has grown organically over time, resulting in a clustered settlement pattern of small groups of houses around the village centre. 79% of respondents to the Questionnaire preferred new development to be limited to schemes of up to 19 new homes.

4.2.15 In the Informal Consultation, 86% of respondents agreed with Draft Policy TEH2. The main reason given for objecting was the part of the policy which stated that no new buildings should be built in existing gardens. Recognising the support (61%) in the Questionnaire for this part

of the policy and the wish in the Informal Consultation replies for no more building in the Conservation area, this part of the policy was modified so that garden infill can only take place if the garden is outside the Conservation area and in gardens over 1/3 acre (0.12ha).

Policy TEH2 - Settlement Pattern

All new developments will be required to demonstrate consideration of the following settlement pattern principles:

- A. Tarporley’s Conservation Area must be retained, and any development within it (whether new or to existing buildings) must preserve and enhance that area.**
- B. In keeping with the majority of Tarporley’s residential developments, new residential developments should be limited to small to medium numbers of dwellings, and individual schemes should not exceed 20 dwellings on each site – see Policy TH2.**
- C. Layouts of houses should be in small clusters to promote a sense of community.**
- D. Wherever possible developers should construct vehicular exit routes out of the village which avoid The High Street.**
- E. No new separate dwellings should be built in existing gardens in the Conservation Area or in small residential gardens under 1/3 acre (0.12 ha).**

4.2.16 The Parish Council supports the Tarporley Village Design Statement (VDS) ⁽⁵⁾. These guidelines form the basis of Policy TEH3 - Design with the purpose of retaining Tarporley’s heritage and its rural character when new developments are proposed for the village. The Parish Council considers that the Conservation Area should be retained with its existing boundary and listed buildings.

4.2.17 Original architectural details such as cornices, fenestration, architraves, etc. are important to the character of the conservation area and preservation or restoration of these features will be encouraged. Article 4 Directions will be periodically reviewed by Cheshire West and Chester Council and applied to unlisted buildings within the conservation area to prevent erosion of character by otherwise permitted development alterations

4.2.18 89% of respondents in the Informal Consultation agreed with Draft Policy TEH3, with 6 people disagreeing and 4 people saying “don’t know”. Responses indicated that where future development does occur, there would be a strong preference for small developments (where numbers were specified, the preference was for developments of around twenty houses or fewer) rather than large new estates. In light of the objections, the requirement that roofs should be parallel to the road (as in the Village Design Statement) was removed as was the

reference to green roofs. There was a mixture of responses regarding styles; some people wanted traditional style houses to blend in with the Conservation Area and others wanted a more varied architecture and modern designs.

Policy TEH3 – Design

All new developments and alterations to existing properties will be required to demonstrate consideration of the following design principles and the detailed guidance contained within the Village Design Statement:

General Principles

- A. Reduction of visual impact should be a key consideration when designing buildings.**
- B. Sites should be planned so that light pollution is kept to a minimum and lighting at pavement level, rather than overhead street lights is encouraged.**
- C. Slate or plain tiles should be used for roofing purposes. Roofs should be pitched at not less than 35°. Garages should have pitched roofs.**
- D. Incorporation of a mix of uses in the overall development is encouraged.**

New Residential Development

- E. A mix of housing types and sizes is encouraged within each development, to provide variety in shapes and styles (rather than uniform, “off the shelf” house types) and to provide a mix of tenures.**
- F. The height of dwellings, away from High Street, should not be more than 2 storeys.**
- G. The design of dwellings should not be limited to traditional house styles, although designs should respect their context and the use of locally appropriate materials is preferred. Where styles are not traditional, they will need to demonstrate exceptional innovative design or excellence in environmental sustainability (see Paragraph 55 of the NPPF)**
- H. The construction of dwellings should demonstrate consideration of energy conservation. Resource efficiency measures such as water butts fed from roofs and sustainable low carbon technologies such as solar panels are encouraged where these do not adversely affect the character and appearance of the historic environment in the Conservation Area.**
- I. Away from High Street, dwellings should have front gardens and be of sufficient size that shrubs and small trees can be planted.**

- J. Where houses are built in terraces, and in properties with no side access to the rear, designated covered structures should be integrated into designs to support occupiers keeping their recycling bins at the front of their dwellings.**

Development within or adjacent to the Conservation Area

- K. Designs should be sympathetic to the character setting of nearby historic buildings and the Conservation Area.**
- L. Windows and doors that form part of the street scene in the centre of the village must respect traditional proportions and styles. For example large picture windows are not encouraged and 6 panel wooden doors with fan lights are preferred. If porches are provided they should be small and simple in design.**

- 4.2.19 Tarporley contains a large number of heritage assets. The Neighbourhood Plan seeks to protect these assets and promote an overall high quality setting for them, to sustain and enhance their significance for the enjoyment of the local community and visitors alike.
- 4.2.20 Following public consultation at Regulation 14 stage, it was suggested by Cheshire West and Chester Council that a further policy should be included to provide more comprehensive support for the historic environment in sustainable development, as well as an holistic approach to heritage issues, covering built heritage assets, below ground or archaeological heritage assets and the historic landscape. This should also help to address the archaeological implications of proposed development in the Area of Archaeological Potential in the centre of Tarporley, which is identified in the Cheshire Historic Towns Survey.
- 4.2.21 Tarporley's character and local distinctiveness is due as much to the numerous small, repetitive details as it is to individual historic assets. The cumulative negative impact of small-scale development, such as extensions, window replacement, etc. can destroy the uniformity and commonality which makes the area more than a collection of individual buildings. The Neighbourhood Plan recognises the contribution which small elements make to the character of the area and seeks to protect them.

Policy TEH4 – Protecting Heritage Assets

Designated and non-designated heritage assets enhance local distinctiveness and should be preserved in a manner appropriate to their significance. All development should seek to protect and, where possible enhance, both designated and non-designated heritage assets and historic landscape character, and put in place measures to avoid or minimise impact or mitigate damage.

Action for the Parish Council

Action 9 - The Parish Council will work to secure the protection of the range of environmental and heritage features within the village highlighted above as being of particular significance for maintaining its rural and historical character by:

- Responding to planning applications, in line with the Neighbourhood Plan policies;
- Enhancing and promoting the environmental features on any public land (e.g. the playing field).

These Policies for Environment and Heritage meet the following Neighbourhood Plan Objectives:

Neighbourhood Plan Objectives

1. To deliver a housing growth strategy tailored to the needs and context of Tarporley as a Key Service Centre for the rural area.
2. To deliver integrated transport infrastructure proportional to the growth in local needs, improving traffic management, car parking, pedestrian and cycle routes to create a pleasant and safe environment.
3. To ensure sensitive, sustainable development which protects and enriches the landscape and built setting heritage assets, and respects the Village Design Statement.
7. To protect and enhance the value of green space and landscape to support nature conservation.
8. To maintain a green buffer zone around the perimeter of the Parish to ensure it does not merge with neighbouring settlements.
9. To involve local people on an ongoing basis in the process of plan-making, monitoring and delivery of development.
10. To maintain a diverse, cohesive, safe and healthy community with greater use of shared facilities.

Local Planning Policies**Adopted Vale Royal Local Plan, Vale Royal Borough Council, 2006**

NE1 Protection of Nature Conservation Resource
 NE6 Wildlife Corridors and Green Wedges
 NE7 Protection and Enhancement of Landscape Features
 NE8 Provision and Enhancement of Landscape in New Development
 NE9 Trees and Woodland

BE1 Safeguarding and Improving the Quality of the Environment
BE5 Historic Environment – Listed Buildings
BE10 Historic Environment – Conservation Areas
BE11 Development of Sites outside the Conservation Area
BE13 Ancient Monuments/Archaeological sites
BE14 Other sites of Archaeological Importance
T13 Car Parking

Cheshire West and Chester Local Plan (Part One) Strategic Policies, adopted 29 January 2015

STRAT 1 Sustainable development
STRAT 8 Rural area
STRAT 9 Green Belt and Countryside
STRAT 10 Transport and accessibility
SOC 5 Health and wellbeing
SOC 6 Open space, sport and recreation
ENV 2 Landscape
ENV 3 Green infrastructure
ENV 4 Biodiversity and geodiversity
ENV 5 Historic environment
ENV 6 High quality design and sustainable construction

Cheshire West and Chester Open Space Assessment 2011

http://www.cheshirewestandchester.gov.uk/residents/planning_and_building_control/spatial_planning/emerging_local_plan/background_documents/open_space_audit_and_assessmen.aspx

4.3 Housing



New housing, Market Court

- 4.3.1 Tarporley is an attractive village with an excellent range of services and facilities, making it a highly desirable residential location. The Cheshire West and Chester Local Plan (Part One) Strategic Policies, adopted 29 January 2015 identifies in Policy STRAT 8 Rural Area that Tarporley should accommodate growth of at least 300 dwellings over the Plan period 2010 - 2030. The Policy advises that development should be appropriate in scale and design to conserve each settlement's character and setting, and that residential development should be accommodated within or directly adjoining the key service centres. The levels shown reflect the role and function of the settlement as well as constraints. Paragraph 7.24 of the Cheshire West and Chester Local Plan (Part One) Strategic Policies, adopted 29 January 2015 supports Neighbourhood Plans bringing forward policies to meet the specific requirements and needs of a community.
- 4.3.2 There is considerable pressure for new housing development in the village. Recent significant developments to have been granted full or outline planning permission since the commencement of the Cheshire West and Chester Local Plan (Part One) Strategic Policies, number 263 dwellings (as at July 2015) and include the following as shown in Figures 2 and 3 below on page 54 and in Appendix III. A further 5 dwellings with extant planning permission, granted prior to the Plan Period, have been built out and completed since the commencement of the Period. Assuming that all plots with planning permission are built out within the Plan Period (which is considered highly likely), this leaves a net housing requirement of at least 32 dwellings for Tarporley over the Plan Period (to 2030).

Significant Planning Approvals in the Plan Period

Development	No. of Dwellings Granted Full Planning Permission	No. of Dwellings Granted Outline Planning Permission
Heathfields	34	0
Brook Farm/Brook Road	90	10
Nantwich Road	95	0
Birch Heath Road	18	0

Figure 2 Significant Planning Approvals in the Plan Period

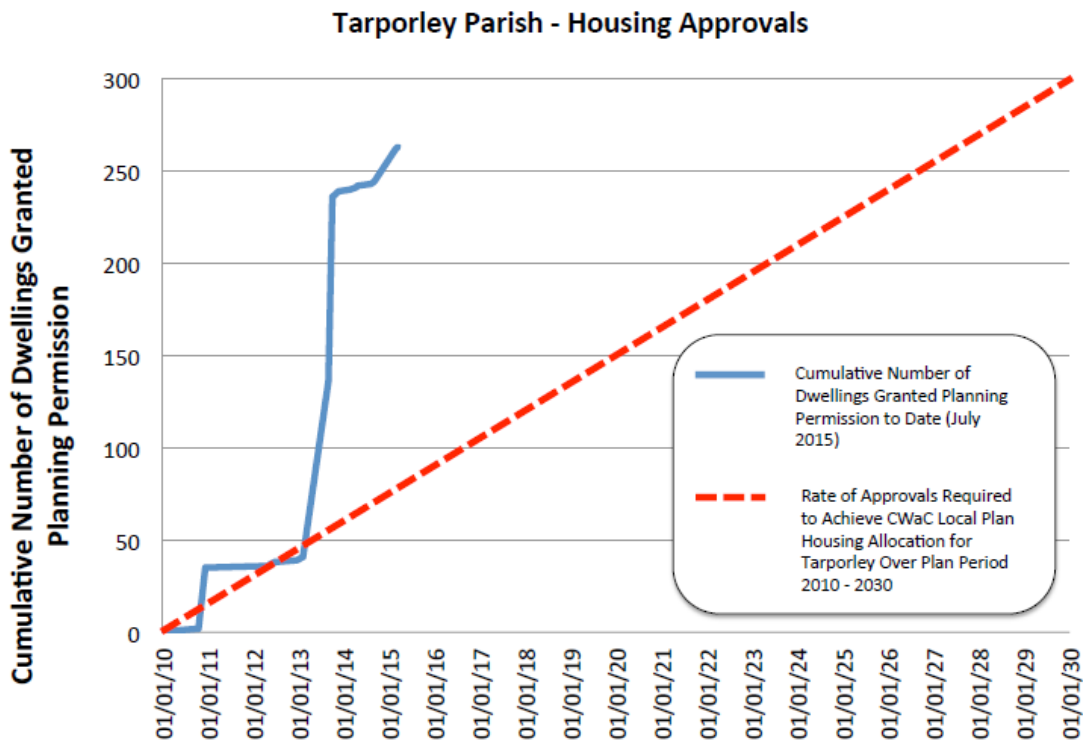


Figure 3 Housing Approvals

4.3.3 Cheshire West and Chester Council has recently produced an up to date Housing Land Monitor (HLM, April 2015)²⁰; the breakdown of completions and commitments by spatial area will be

²⁰

http://www.cheshirewestandchester.gov.uk/your_council/policies_and_performance/council_plans_and_strategies/planning_policy/local_plan/background_documents/monitoring_reports.aspx

detailed in the Annual Monitoring Reports. The HLM 2015 indicates that the 2014/2015 completions for Tarporley are 52 (net) dwellings (the individual sites are listed in Appendix One of the HLM). A schedule of sites accompanies the HLM which shows the planning permissions, and number of units that are outstanding by spatial area. Tarporley has 172 net dwellings that have an extant planning permission.

- 4.3.4 There have also been a number of small infill developments of one or two homes in the period giving a total of 10 net units over the 5 year period since 2010 within the settlement boundary. This scale of development makes a significant contribution towards the maximum figure of 300 new dwellings already, but it is important that the Neighbourhood Plan provides a robust and deliverable planning framework for any further development proposals which may come forward within the Plan period.
- 4.3.5 The 2013 Questionnaire Survey provided the following headline results for housing:
- 86% of respondents supported limiting housing development up to 2030 to a maximum of 300 homes.
 - 79% preferred new house building to be limited to developments of a maximum of 19 houses.
 - 78% strongly agreed that developments should contain a mixture of housing types, sizes and tenures.
 - 87% agreed or strongly agreed that affordable housing should only be built to address the needs of the local community.
 - A significant number of respondents who expressed a housing need indicated a need for small dwellings (flat, maisonette, starter home) and 72% of this requirement was for private sector housing.
 - Among open comments made about housing in the Parish, recurring themes related to housing growth outstripping infrastructure, the need for more properties for first time buyers and, with an ageing population, more properties for older people.
- 4.3.6 The results of the informal consultation on the emerging Draft Plan in October 2014 demonstrated an overall level of support for Draft Policy TH1 with 65 respondents or 73% supporting the policy, although there were a number objecting (17 or 19% of respondents) and 7 or 8% “don’t know”. There were also 57 comments, with the majority focused on 300 being the “absolute maximum” or that it was too much. A number of people were concerned as to what was already included in the 300 i.e. whether existing developments / applications count towards this. A smaller number (5 responses) thought that the figure should be higher. A couple of people were concerned around ‘loopholes’ in the wording such as ‘don’t like the word ‘may’ and define ‘significant community benefit’, explain ‘Community Right to Build’ and ‘Neighbourhood Development Order’. In response the Draft Plan was amended. The term “significant community benefit” would include for instance the relocation of the health centre to provide improved facilities. Following this consultation process, and further discussions with Cheshire West and Chester Council, the Parish Council also made the decision that the

Neighbourhood Plan should determine the settlement boundary to provide greater certainty for residents and developers.

- 4.3.7 Beyond the village of Tarporley, the wider Parish includes a number of farms with associated outbuildings. The sensitive adaptation and re-use of redundant or disused rural buildings for housing may also be acceptable where buildings are of permanent construction and their re-use would lead to an enhancement to the immediate setting.

Quantity and scale of new housing development

- 4.3.8 Tarporley has developed and expanded incrementally over time. The core of the village is medieval in origin; Tarporley is mentioned in the Domesday Book and the market received a Royal Charter in 1292. Development of the village, therefore, has taken place over a long period of time, in phases, with the most significant growth occurring in the post war period. A substantial area of local authority housing was built off Eaton Road, followed by the private housing estates off Forest Road and other estates were constructed to the south and east of the village. Small infill developments within the heart of the village have generally been well integrated with appropriate use of materials, scale and design. The Neighbourhood Plan provides opportunities for the Parish Council and local people to influence new housing development to help ensure that the quantity, scale and type of new housing is appropriate to Tarporley and provides for the changing needs of the local community.

Settlement Boundary

- 4.3.9 The Parish Council considers that it is important that any new development relates well to the existing village and that growth is managed to ensure that the strong sense of a rural village community is maintained. Therefore, a settlement boundary and accompanying policy are provided in the Plan in order to provide certainty and to inform decisions on planning applications for new housing in the village. The settlement boundary is based on the previous settlement boundary identified in the Vale Royal Local Plan, updated and amended to take into account more recent new development and existing commitments (outline and full planning consents) for new housing. The identified settlement boundary also provides sufficient flexibility in terms of potential sites for the relatively small numbers of additional new houses likely to be required over the Plan period, to meet the overall figure of at least 300 new homes. It is important to note that the proposed settlement boundary may be amended further during the Plan preparation process to take account of development proposals which come forward and are granted consent during this period. Draft Policy TH1 was supported by 65 (71%) of respondents in the informal consultation in October 2014, but it is important to note that the Draft Policy did not include a proposed settlement boundary at the time of the consultation.
- 4.3.10 The Parish Council would support, in principle, the relocation of major health and community facilities to a new site as part of wider investment plans in local provision. To support the facilitation of this, a call for sites will be undertaken within 3 years of the Neighbourhood Plan being made, with the specific aim of identifying suitable sites adjacent to the settlement boundary for the relocation of major community facilities. The relocation of such facilities would provide an opportunity for the former site to be considered for redevelopment for

housing and a degree of enabling development on the site of the new facilities would support the financial viability of their provision. It is expected that if such a scheme came forward through an appropriate community led and supported mechanism, then this would be supported even if the 300 housing target had already been exceeded.

- 4.3.11 The Parish Council has considered in detail the representations submitted during the Regulation 14 public consultation on the Draft Plan, including proposed site allocations. The Parish Council has determined that the proposed settlement boundary in the draft plan should be retained for the following reasons:

Evidence of small windfall sites

Tarporley has always had a significant number of planning approvals for new housing coming forward through small scale windfall applications. Since the beginning of the Plan period (2010) the following proposals have received planning consent:

- Conversion of existing first floor apartment into two apartments including new external staircase and alteration to ground floor retail unit entrance at 33 Millfield Lane, Tarporley Cheshire CW6 0BF Ref. No: 14/05288/FUL Received: Thu 18 Dec 2014 Status: Approved.
- Two storey dwelling on land fronting 26A Forest Road, Tarporley Ref. No: 14/02490/FUL Received: Tue 10 Jun 2014 Status: Approved.
- New dwelling on land at 10 Park Road, Tarporley Ref. No: 14/01821/FUL Received: 29 Apr 2014 Status: Approved.
- Dwelling with detached garage on land at rear of The Cottage, Common Lane, Tarporley Cheshire Ref. No: 14/00199/FUL Received: Mon 20 Jan 2014 Status: Approved.
- Revised siting of approved bungalow on land at rear of 4 Bowmere Road, Tarporley Cheshire Ref. No: 13/05039/FUL Received: Mon 18 Nov 2013 Status: Approved.
- Conversion of redundant agricultural buildings to 3 dwellings, erection of garage block and conversion of existing outbuilding to garage block at Redhill Farm, Birch Heath Road, Tarporley, Cheshire CW6 9UR Ref. No: 13/02962/FUL Received: 05 Jul 2013 Status: Approved.
- Partial conversion from employment use to one live/work 3 bed unit and one residential 2 bed unit, both with first floor extensions and external alterations at The British School, Eaton Road, Tarporley Cheshire CW6 0BP Ref. No: 12/05017/FUL Received: Mon 12 Nov 2012 Status: Approved.
- Change of use of building from ancillary accommodation to Rupt Cottage to independent dwelling adjacent to Rupt Cottage, Forest Road, Tarporley, Cheshire Ref. No: 12/04123/FUL Received: 12 Sept 2012 Status: Approved.
- Two storey detached dwelling and double garage and change of use of existing building on site from commercial to residential at Arderne Estate Office, Cobblers Cross Lane, Tarporley Cheshire CW6 0DH Ref. No: 12/00324/FUL Received: Tue 24 Jan 2012 Status: Approved.

- Demolition of existing bungalow and erection of two dwellings with a detached garage at 24 Bowmere Road, Tarporley, Cheshire CW6 0BS Ref. No: 11/05011/FUL Received: Mon 24 Oct 2011 Status: Approved.
- Change of use existing building to dwelling with associated alterations at Regina Coeli House Ltd Bakehouse rear of 28 Forest Road, Tarporley, Cheshire CW6 0HX Ref. No: 10/01855/COU Received: 12 Aug 2010 Status: Approved.
- Construction of new dwelling on land adjacent to 1 Woodlands Way, Tarporley, Cheshire Ref. No: 10/00071/FUL Received: Wed 13 Jan 2010 Status: Approved.

Total: 15 net units

Projected forward over the next 12 years, at a rate of around 15 new dwellings over 5 years (2010 – mid 2015) small scale windfall proposals are likely to provide around 36 new houses over 12 years.

(Note – Cheshire West and Chester Council advised that to avoid double counting with any sites that already have been included in the future housing supply ie planning commitments with a three year permission, allowance should only be included after year 3, therefore the forecast should be projected forward over the next 12 years.)

High School

The representation submitted by the High School included the proposed use of part of the grounds for improved access and a school bus drop off area. Such a proposal would probably include part of the existing playing fields, and could potentially be supported financially by a small amount of housing on part of the site. If part of the playing fields area was redeveloped for housing, it is likely that a financial contribution could be used to bring other areas of the school grounds into open space / playing pitch type uses through improved drainage. The Plan supports such an approach, but proposals are at a very early stage of discussion. Any further comments submitted by the High School and Cheshire West and Chester Council will be used as part of the evidence base to support this approach.

Site allocation – Former Royal British Legion Site

A representation was submitted at Regulation 14 consultation from the agents acting for the Royal British Legion (RBL) for a proposed site allocation for a mix of uses on the former club site. Representatives from the agents for the current landowners (Savilles), the current landowners (Royal British Legion), and the preferred developer (Enlightened Developments) met informally with the members of the Parish Council and steering committee and have agreed to progress work on bringing forward the site.

Although proposals are at a very early stage of development and discussion, the site is considered suitable for the development of at least 9 new housing units, likely to comprise a mix of smaller houses and retirement type homes. The Parish Council is committed to remaining engaged in these discussions and is sensitive to other proposals for the site including addressing the need for public parking, and possible expansion of the Primary School.

New development should include an appropriate level of open green space on the site. The existing allotments and bowling green are highly valued and if possible should be protected and enhanced in any development proposals.

Proposed Partial Review of the Neighbourhood Development Plan

- 4.3.12 The Parish Council supports, in principle, the proposed relocation of major health and community facilities to a new site as part of wider investment plans in local provision. Discussions are at an early stage, and it would be premature to identify a site at this point in time.
- 4.3.13 It would not be appropriate to delay the Submission of the Plan until such time as the relevant health and community organisations were in a position to move forward with firm proposals on an identified site.
- 4.3.14 The relocation of such facilities would provide an opportunity for the former site to be considered for redevelopment for housing. A degree of enabling development i.e. market housing, on the new site would support the financial viability of providing major new community and health facilities. Such a site should be on land adjoining the existing settlement boundary.
- 4.3.15 It is proposed that interested landowners and agents will be invited in due course to submit sites for consideration for the proposed new site for health and major community facilities. The process for determining the site has not yet been agreed, but it is proposed that it will involve considerable community engagement and consultation.
- 4.3.16 Therefore it is proposed that the Submission Plan should include a proposal for an early partial review of the Plan which includes a review of the settlement boundary. This would be in tandem with the identification of a suitable site to be brought forward under a Community Right to Build Order / Neighbourhood Development Order / other appropriate community led mechanism and would take place within 3 years of the Plan being made.

Policy TH1 – Supporting New Development within the Settlement Boundary

Within the defined settlement boundary for Tarporley (see Map 8 below) at least 300 net new homes and other development appropriate to the key service centre will be provided over the Plan period up to 2030.

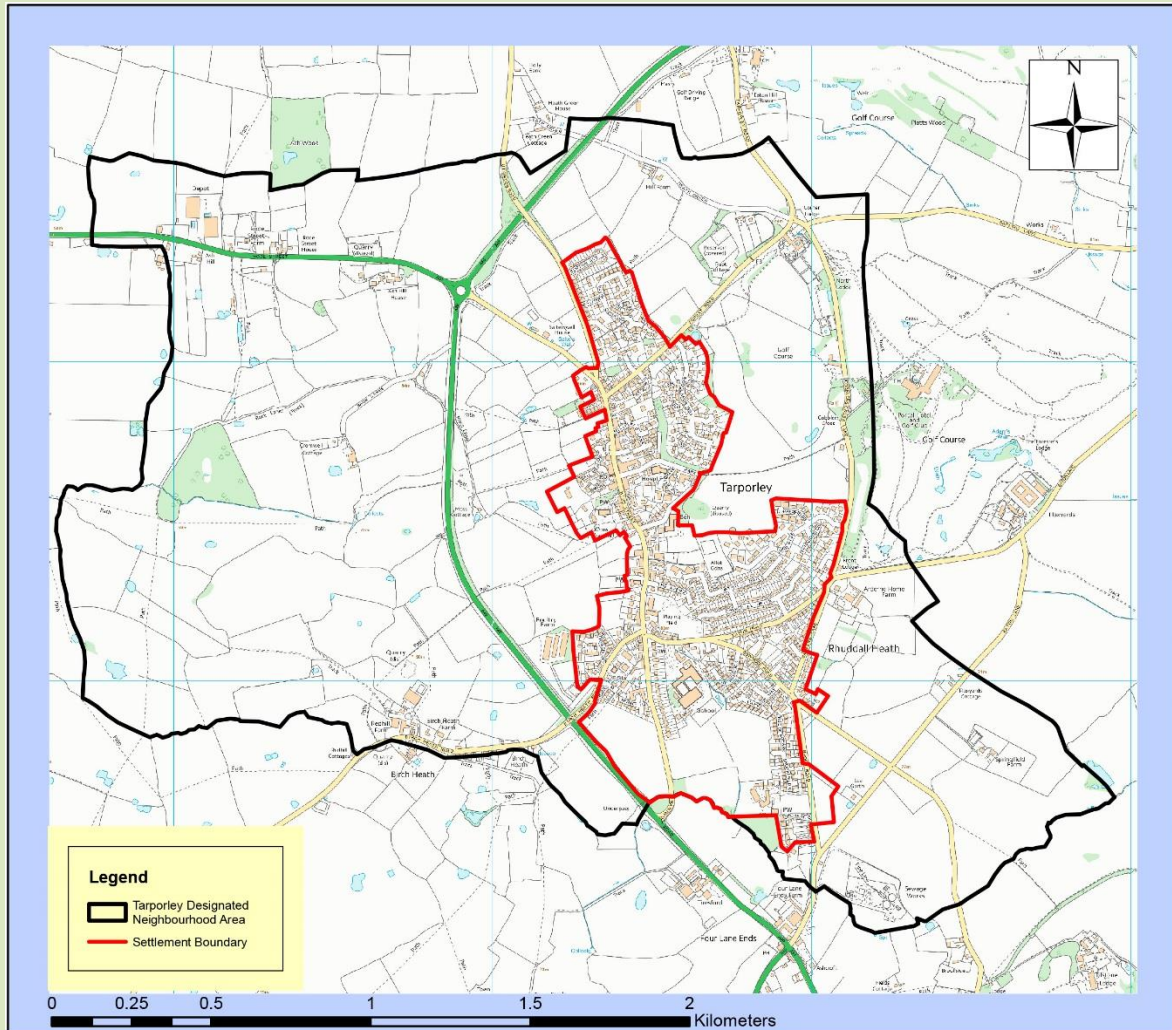
In the wider rural area the sensitive adaptation and re-use of redundant or disused rural buildings for small scale housing schemes may also be acceptable where buildings are of permanent construction, and their re-use would lead to an enhancement to the immediate setting.

A site allocation, TH1/1 Former Royal British Legion Site is identified on Map 8 on page 59 below for a mix of uses including new housing.

Development proposals over and above 300 houses, may be permitted if:

- A. Significant community benefit is provided, through facilitating the relocation and delivery of major community facilities from the village centre to the outskirts in line with Policy TIFC3, and
- B. Within or adjoining the settlement boundary proposals are brought forward under a community right to build order or neighbourhood development order.

Map 8 Settlement Boundary



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4.3.17 The Royal British Legion (RBL) through their agents submitted a representation to the Draft Neighbourhood Plan Consultation advising that the local club has made the decision to cease trading, although the allotments and bowling green continue to be very well used. RBL are currently investigating the re-development options of its land holding in Tarporley, which consists of a site with three parts, club house and car park, the bowling green and the

allotments. The site is at an early stage of the development process and there are a number of local planning issues to consider. Pre-application advice from Cheshire West and Chester Council regarding the principle of redevelopment on the site has been provided to the site's owners. Key messages from this advice are:

- No objection to the principle of development on parts of the site.
- The Conservation Team have advised that the existing buildings do not make a positive contribution to the Conservation Area and its loss would not be opposed.
- 'Wholesale' redevelopment of the site would alter the character of the village, as the rear of the site forms part of a wider area of open space which expands to the north and separates the historic core from the southern properties.

In addition the bowling green and allotments receive protection under Paragraph 74 of the NPPF and under Cheshire West and Chester's Local Plan (Part One) Strategic Policies 2015 (Ref. Policy SOC 6 Open space, sport and recreation).

4.3.18 However there is potential to explore alternative sites for the re-provision of the bowling green and allotments, because the Local Plan permits this "where equivalent or better replacement quality and quantity open space, sport or recreation facilities" can be provided in a suitable location.

4.3.19 The site is located within the settlement boundary near the centre of the village and the history of the site is complex. The land originally belonged to Mr Marshall Brooks as part of the Portal Estate and is owned (as of August 2015) by the Royal British Legion to be held under the terms of a Declaration of Trust which states the purpose to be:

".. to permit the same to be used in perpetuity under the name of Tarporley Branch of The Royal British Legion for the purpose of pursuing particularly but not exclusively in the area of Tarporley and its surrounding district all or any of the charitable aims and objectives of the Trustee which are expressed in its Royal Charter of Incorporation ("the Royal Charter") the Tarporley Branch being a duly constituted unit of the Trustee as defined in the Royal Charter"

4.3.20 The whole site was gifted by Mr. Marshall Brooks, originally in three separate parcels with slightly different histories.

4.3.21 In 1926, when the bowlers lost the use of the green at their local pub, the land was made available for them to use as a bowling green. They paid an annual £1 rent and built the green and later a bowling clubhouse. The bowlers have continued to use the green to this day, operating independently of the RBL until 1981, when they changed their name to Tarporley RBL Bowling club for the purposes of entering competitions and applying for grants.

4.3.22 It is believed that land for an RBL clubhouse had been provided for a peppercorn rent in 1926 and then in 1966 the site occupied by the clubhouse and car park was gifted to the RBL.

4.3.23 The field in between clubhouse and bowling green was used for community activities, for example an annual fair, and then later the fields were rented by a pig farmer until 1973 and in 1974 Mr Marshall Brooks offered the land for allotments, on its current footprint. It appears that this was used by Tarporley Gardeners Association until 1986/7.

- 4.3.24 It was not until 1986/7 that ownership of the bowling green and allotments was gifted to the Tarporley Branch of the RBL. Tarporley RBL Allotment Holders was founded and a rule was made at the time that all plot holders were members of both the Club and the Branch of the RBL and that ex-servicemen had priority over others.
- 4.3.25 In 1999 ownership of all three parcels of land were transferred to RBL headquarters in London.
- 4.3.26 The Tarporley RBL club has ceased and the clubhouse closed on 31 December 2014. This has prompted the RBL to seek a purchaser of the entire site with a view to development.
- 4.2.27 For several years Cheshire West and Chester Council have paid rent for the car park to be publically available and it continues to be well used by shoppers, employees of local businesses, bowlers and allotment holders and parents dropping off and picking up from the Primary School. Loss of the car park would have a significant impact on the village as a whole and especially the Primary School, bowlers and allotment holders, because there is currently nearby vehicle access to these amenities.
- 4.3.28 A Parking Survey undertaken by Cheshire West and Chester Council in September 2014 showed the high use of the car park during key times of the day, namely at 81% occupancy at 8.30 am, 97% at 11 am and 110% at 3.30 pm. During the survey period of 7.00 am to 7 pm, the car park, (with 31 marked spaces) was used by 110 vehicles.
- 4.3.29 The allotments and bowling green are very well used not only by plot holders and members of the bowling club and visiting teams, but also by villagers and visitors who walk onto the land to enjoy the site, the peace and the views. There are 39 plot holders and approximately 50 bowlers. The number of users is of course considerably higher than this since most allotment plots are tended by families rather than individuals and the bowling green is used in regular competition against visiting teams. Whilst Cheshire West and Chester Council have indicated to the landowner the potential to explore offsetting the loss of these spaces by providing replacement facilities elsewhere, the community consider this site special because of its location. Currently (September 2015) there are petitions in village shops being signed in support of retaining the current bowling green and allotments. Furthermore the creation of a crown green bowling surface takes several years, not just one or two seasons. Not only is the site central to the village allowing users to walk to it, but it also affords spectacular views to the Sandstone Ridge, Peckforton Hills, Beeston Castle and the Clwydian Range of Mountains. It is one of the Key View Points (Number 12 in Appendix 1 Table (i)) identified in this Neighbourhood Plan and also in Tarporley's Village Design Statement. With use of the site since 1926 it forms part of the history of Tarporley. For these reasons the Neighbourhood Plan designates the bowling green and allotments as Protected Local Green Spaces, in accordance with the NPPF criteria.
- 4.3.30 Nevertheless, sensitive and appropriate re-development of the part of the site currently occupied by the closed clubhouse and still open and well used car park could make a contribution towards the target figure of at least 32 new homes over the Plan period, and provide a development which reinforces the character of the settlement.

4.3.31 At the time of writing the owners (RBL) are at an advanced stage of selling the site to a property developer. The Primary School has expressed interest in expansion and land adjacent to its current site may be useful for this purpose. Whilst the bowling green and allotments will be protected, development of the clubhouse and car park will be supported for the following uses:

- School expansion;
- Housing Development;
- Parking (to retain at least as much parking space as currently, and to retain access to the Primary School, allotment and bowling green sites);

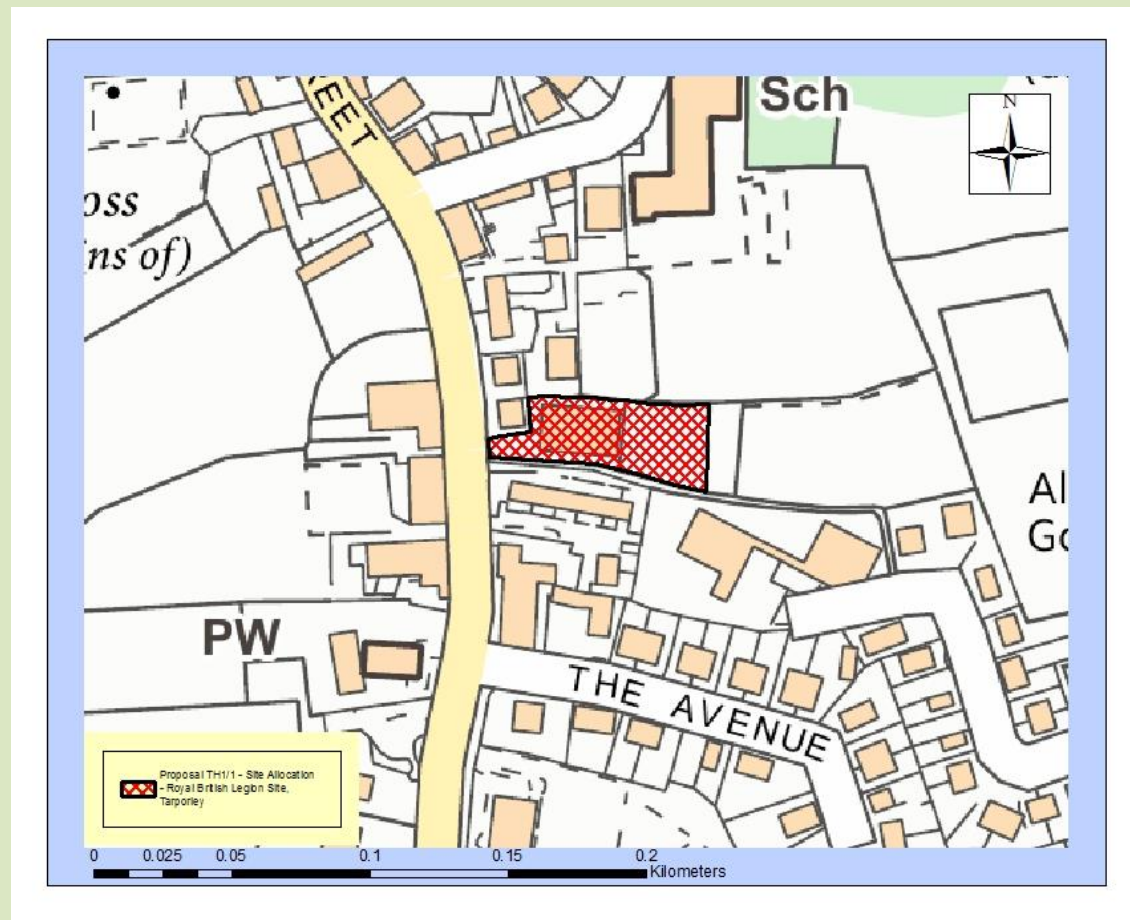
4.3.32 The Parish Council will work with the site's owners to support the re-development of the site within the planning framework provided in the Neighbourhood Plan.

Proposal TH1 /1 Site Allocation – Royal British Legion Site, Tarporley

The site of the Royal British Legion Hall and associated car park as shown on Map 9 on page 63 is allocated for new development. Proposals should include an appropriate mix of the following uses:

- **Housing development**
- **Car parking – Car parking is a significant issue for the community so no loss in the number of spaces from the existing car park would be permitted to maintain safe vehicular access to the Tarporley Church of England Primary School, bowling green and allotments;**
- **Education use – Consideration should be given to supporting a possible expansion of the Tarporley Church of England Primary School.**

Map 9 Site Allocation – Former Royal British Legion Site, Tarporley



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- 4.3.33 Tarporley has seen significant house building in recent years; in excess of 260 new homes have been granted planning consent since 2010, of which many have already been built. There is a risk that this scale of development in the early years of the Plan period will lead to major constraints on new development for the remaining 15 years. Such a situation clearly would not be acceptable and there is a need for the Plan to guide the phasing of new development to ensure a more balanced supply is brought forward over a sustained period of time to meet objectively assessed housing need.
- 4.3.34 Rather than large scale uniform developments of a single type and size of housing in a couple of locations, it is considered that it would be more appropriate for the village to continue to develop in a phased manner over time, with small to medium sized schemes of up to 20 houses, in a range of styles, sizes and tenures. Affordable housing should be fully integrated into development schemes wherever possible, and not provided as a separate element off site or away from other types of housing.

4.3.35 The results of the informal consultation on the emerging Draft Plan indicated overall support for Draft Policy TH2 with 65 respondents (71%) supporting the Draft Policy. However 16 respondents (17%) objected and there were 11 (12%) “don’t knows”. There were 51 comments ranging from ‘20 is high enough’ and ‘no large developments’, to ‘far too restrictive’, and ‘larger developments will be needed to attract the bigger developers and better benefits for the community’. There were also a number of comments around the need to define a settlement boundary instead of ‘within or adjacent to the built-up area’. There was a comment that ‘affordable housing is given as an exception. Such housing should only be integrated with market housing in the future and cannot therefore stand in isolation as an exception’. One comment suggested that ‘paragraph 2 would as worded, allow a developer to drag his feet on completing the scheme just to thwart his neighbour’. As a result the settlement boundary was defined in Draft Policy TH1 and this is referred to in Draft Policy TH2. This policy will deliver 100 per cent affordable exception sites and sites where it can be satisfactorily proven that a subsidiary element of market housing will facilitate the delivery of an identified local affordable housing need, subject to the proposals fulfilling the other policy requirements.

Policy TH2 – Scale of New Housing Development

Development proposals for housing schemes of up to 20 dwellings will be supported within the settlement boundary of Tarporley village, subject to Policy TH1, and the overall figure of at least 300 houses.

No development of 5 or more dwellings will be permitted on a site adjacent to one that has previously been granted planning permission for housing of 5 or more dwellings until at least 5 years has passed since the occupation of the last dwelling on the adjacent site.

Exceptions may be permitted where additional housing development involves any of the following:

- A. The redevelopment of brownfield land and any assets of environmental value on the site are protected and enhanced; or**
- B. The sensitive conversion of existing buildings; or**
- C. Schemes delivering major health, major community facilities, major open space or major sports provision for the village where market housing is required as part of enabling development to support the viability and delivery of these facilities; or**
- D. Affordable housing-led ‘exception’ schemes where it can be demonstrated that a small subsidiary element of market housing is essential to enable the delivery of affordable housing to meet local needs.**

Housing to meet local needs

4.3.36 The results of the Questionnaire Survey in 2013 clearly demonstrated local support for more affordable, smaller scale housing to meet the needs of local people, and particularly properties for first time buyers and older people. There is a concern that recent proposals for new housing have been predominantly larger scale 4 or 5 bedroom properties for private sale at prices beyond the reach of many local residents. For example, the Brook Road / Brook Farm development includes the following house types and sizes:

- Market housing: 28 units of 3 & 4 bedrooms and 32 units of 4 & 5 bedrooms (Total 60) and
- Social housing: 30 units of 2 & 3 bedrooms.

4.3.37 The informal consultation on the emerging Draft Plan in October 2014 showed a high level of support for Draft Policy TH3 with 77 respondents (82%) supporting the Draft Policy, 8 (9%) objecting and 9 (10%) don't know. There were a mix of 25 comments with no major theme. The comments included the need to ensure the right mix of houses, including bungalows and houses for elderly and first time buyers as a priority. 3 people commented on 130m² being too small and also suggested the Policy should clarify if it includes internal garages or not. People were also confused between this Policy and Draft Policy TH2 i.e. 25 houses per hectare (density) versus no more than 20 houses. There was a request to define the built up area and a comment around balancing this target with environmental targets *'Do not support latest Gov't proposal for low cost housing dev'ts exempt from these regs. Swapping one problem for another. Housing density should be = or better than 28 houses/hectare: no exceptions otherwise can't meet improving standards'*. As a result 'built up area' has been defined as land adjacent to the High Street.

4.3.38 In order to ensure a balanced mix of property sizes on every development of 5 or more dwellings, a policy defining the maximum average gross internal floor area has been set. Recent development proposals at Brook Road and Nantwich Road (land to rear of Spring Hill) have been used to determine the limit expressed in Policy TH3 (See Appendix IV).

Policy TH3 - Housing Mix and Densities

In accordance with Cheshire West and Chester Local Plan (Part One) Strategic Policies Policy SOC3 Housing Mix and Type, new housing developments must contain a balanced mixture of house types and sizes.

Developments should meet the needs of first time buyers and older people and include a proportion of smaller 1 to 2 bedroomed properties. In order to facilitate this, developments of 5 or more dwellings should have a maximum average gross internal floor area of 130 square metres per dwelling.

Development densities should be no greater than 25 dwellings per hectare on greenfield sites. However developments within the built up area of Tarporley may exceed this figure if it can be demonstrated that they are in keeping with surrounding development and prevailing character.

4.3.39 The Parish Council recognises that there is a need for affordable housing in Tarporley, in line with the thresholds identified in the Local Plan.

4.3.40 The Strategic Housing Market Update 2013 for Cheshire West and Chester²¹ identified that 6.5% of households in Tarporley Spatial Area were in housing need (Table 4.15). Table 4.21 *Net annual affordable housing requirement by property size and designation 2013/14 to 2017/18* indicated that Tarporley has a clear need for smaller sized properties.

Sub-area	Age and no. beds						Total Net
	Under 65			65+			
	1 Bed	2 Beds	3+Beds	1 Bed	2 Beds	3+ Beds	
Tarporley	11	-2	-2	1	0	1	9

4.3.41 Table 4.23 in the document *Recommendation for annual affordable housing delivery by property size and designation 2013/14 to 2017/18* indicates a total annual under provision of 6 units of 1 bedroom.

Sub-area	Age and no. beds						Total
	Under 65			65+			
	1 Bed	2 Beds	3+Beds	1 Bed	2 Beds	3+ Beds	
Tarporley	6	0	0	0	0	0	6

4.3.42 Paragraph 4.65 in the document indicates that existing households in need mainly considered social renting as a preferred tenure option but newly-forming households had a much stronger preference for intermediate tenure options. Table 4.24 *Tenure preferences of existing households in need and newly-forming households requiring affordable housing* suggests a tenure split of 67.3% affordable rent and 32.7% intermediate tenure based on household preferences.

4.3.43 The informal consultation on the emerging Draft Plan demonstrated a high level of support for Draft Policy TH4 with 77 respondents (83%) supporting the Draft Policy, 10 (11%) objecting and 6 (6%) “don’t knows”. There were 26 comments with no real theme emerging, and a mixture of comments such as agreeing with the policy, ensuring it is for local people, challenging the 30%, and asking why tax payers should subsidise cheaper housing. The comments were carefully considered and used to inform amendments to Policy TH4 including inserting an extra paragraph requiring that the ratio of rented to shared ownership should be determined by considering rented need as demonstrated by the Housing Register and amending the final paragraph.

²¹ Strategic Housing Market Update 2013 for Cheshire West and Chester
http://www.cheshirewestandchester.gov.uk/residents/planning_and_building_control/spatial_planning/emerging_local_plan/background_documents.aspx

Policy TH4 - Affordable Housing

In accordance with Cheshire West and Chester Local Plan (Part One) Strategic Policies 30% of new development will be required to be affordable homes on developments of three dwellings or more or which comprise an area of 0.1 hectares or more.

Affordable housing will be required to contribute towards meeting the affordable housing needs of the community in terms of types and sizes of dwelling, levels of affordability, and mix of tenures. Affordable housing should be allocated to those with a local connection as defined in Table 1 below.

Affordable housing should be fully integrated (i.e. “pepper potted”) with market housing in new development and should only be provided off-site or located away from other housing types within a development scheme in exceptional circumstances and where it can be robustly justified.

In relation to “Affordable Rental Units”, due to the very high value of the market in Tarporley, the rent should be set at the Local Housing Allowance level. In terms of “Shared Ownership Units” the rent charged on the retained equity should be equal to 2% pa because of the gap between build cost and market value in Tarporley. Shared ownership units are to be offered with a range of share from 25% to 75%.

Viability issues will be taken into consideration where schemes can demonstrate delivery of other major community benefits such as those associated with Policies TH1, TH2 and TIFC3.

These target thresholds will be considered on a site by site basis and will be reviewed overall as part of the proposed review of the Neighbourhood Plan within 5 years.

These requirements will be a condition of any planning permission.

4.3.44 For the purposes of Tarporley Neighbourhood Plan, the eligibility criteria for Local Needs Affordable Housing have been clarified as set out in Table 1 below:

Table 1 Eligibility Criteria for Local Needs Affordable Housing in Tarporley

In the first instance the Affordable Housing Units shall be allocated to persons who:

1. have been ordinarily resident in Tarporley Parish for the 12 months immediately preceding the date of application for the affordable housing unit or who have at any time previously resided in Tarporley Parish for a period of at least 5 years; or
2. have a Strong Local Connection with Tarporley Parish through (a) a close family association in the Tarporley Parish or (b) being employed within the Parish.

In the second instance if no applicant qualifies under the first criteria, those who are resident in or have a strong local connection with the neighbouring parishes of Rushton, Utkinton, Clotton Hoefield, Tiverton and Tilstone Fearnall.

In the third instance, if no applicant qualifies under 1 and 2 those who are resident in or have a strong local connection with Tarporley Ward.

In the fourth instance, if no applicant qualifies under 1, 2 or 3, those who in the opinion of Tarporley Parish Council have need for such accommodation.

Strong Local Connection means in relation to Eligible Persons a Close Family Association, or Employment in the Relevant Area.

Close family association means a close family member of a person i.e. his/her brother/sister/son/daughter/mother/father who is resident in the relevant area and has been resident there for a minimum period of 5 continuous years.

Employment means a person who is self employed, permanently employed or has accepted in writing a firm offer of permanent employment within the relevant area.

Relevant area means in the first instance the Parish of Tarporley, and in the second instance the Ward of Tarporley, and in the third instance all Rural Parishes within a 5 mile radius of the centre of the Parish (St Helen's Church of England), and in the fourth instance the administrative area of Cheshire West and Chester.

- 4.3.45 Affordable Rented Units are considered to be those units of Affordable Housing provided by an Affordable Provider that satisfy the definition of Affordable Rented Housing in Annex 2 of the NPPF and where the rent charged is equal to 65% of the local open market rent for the unit in question. Shared Ownership Units are defined as housing where a proportion of the equity is sold on a long lease to the purchaser and the remainder of the equity is retained by the Affordable Provider subject to rent (equal to 2% pa of the local market value of the unit) being charged on the retained equity on terms that entitle the purchaser to acquire up to 100% of the equity. The initial range of share of ownership should be from 25% to 75%.

Housing for Older People

- 4.3.46 Tarporley has an ageing population with an older profile. The 2011 Census indicated that 33% of residents in Tarporley were aged 60 years or over, compared to 22.4% in England and 25.4% in Cheshire West and Chester. The Questionnaire demonstrated that 30.6% of respondents indicating a housing need required a dwelling suitable for older people such as bungalows, sheltered housing and retirement accommodation. 76.9% of this requirement was for private sector housing.
- 4.3.47 The informal consultation on the emerging Draft Plan in October 2014 demonstrated that Draft Policy TH5 had the highest level of support of all the housing policies with 86 respondents (91%) supporting the Draft Policy, 2 (2%) objecting and 7 (7%) "don't know". There were 33 comments and the majority were in support of the Policy. Comments ranged from the need for more bungalows, and for housing to be located centrally for facilities, to

the opposite view suggesting that housing should be located on the perimeter for views, so long as there are good connections, the need to be careful about the number of floors in nursing homes and people for and against nursing homes. As a result of the comments the Policy has been amended slightly to include a definition of the term “older people” as people aged over 55 years.

Policy TH5 - Housing for Older People

New housing will be encouraged which is designed to meet older peoples²² needs, either as part of mixed developments or as separate schemes.

In suitable locations proposals for nursing homes and other older persons’ accommodation will be supported in principle.

These Policies for Housing meet the following Neighbourhood Plan Objectives:

Neighbourhood Plan Objectives

1. To deliver a housing growth strategy tailored to the needs and context of Tarporley as a Key Service Centre for the rural area.
3. To ensure sensitive, sustainable development which protects and enriches the landscape and built setting heritage assets, and respects the Village Design Statement.
6. To seek improvements to utility infrastructure and digital connectivity to meet the existing and future requirements of local residents.
9. To involve local people on an ongoing basis in the process of plan-making, monitoring and delivery of development.
10. To maintain a diverse, cohesive, safe and healthy community with greater use of shared facilities.

Local Planning Policies

Adopted Vale Royal Local Plan, Vale Royal Borough Council, 2006

None relevant proposed to be retained.

Cheshire West and Chester Local Plan (Part One) Strategic Policies, adopted 29 January 2015

STRAT 1 Sustainable development
 STRAT 2 Strategic development
 STRAT 8 Rural area

²² “Older people” is defined as people aged over 55 years.

STRAT 10 Transport and accessibility
SOC 1 Delivering affordable housing
SOC 2 Rural exception sites
SOC 3 Housing mix and type

4.4 Improving Facilities and Connections



Playground

Local Facilities

- 4.4.1 Tarporley is defined as a Key Service Centre in the Cheshire West and Chester Local Plan. The Key Service Centres Background Paper 2012 [14] explains that the main urban areas of Chester, Ellesmere Port, Northwich and Winsford and their suburbs are the main focus for development followed by key service centres. Key Service centres have been selected due to their relative sustainability including access to services and facilities and public transport links. An important consideration has also been to ensure that the level of development can contribute to the overall vitality and viability of the settlements, a theme that has been integral to the selection of the settlements which have been taken forward within the Local Plan (Part One) Strategic Policies.
- 4.4.2 In determining the list of key service centres and associated proposed levels of housing development, each settlement has been assessed against their levels of access to services and facilities; public transport; employment areas and opportunities; infrastructure capacity; housing need and potential capacity; and any policy or physical constraints which could affect the levels of proposed development.
- 4.4.3 Tarporley includes and provides a wide range of local services and facilities to meet essential needs for shopping, services, education, medical, worship and recreation, with limited sports and leisure facilities. The range of local services and facilities available in Tarporley was listed in the Tarporley Services and Facilities, Key Service Centres Background Paper 2012. This has been updated in Table 2 below.

Table 2 Local Services and Facilities in Tarporley

Examples of Services / Facilities	Range of Provision
Shopping	Bakery, Clothing, Mini Supermarket, Antiques, Cycle, Electrical, DIY, Kitchen and Bathroom, Florist, Newsagent
Services	Bank, Post Office, Fire Station, Cheshire Rural Police Scheme, Library, Vet, Vehicle Repair and Service Centre, Funeral Director, Professional Services, Petrol Station, Hotel and Restaurants
Medical	Tarporley War Memorial Hospital, Health Centre, Dentist, Chiropractor, Pharmacy, Opticians
Education	Playgroup / Nursery, Tarporley Church of England Primary School, High School and 6 th Form College
Worship	St Helen's Church Of England Church, Baptist and Methodist Church, St Thomas Becket Catholic Church
Recreation and Community	Community Centre and Recreation Field, Play Park
Sports and Leisure	Bowling Green, Tennis Club, Allotments, Limited public access to High School Facilities, Golf Course and Driving Range with Private Leisure Facility (only partly within the Parish)

4.4.4 These facilities are highly valued by local residents and the Parish Council is keen to ensure existing facilities are protected, and new facilities are provided wherever possible to meet local needs and help secure a sustainable future for the village.

4.4.5 The 2013 Questionnaire Survey provided the following headline results for Community Facilities. When asked what improved facilities respondents would like to see in the village the most popular were:

- Youth facilities (23%), Indoor sports (16%), and a fitness centre (15%)
- Provision of a swimming pool (the most frequent comment).

4.4.6 Results from the 2013 Questionnaire showed that there are a large number of residents in the village who are retired or who are in part time employment or education.

- 33% of the population is retired.
- 14% of households are a single person retired.
- 25% of households have 2 retired persons and no-one else.
- 30% of 2 person households have both persons in full or part time employment.
- 18% of the population is in education.

4.4.7 The Parish Council recognises that there is a need for local facilities and services to be protected wherever possible, to ensure that the needs of the existing and future population of the village and surrounding areas are met. Future provision of facilities and services in Tarporley must take the above data into consideration and be subject to consultation with the village when significant and where appropriate. The informal consultation on the Draft Plan

in October 2014 showed a high level of support for emerging Draft Policy TIFC1 with 88 (96%) respondents supporting it, 3 (3%) objecting a 1 (1%) “don’t know”. There were no drafting changes suggested in the comments.

Policy TIFC1 - Provision and Protection of Facilities and Services

Development which contributes towards the improvement of existing or provision of new community facilities and services such as education, health or other social provision will be supported provided that:

- A. It meets the needs of the population; and**
- B. It is appropriate in terms of scale and design; and**
- C. Suitable developer contributions are provided.**

The change of use of existing facilities to other uses or redevelopment will not be permitted unless the following can be demonstrated:

- 1. The proposal includes alternative provision, in a suitable location, of equivalent or enhanced facilities; and**
- 2. Such sites must also be accessible to all by public transport, walking, cycling, by car and have adequate car parking; or**
- 3. There is no longer a village need for the facility.**

4.4.8 The informal consultation on the emerging Draft Plan indicated a high level of support from respondents for Draft Policy TIFC2 with 82 (87%) supporting, 4 (4%) objecting and 8 (9%) “don’t know”. Comments received highlighted the need for sport, recreation and leisure for all age groups and interest groups.

4.4.9 The Governing Body of the High School submitted comments on the Draft Plan setting out that the school is aware of the community’s desire to enhance community sports facilities within the village, and it is open to discussions with community partners about the potential development of a new community sports facility at Brook Road.

4.4.10 The High School would like to explore whether this facility could enhance the sports facilities currently available at the School. The School considers that there may be synergies between the desire of the community for enhanced facilities and the school’s requirements for additional facilities to support its wider curriculum. Potentially this would maximise use of such a facility, with students using it during school time and the community at other times. In addition the school has expertise in the management of its own sporting resources, and would be open to discuss whether it could provide management and maintenance services to such a facility to the mutual benefit of the community and the school.

Policy TIFC2 – Community Leisure Facility

Development which delivers the provision of new multi-purpose sport and recreation facilities will be supported provided that the proposal:

- A. Meets the needs of the current and future population of all ages;**
- B. Is appropriate in terms of scale and design; and**
- C. Is accessible to all.**

- 4.4.11 The Questionnaire Survey 2013 results showed that more than 92% of respondents supported moving local facilities and services to the outskirts of Tarporley if an improvement could be offered at the new location. 57% would support the relocation of the Royal Mail Sorting Office and 25% supported the relocation of the Health Centre, Primary School or tennis courts. The informal consultation on the emerging Draft Plan in October 2014 showed overall support for Draft Policy TIFC3 with 67 respondents (73%) supporting it but there were 13 objections (14%) and 12 (13%) “don’t knows”. The Draft Policy has been amended slightly in response to concerns that locations on the periphery could make facilities more difficult to access other than by car.
- 4.4.12 There is a need for some local facilities to invest and possibly relocate in order to provide improved levels of service in line with Government policies and the changing needs of Tarporley. Comments submitted on the Draft Plan from local doctors advised that the proposed growth of Tarporley and surrounding villages is likely to lead to unprecedented demand and pressures on healthcare provision.
- 4.4.13 The demographic of an ageing population will also place significant demands on the primary care facilities. The Health Centre was opened in 1973 and is the headquarters of two busy practices with 13,500 patients between them. The parking is limited and access for the less able clearly inadequate. The War Memorial Hospital was established in a private house on Park Road in 1919 and is struggling to remain fit for purpose in the 21st century, despite enthusiastic support from the local community. Access via Park Road is difficult to both these facilities and pressures are set to increase considerably.
- 4.4.14 The redevelopment of both Health Centre and Hospital should be considered as part of the Neighbourhood Plan over the next decade or so.
- 4.4.15 The Neighbourhood Plan should provide a robust policy framework to reflect the changing needs of local health services and any other major community facilities. It is considered most appropriate to address this through a policy which supports a potential Neighbourhood Development Order or Community Right to Build Order.

- 4.4.16 It is proposed to invite local landowners to submit proposals for suitable sites which could be considered by the local community and health providers to ensure the most appropriate and sustainable solution for Tarporley is secured. The Neighbourhood Plan should provide a supportive framework for these future activities.

Policy TIFC3 - Relocation of Existing Facilities

Proposals for the re-location of existing major community facilities to suitable locations outside the settlement boundary will be supported, where:

- A. The proposed relocation site adjoins the settlement boundary; and**
- B. The relocation site is as close as possible to the village centre and would provide improved facilities, services and accessibility; and**
- C. New development would provide improved health and / or major community facilities and services; and**
- D. The former site is brought forward for new employment related development, parking, affordable or market value housing, open space and / or other community uses; and**
- E. The proposed new development demonstrates community approval through a Neighbourhood Development Order or Community Right to Build Order.**
- F. In any event there is a need to ensure that any developer contributions support investment in local healthcare provision in order to ensure that patients' needs continue to be met.**

Traffic, Parking and Accessibility



Congestion on High Street

4.4.17 The results of the 2013 Questionnaire Survey demonstrated widespread concern amongst local residents and businesses in relation to traffic management issues and parking in Tarporley. The most widely supported suggestions for infrastructure improvements were:

- More off-street parking at the High School (18%)
- More off-street parking for the Health Centre (13%)
- Better roads (11%) and better pavement surfaces (10%)
- 92% of respondents supported a traffic management system to reduce congestion around the High School.

4.4.18 Responses from the Questionnaire also indicated that aspects of the village that people like most are the village atmosphere, its sense of community and friendliness. Responses overwhelmingly indicated that the most disliked features of the village are the traffic congestion and the lack of parking in the village centre and at the doctor's surgery. 39% of responses commented upon the traffic congestion and 38% on the parking issues. Therefore local policies have been prepared in order to facilitate and encourage people to walk or cycle into the village. These policies are also in accordance with policies in the Cheshire West and Chester Local Plan.

4.4.19 The Steering Committee and Parish Council have considered various options for improving traffic management and parking in Tarporley including:

- Increasing public car parking possibly through the provision of an additional edge of Centre car park or use of "green" surfaces.
- Discouraging car use through provision of collection and delivery services linked to local shops.
- Improving provision of walking and cycling routes and providing safe and secure cycle racks.

- Reducing traffic speeds to 20mph or introducing a radical traffic management system.

4.4.20 In 2012 the Neighbourhood Plan Steering Committee decided to set up a number of groups to quickly gather some data that may be useful for the Parish Council in responding to the Cheshire West and Chester Local Plan (Part One) Strategic Policies, initial proposal for 400 new houses in the village (36% increase). This requirement has since been revised but it included an aim to document some current issues on car parking and traffic flows for feedback on the Cheshire West and Chester Local Plan (Part One) Strategic Policies looking at car parking and traffic flows in Tarporley 2012.

4.4.21 It was decided to take the 2005 Tarporley Transportation Report²³ and to update some of the data on car parking and traffic flows for comparison purposes. Specifically, a count of total car parking capacity was undertaken covering public off street, street parking, private business, customer and visitor parking, followed by a utilisation review on the three public car parks (namely at the Rising Sun, British Legion and Community Centre). Traffic flows were manually counted at the Forest Road junction, High Street and Nantwich Road. Summary findings were as follows:

- In total 944 car parking spaces were identified in the village, of these only 158 (17%) are public off street, with the majority of 529 spaces (56%) being restricted to Business/Customer/School/Visitor users. A significant portion is street parking where there are 257 spaces (27%) around the central area, which with a linear settlement will also contribute to the traffic congestion.
- On the three public car parks, utilisation levels have increased by some 22% since the 2005 report. At the midday peak, effectively the Rising Sun operates at capacity; plus from 1000hrs with a trickle-down effect such that the previously less popular Royal British Legion and Community Centre car parks are also now well utilised. Competition and congestion around prime High Street parking is continuous. The Parish Council commissioned a parking survey in autumn 2014 and the most significant finding was that at many times of the day there were many more cars parked than there are legal parking spaces.
- Traffic flows constitute a more complex picture of some increased volumes and changing patterns; overall volumes entering the village through southern and northern access points appear to have increased 9% and 14% respectively, whilst changed patterns of use also are indicated; Utkinton Road 49% busier, Forest Road 22% quieter, increased use of southern access points.

4.4.22 Overall, the picture is one of increased volumes, higher utilisation and changing patterns that very much support the anecdotal complaints and feedback from the 2013 Questionnaire

²³ Tarporley Transportation Study Final Report, Prepared by MVA for Cheshire County Council, April 2005

Survey of many residents and businesses. A repeat of the 2005 surveys would be justified; using automatic traffic counters for 12 hour flows could well reveal far more substantial changes. Any further development will bring challenges and need some solutions to current car parking and traffic congestion; an increase of any further development is plainly not sustainable with this infrastructure without a major impact on businesses and residents.

- 4.4.23 Tarporley is in an area of high car ownership and the 2011 Census figures show that only 12.2% of households in the Parish did not have access to a car or van compared to 18.6% in the Cheshire West and Chester area and 25.8% in England. Furthermore 36.3% of households in Tarporley had access to 2 cars or vans compared to 30.8% in the local authority area and 24.7% in England. The Plan aims to reduce the impacts of additional cars on the road network and to encourage other forms of transport and particularly walking and cycling. Traffic congestion and parking are a threat to the character of the conservation area. However, the cumulative impact of traffic management measures and signage needs to be considered, and all engineering solutions designed and managed sensitively and appropriately.
- 4.4.24 The results of the informal consultation on the emerging Draft Plan in October 2014 showed general support for Draft Policy TIFC4 with 86 respondents (91%) supporting the Policy, 5 (5%) objecting and 3 (3%) “don’t know”. Comments included suggestions to make High Street parking on one side only and the need for traffic calming. The emphasis in the policy has also been made stronger by using the word “must” instead of “should”.
- 4.4.25 The Governing Body of the High School responded to the Draft Plan consultation and advised there is a desire to engage positively with the local community to try to find local solutions to the challenges that Tarporley faces. The school shares the community’s concerns regarding traffic congestion and parking within Tarporley. The school uses over 20 buses each day to minimise the flow of traffic associated with the school’s daily activities. The School recognises that the buses, in themselves, constitute a traffic issue and that the Eaton Road entrance is far from ideal for this purpose.
- 4.4.26 The High School supports alternative solutions such as a new bus entrance, bus park and turning circle directly from Nantwich Road. The school is keen to work with the Parish Council in finding solutions for such a development. It is envisaged that this change would, in addition, improve the parking problems at the Eaton Road end of the village and may offer opportunities to find solutions to Tarporley’s wider parking issues.
- 4.4.27 Problems with car parking and accessibility in the village centre are also addressed in the Economy section.

Policy TIFC4 – Transportation, Car Parking and Accessibility

All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment to be produced by an independent consultant. Developers will be required to identify the realistic level of traffic which development proposals are likely to generate, and to consider the impact of additional traffic on other road users and pedestrian safety. For residential developments of 10 or more units, schemes will be required to include proposals for the mitigation of

adverse impacts and to implement improvements to transport and accessibility in Tarporley.

Development which demonstrates and contributes to measures that reduce impacts on congestion and car parking in the centre of the village will be supported in principle.

Proposals for improved traffic access to the High School will be supported.

Where appropriate, new developments will be required to incorporate the following measures:

- A. Developments must be built with the provision of safe walking and cycling pathways of hard surface materials. They must be designed to provide easy access to the schools, shops and the services in the village centre without the need to use cars. These pathways should be of a standard suitable for people to ride mobility scooters and to push buggies and wheelchairs.**
- B. Provision of cycle racks along the High Street.**
- C. Linkages to public rights of way that extend out of the development into the surrounding countryside toward the existing public rights of way network and into open fields across which new paths should be established.**
- D. Existing footpaths within development sites must be retained. New ones should be created as links to existing footpaths and roadways and to the village centre.**
- E. Two parking spaces per dwelling should be considered the minimum.**

4.4.28 The 2013 Questionnaire Survey provided the following headline results for Community Facilities:

- 72% were partially or not satisfied with their internet speed.
- 62% had no or poor mobile phone coverage.

4.4.29 The 2014 Informal consultation on the emerging Draft Plan indicated broad support for Draft Policy TIFC5 with 85 respondents (91%) supporting, 1 (1%) objecting and 7 (8%) “don’t know”. There were no comments which suggested that changes should be made.

Policy TIFC5 – Communications Infrastructure

All new developments will be required to make provision for high speed broadband and latest communication network technologies.

Improvement and development of new mobile telecommunication infrastructure will be supported provided that:

- A. Its design and placement is sympathetic to the village/local environment;**
- B. Its design and siting does not impact on the village Conservation Area, historical features and buildings, visually sensitive landscape or views.**

Action

Action 10 – The Parish Council will undertake a call for sites.

These Policies for Improving Facilities and Connections meet the following Neighbourhood Plan Objectives:

Neighbourhood Plan Objectives

- 1. To deliver a housing growth strategy tailored to the needs and context of Tarporley as a Key Service Centre for the rural area.**
- 3. To ensure sensitive, sustainable development which protects and enriches the landscape and built setting heritage assets, and respects the Village Design Statement.**
- 4. To ensure continued provision of a comprehensive range of local shops, services and major community facilities that meet local needs.**
- 5. To encourage and enable growth in local employment opportunities.**
- 9. To involve local people on an ongoing basis in the process of plan-making, monitoring and delivery of development.**
- 10. To maintain a diverse, cohesive, safe and healthy community with greater use of shared facilities.**

Local Planning Policies

Adopted Vale Royal Local Plan, Vale Royal Borough Council, 2006

RT4 Existing Formal and Informal Open Spaces and Recreational Facilities

RT6 Village Facilities

STC1 General Policy

Cheshire West and Chester Local Plan (Part One) Strategic Policies, adopted 29 January

STRAT 1 Sustainable development

STRAT 8 Rural area

STRAT 10 Transport and Accessibility

STRAT 11 Infrastructure

ECON 1 Economic growth, employment and enterprise

ECON 2 Town Centres (Retail, leisure and other town centre uses)

SOC 5 Health and wellbeing

Cheshire West and Chester Rights of Way Improvement Plan 2011 - 2016

http://www.cheshirewestandchester.gov.uk/residents/transport_and_roads/public_rights_of_way/rights_of_way_improvement_plan.aspx

Cheshire West and Chester Cycling Strategy

<http://www.cheshirewestandchester.gov.uk/default.aspx?page=15410>

5.0 Next Steps

- 5.1 The legal and procedural requirements of the Submission Plan will be checked by Cheshire West and Chester Council and then published for a further six weeks' consultation. The Plan will then be subjected to an Independent Examination by a jointly appointed Examiner, to consider whether the Plan meets the basic conditions, and also any outstanding objections.
- 5.2 It is likely that the Examiner will recommend further (hopefully minor) changes, before the Plan is subjected to a local Referendum. A straight majority vote (50% of turnout +1) of those on the Electoral Register will be required, before Cheshire West and Chester Council may "make" the Plan. The Neighbourhood Plan will then be used to help determine planning decisions in the Parish alongside Borough and National Planning Policies.

Appendix I

Tables of Key Viewpoints, Protected Local Green Spaces, Sports and Leisure Land and Wildlife Corridors

Table (i) Key Viewpoints

Number	Description	Reason
1	From Utkinton Rd., looking south westwards towards Beeston Castle, the Peckforton Hills and the Clwydian Range of Hills/Mountains	Replaces view in VDS lost with the building of houses at Heatherways, of the hills from the north end of the village
2	From Heath Green, looking down across farm land towards the Clwydian Range	In Tarporley VDS
3	From the bottom of Burton Avenue, looking westwards across the Cheshire Plain towards the Clwydian Range	In Tarporley VDS
4	From the driveway to Portal Championship Golf Clubhouse, on footpath FP21 looking eastwards	In Tarporley VDS
5	From the driveway to Portal Championship Golf Clubhouse, on footpath FP 21 looking south across the golf course, towards Tarporley	In Tarporley VDS
6	From footpath FP22, (off Cobblers Cross Lane) near Garden Cottage looking south across the golf course.	In Tarporley VDS
7	From Cobblers Cross Lane, at field gate north of Torr Rise, looking westwards across the fields to the trees.	In Tarporley VDS
8	From the Park Rd end of footpath 13, looking eastwards.	In Tarporley VDS
9	From Footpath FP3 looking eastwards towards Tarporley, The Old Rectory and St Helen's Church	Provides an important view looking into the village of the Grade II listed church, The Old Rectory and their relationship with the built environment
10	From footpath FP 17 looking north eastwards towards Tarporley and towards St Helen's Church	Provides an important view looking into the village of the Grade II listed church and its relationship with the built environment

11	From outside The Manor House looking north up High St.	In Tarporley VDS
12	From the Royal British Legion allotments, looking south.	In Tarporley VDS
13	From Baptist Methodist Church's grave yard, looking west across the Cheshire Plain towards the Clywdian Range.	In Tarporley VDS
14	From Walkers Lane, at field gate looking east across the fields.	In Tarporley VDS
15	From Eaton Lane, north of the turning into Brook Road, looking south east across the fields and south towards the Peckforton Hills.	In Tarporley VDS
16.	From Moss Lane. looking eastwards to Salterswell House.	Provides an important view looking towards the village of the grade II listed house, Salterswell House and how it fits into the surrounding landscape.

Table (ii) Protected Local Green Spaces

Number on Map	Open Space	Proximity to the Community	Demonstration of Special Value to Local Community	Local character
1.	Burton Square	At the north end of High Street.	It is the central focal point for the top end of the High Street, at which the main road (Rode Street) from Chester and the main road from Utkinton (Utkinton Road) meet to become High Street. Meeting point for the start of the annual carnival parade and Remembrance Day Parade. Site of the village flag pole, from which flags are flown on special occasions e.g. The Queen's Birthday. Resting place for residents and walkers. Been an open space since before the Second World War. Used by the wider village, not just the neighbouring residents.	Area: 0.08 ha Part – parks and gardens Part – natural/semi-natural green space
2.	Daffodil Field, off High Street	Off High Street in the centre of the village, bound on one side by The Close.	Provides a visual link to the countryside, to some extent from the High Street, but mainly from Footpath 4 which runs along its northern boundary. Contributes to the rural character of Tarporley. Has a display of daffodils in spring. Within the Conservation area.	Area: 0.78 ha Natural/semi-natural green space
3.	Woodland area off Park Road, opposite the Tarporley War Memorial Hospital	Between Park Road and the Woodlands Way estate, in the heart of the village.	Its paths are frequently used by residents (especially dog walkers) and provides a rural walk within the heart of the village. It provides a traffic free walking route between Forest Rd and Park Road where the Health Centre, Primary School and Cottage Hospital are situated. It provides an important visual break and wild life corridor within the built up area of Tarporley.	Area: 0.60 ha Natural/semi-natural green space, green corridor

4.	Wooded area between the Done Room and High Street	Lies between St Helen's Church, High St and the Done Room.	An important space off the High Street, in the heart of the village. Enables the Church (Grade II listed) and War Memorial to be seen from High Street. The paved area is where people meet, sit and wait and where a stall can be sited e.g. for charity collections. There are plans to extend the paved area into the area of rough grass so as to expand this meeting and resting place in the centre of the village. Contributes to the rural character of Tarporley.	Area: 0.26 ha Natural/semi-natural green space, green corridor
5.	Bowling Green	In the centre of the village, adjacent to Primary School.	Used by a well-supported Bowling Club, with membership of around 60 people. Used at least 4 or 5 days a week in the summer. Also used by the Probus Club once a week. In 1926 this land was given by Mr Marshall Brooks to the village for local men to build a bowling green. (Source – Tarporley branch Royal British Legion Minutes)	Area: 0.39 ha Sports/leisure facility
6.	Allotments	In the centre of the village, adjacent to Primary School.	This site has been used for allotments for over 50 years and the land is well used and cultivated. It is sited in the centre of the village with good walking access for many of its members. Currently there are no vacancies and there is a waiting list for plots. In June 2015 the allotments were designated by CWaC Council as an Asset of Community Value. This land along with the bowling green land was given to the village by Mr Marshall Brooks in 1926 for use by local residents. This land was initially used by	Area: 0.84 ha Sports/leisure facility

			the community for recreational purposes, including for the annual fair.	
7.	Field (off High Street) between the Manor House and Hall Livesey Brown's offices	Off High Street, in the centre of the village	Within the Conservation Area. Contributes to the rural character of Tarporley. Provides a link between the High Street and the countryside. Has limited views through the hedge on the High Street out towards the Clwydian mountain range.	Area: 0.81 ha natural/semi-natural green space
8.	Playing fields behind the Community Centre	Within the built up area of the village.	This field and playground is constantly in use by a large number of village residents, for activities such as dog walking, informal sports and games and other family-orientated activities. It provides an off-road walking route from the properties in the south eastern part of the village to High Street and its shops and services. It is used each July for the annual village carnival and for a visiting fair ground. It is an outdoor meeting place within the village.	Area: 1.19 ha Part – children's playground Part – sports and leisure facility
9.	Land to East of Brook Road	Across the road from the houses on Brook Rd., on the edge of the village.	It will provide a much wanted outdoor sports and leisure facility for the village, for which it has been granted outline planning permission. It will partly replace the outdoor sports space that was lost when the Brook Farm School land was sold and built on.	Area: 2.18 ha Outline planning permission granted to develop this into a sports/leisure facility

Note: Area in hectares rounded up to 2 decimal places.

Table (iii) Sports and Leisure Land

	Site	Value	Use
1	Portal Golf course and part of Portal Championship Golf Course.	Sports and recreation, with public footpath.	Members' golf and walkers.
2	Tarporley Church of England Primary School playing fields, playground and garden.	Sports and Recreation.	Pupils' recreation and sports.
3	Bowling Green.	Sports and Recreation.	Members' sports.
4	Allotments.	Recreation.	Members' sports.
5	Tennis Courts behind the Post Office Sorting office.	Sports.	Members' sports
6	Community Centre Playing Fields and children's playground.	Public Amenity, recreation and sports.	Community sports, recreation, children's play area, public events.
7	High School Playing Fields and wooded area.	Sports and recreation.	Pupils' sports and recreation.
8	Sports and Leisure land off Brook Rd.	Public Amenity, sports and recreation.	Community sports, and recreation.

Table (iv) Green Roadways and Corridors

	Site
1	Woodland areas either side of the A49/A51 by-pass as it goes west around the village.
2	Wooded area either side of Utkinton Road as it crosses over the A49/A51 by-pass.
3	Wooded areas on the east side of Rode Street between the roundabout, to past the end of Salterswell House garden and at Burton Square.
4	Wooded area along Footpath 11 from behind the houses at Burton Avenue to Forest Road.
5	Wooded areas either side of Forest Road.
6	Wooded areas around Rupt Cottage, the covered reservoir and along Heath Green.
7	Wooded area on east side of Woodlands Way - Portal Park housing development.
8	Wooded areas either side of Footpath 12 between Forest Road and Park Road.
9	Woodland areas off Park Road opposite the Cottage Hospital, down the road to the Tarporley Church of England Primary School and extending into Tarporley Park.
10	Wooded area near St Helen's Church, between the Done Room and High Street.
11	Woodland areas down east side of Cobblers Cross Lane, extending into the Portal Championship Golf Course.
12	Belt of trees going south eastwards across the fields from Walkers Lane toward Eaton Road.
13	Wooded area behind houses on east side of Walker's Lane, at Rhuddall Heath.
14	Wooded area either side of Birch Heath Road as it crosses over the A49/A51 by-pass.
15	Wooded area at south end of Tarporley High School grounds.
16	Wooded area at bottom of Nantwich Road where it joins A49/A51.
17	Woodland area/copse at Brook Road Farm's "adventure playground".
18	5.5ha area of woodland in west of Parish.

Appendix II

Listed Buildings in Tarporley

- Gatepiers and Gate C120 yds south of Portal, Grade II
- The Swan Hotel, High Street, Grade II
- Mile Stone, High Street, Grade II
- Midlands Bank, High Street, Grade II
- Rooks Nest, Rhuddal Heath, Grade II
- Garden Walls and Gate Piers to Rode Street House, Grade II
- Wall, Gate and Screen of Railings before Salterswell House, Rode Street, Grade II
- Salters Well, Rode Street, Grade II
- Birch Heath Farmhouse, Birch Heath, Grade II
- Bowmere Cottage, 5 Bowmere Road, Grade II
- Rupt Cottage, Forest Road, Grade II
- Corner Lodge, Forest Road, Grade II
- Wrought Iron Gates and Screen C15m west of Portal, Forest Road, Grade II
- 64 High Street, Grade II
- The Rising Sun, High Street, Grade II
- 17-21 High Street, Grade II
- 73 & 75 High Street, Grade II
- Church of St Helen, High Street, Grade II*
- Cross Base and Shaft in Churchyard of St Helen, Grade II
- Done Recreation Room, High Street, Grade II
- Rode Street House, Rode Street, Grade II *
- Salterswell House, Rode Street, Grade II
- Coach House at Salterswell House, Rode Street, Grade II
- K6 Telephone Kiosk outside PO, High Street, Grade II

- 77 – 85 High Street, Grade II
- 97 & 99 High Street, Grade II
- Lych Gate in Churchyard of St Helen, Grade II
- 25-29 High Street, Grade II
- 59 & 61 High Street, Grade II
- 31, 33, 35 Forest Road, Grade II
- Portal, Forest Road, Grade II*
- The Manor House, High Street, Grade II
- Market Hall, High Street, Grade II*
- 31 High Street, Grade II
- Gable House, 87 High Street, Grade II
- The Hearse House, Park Road, Grade II
- The Old Fire Station, Park Road, Grade II
- The Old Police Station, High Street, Grade II
- Cross Base and Shaft in St Helens Churchyard, Scheduled.

Appendix III

Planning Applications Resulting in Additional Dwellings - Tarporley Parish

Application Ref	Description	Address	Net Dwellings Granted Planning Since 01/04/10	Net Completions Since 01/04/10	Date Planning Permission Granted	Status If Planning Not Granted	Net Dwellings Pending Decision or Appeal	Notes
15/03793/F UL	Construction of detached dwelling following demolition of single garage	Land Rear of 21 Park Road Tarporley	0	0		1 dwelling Awaiting Decision	1	
15/02681/F UL	Change of use of existing Forge Building to a Dwelling. Erection of purpose built steel portal framed building to house forge	Rode Street Forge Rode Street Tarporley Cheshire CW6 0EF	0	0		1 dwelling Awaiting Decision	1	
15/02228/F UL	Conversion of Old Estate Office to ancillary annex accommodation	83 Eatron Rd	0	0	19/08/2015			See also 14/02246/FUL. Annex, not separate dwelling
15/02537/F UL	Conversion and extension of double freestanding garage in to three bedroom dwelling and creation of parking hardstanding for Heesch (resubmission of application 14/04349/F UL)	Heesch Eaton Road Tarporley Cheshire CW6 0BJ	0	0		1 dwelling Withdrawn		See also 14/04349/FUL

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15/00815/REM	Reserved matters for outline application 14/00234/S73 for Residential development of up to 100 dwellings	Land to rear of 3-9 Spring Hill Tarporley Cheshire	95	Work on site commenced	26/06/2015			See also 11/04261/OUT (Outline Planning granted on this application following Appeal & Sec of State decision c.30/08/13), 12/00477/OUT
15/00662/S73	Removal of conditions 4,5,6,7,8,9 from 11/01208/FUL - Change of use of existing residential annexed barn into live/work unit.	Springfield Barn Rhuddal Heath Eaton Lane Tarporley Cheshire CW6 9HJ	0	0	19/08/2015			See also 11/01208/FUL & 07/1013/COU. Approval does not extend to use of the barn as on open market residential unit
15/00700/FUL	Residential development comprising demolition of existing outbuildings, partial demolition of wall and erection of 48 dwellings including access, parking, landscaping and associated works	Land Rear And Adjacent Of Swallow Cottage 2A High Street Tarporley	0	0		48 dwellings Withdrawn		Brickfield Farm
15/00111/OUT	Removal of existing buildings and structures and development of up to 45 dwellings	Arderne Home Farm Eaton Road Rushton Tarporley Cheshire CW6 0DQ	0	0		45 dwellings Refused		
14/05288/FUL	Conversion of existing first floor apartment into two	33 Millfield Lane Tarporley Cheshire CW6 0BF	1	Work ongoing	17/03/2015			

TARPORLEY SUBMISSION DRAFT NEIGHBOURHOOD DEVELOPMENT PLAN

	apartments including new external staircase and alteration to ground floor retail unit entrance							
14/03439/F UL	New dwelling	Land Behind No 16 High Street Tarporley Cheshire	0	0		1 dwelling Withdrawn		See also previous application 13/03003/OUT refused
14/02490/F UL	Two storey dwelling	Land Fronting 26A Forest Road Tarporley	1	Work ongoing	04/09/2014			
14/01820/F UL	Replacement dwelling	10 Park Road Tarporley Cheshire CW6 0AN	0	0	07/08/2014			
14/01821/F UL	New dwelling	Land At 10 Park Road Tarporley	1	Work ongoing	07/08/2014			
14/00841/O UT	Outline Planning Permission for up to 100 residential dwellings with access off Rode Street	Land At Utkinton Road Tarporley	0	0		100 dwellings Refused, Appeal Pending	100	
14/00770/F UL	Full planning application for the erection of 18 no. dwellings with associated garages, car parking, landscaping, means of access and site infrastructure, plus temporary sales	Land Rear Of Trap Hill Birch Heath Road Tarporley Cheshire	18	Work on site commenced	25/02/2015			Approved on appeal. See also 14/03268/FUL, 13/01248/OUT, 12/04893/OUT

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	advertising signage during the development							
14/00732/FUL	Residential development of 28 dwellings including access, parking and landscaping (demolition of outbuilding, partial demolition of wall and relocation of post box)	Land To Rear 32 and 32A High Street Tarporley Cheshire	0	0		28 dwellings Refused, Appeal Pending	28	Daffodil Fields. See also 14/03549/FUL, 12/03028/FUL
14/00668/REM	Two storey detached residential dwelling (Reserved Matters outline application 11/02167/OUT)	Land Adj Tarporley Tractors Rode Street Tarporley Cheshire	1	Foundations in?	24/04/2014			See also 11/02167/OUT, 09/01979/OUT
14/00199/FUL	Dwelling with detached garage	Land Rear The Cottage Common Lane Tarporley Cheshire	1	1	11/04/2014			See also 13/00509/OUT
14/00030/OUT	Outline application for the construction of one detached dwelling complete with associated parking, landscaping and access (re-submission of planning application no	Land At Ash Hill Stables Rode Street Tarporley	0	0		1 dwelling Refused, Appeal Dismissed		See also 13/03334/OUT

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	13/03334/O UT)							
13/05039/F UL	Revised siting of approved bungalow	Land Rear Of 4 Bowmere Road Tarpорley Cheshire	1	1	21/02/201 4			See also 10/02621/FUL, 10/00423/FUL, 10/00424/CAC, 09011737/FUL, 09/01738/CAC
13/04631/F UL	Demolition of existing stables and outbuildings, refurbishme nt of the existing coach house, and construction of two new barn type dwellings within the site	Outbuildin gs Adjacent Rode Street House Rode Street Tarpорley	0	0		2 dwellings Withdrawn		See also 13/04632/LBC
13/02962/F UL	Conversion of redundant agricultural buildings to 3 dwellings, erection of garage block and conversion of existing outbuilding to garage block	Redhill Farm Birch Heath Road Tarpорley Cheshire CW6 9UR	3	Work not started	22/11/201 3			See also 10/04133/FUL
13/02118/F UL	Hybrid Planning Application seeking full planning permission for 90 residential dwellings and outline planning permission for up to 10 affordable dwellings and outdoor sports and recreation facilities	Brook Farm Residential Special School Brook Road Tarpорley Cheshire CW6 9HH	100	72	04/10/201 3			10 dwellings outline planning only. See also 12/05216/DEM, 12/01886/DEM

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	with all matters reserved							
12/05533/F UL	Replacement dwelling	76 Churchill Drive Tarporley Cheshire CW6 0BZ	0	0	08/02/2013			
12/05017/F UL	Partial conversion from employment use to One live/work 3 Bed unit and One residential 2 Bed unit, both with first floor extensions and external alterations	The British School Eaton Road Tarporley Cheshire CW6 0BP	2	2	06/02/2013			
12/04123/F UL	Change of use of building from ancillary accommodation to Rupt Cottage to independent dwelling	Building Adjacent Rupt Cottage Forest Road Tarporley Cheshire	1	1	21/12/2012			See also 13/05197/COU, 12/00293/FUL
12/03562/F UL	New dwelling with replacement outhouses, tennis court enclosure and swimming pool (demolition of existing dwelling and outhouses)	Heywood Forest Road Tarporley Cheshire CW6 0JD	0	0	04/10/2012			See also 11/03367/FUL & 11/00557/FUL
12/01802/F UL	Erection of dormer bungalow	Stable Lodge The Blythings Tarporley Cheshire CW6 0HS	0	0		1 dwelling Refused		See also 11/02459/OUT

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12/00324/F UL	Two storey detached dwelling and double garage and change of use of existing building on site from commercial to residential	Arderne Estate Office Cobblers Cross Lane Tarpoley Cheshire CW6 0DH	1	1	08/05/2012			See also 15/02228/FUL with regard to Estate Office
11/05670/F UL	Substitution of house type from 1 F type to 2 B types on Planning Permission 10/00586/FUL (Erection of a residential development comprising of 33 dwellings, associated highways and landscaping arrangements)	Land At Heatherways Tarpoley Cheshire	1	1	18/05/2012			See also 10/00586/FUL
11/05011/F UL	Demolition of Existing Bungalow and Erection of Two Dwellings with a Detached Garage	24 Bowmere Road Tarpoley Cheshire CW6 0BS	1	1	26/06/2012			
10/02336/F UL	Conversion of part of garage/stable into living accommodation	Birch Heath Barn Birch Heath Road Tarpoley Cheshire CW6 9UR	0	0	24/12/2010			Annex, not separate dwelling
10/01855/C OU	Change of use of existing building to dwelling	Regina Coeli House Ltd Bakehouse Rear Of 28	1	Work ongoing	20/10/2010			

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	with associated alterations	Forest Road Tarpoley Cheshire CW6 0HX						
10/01273/OUT	New split level dwelling - Resubmission of 09/01924/OUT	Land Off Torr Rise Torr Rise Tarpoley Cheshire	0	0		1 dwelling Refused		See also 09/01924/OUT
10/00586/FUL	Erection of a residential development comprising of 33 dwellings, associated highways and landscaping arrangements	Land Adjacent 6 Heatherways Tarpoley Cheshire	33	33	14/12/2010			See also 11/05670/FUL, 11/05679/FUL, 10/00587/FUL
10/00071/FUL	Construction of New Dwelling	Land Adjacent To 1 Woodlands Way Tarpoley Cheshire	1	1	05/05/2010			
09/01529/FUL	New detached dwelling, adoptable footpath	Land Adjacent Trap Hill Birch Heath Road Tarpoley Cheshire	0	1	07/10/2009			Completed after 01/01/10
08-2220-FUL	Demolition of existing house and erection of 4 detached dwellings	The Estate House Cobblers Cross Lane Tarpoley Cheshire CW6 0DH	0	4	23/12/2008			e-mail from CWaC Council showing all 4 included within completions since 2010 - assumed demolition of existing dwelling was completed before then and hence does not need to be removed. See also APP/2003/0734, APP/2003/0920, APP/2004/0200, 08-2221-CAC
TOTALS			263	119			130	

Appendix IV

Policy TH3 Supporting Evidence - House sizes for recent large developments

Brook Rd – Taylor Wimpey development

HOUSE SCHEDULE (Private)						
Code	House Type	Parking	Bed	No	Size (Ft ²)	Total
	Milldale		3	1	869	869
	Gosford		3	17	866	14722
	Ingleton		3	10	1089	10890
	Shefford		4	6	1369	8214
	Latimer SP		4	5	1683	8415
	Thornford		4	7	1562	10934
	Lavenham		5	9	1646	14814
	Wilton		5	5	1759	8795
Sub Total				60		77653
HOUSE SCHEDULE (Affordable)						
Code	House Type	Parking	Bed	No	Size (Ft ²)	Total
	AA23		2	18	808	14544
	AA31		3	12	910	10920
Sub Total				30		25464
Grand Total				90		103117

Total = 103117 ft² = 9579.883 m²

Average = 9579.883 / 90 = 106.44 m²

Nantwich Rd – David Wilson Homes development

TARPORLEY				
Types	No.	Sq.ft	Discription	Total Sq Ft
T307-E-5	4	1076	3 Bed; 2.5 St; End Terr	4304
H404---5	8	1167	4 Bed; 2 St; Det	9336
H486---5	7	1226	4 Bed; 2 St; Det	8582
H417---5	13	1428	4 Bed; 2 St; Det	18564
H421---5	7	1771	4 Bed; 2 St; Det	12397
H454---5	4	1823	4 Bed; 2 St; Det	7292
H500---5	6	1823	5 Bed; 2.5 St; Det	10938
H533---5	6	2529	5 Bed; 2.5 St; Det	15174
H534---5	4	1797	5 Bed; 2.5 St; Det	7188
H536---5	7	2236	5 Bed; 2.5 St; Det	15652
APT	2	447	1 Bed Apt	894
APT	2	502	2 Bed Apt	1004
SH27-E-5	7	750	2 Bed; 2 St; End Terr (AFF)	5250
SH27-I-5	4	750	2 Bed; 2 St; Mid Terr (AFF)	3000
SH35-E-5	3	1055	3 Bed; 2 St; End Terr (AFF)	3165
SH39-E-5	8	926	3 Bed; 2 St; End Terr (AFF)	7408
SH39-I-5	1	926	3 Bed; 2 St; Mid Terr (AFF)	926
T234-D-5	2	749	2 Bed 3 st Mid Ter	1498
Total	95			132,572

Total = 132,575 ft² = 12316.34 m²

Average = 12316.34 / 95 = 129.64 m²

Appendix V

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