

Tarporley Neighbourhood Development Plan

Planning Policy Assessment and Evidence Base Review

Sept 2015

Kirkwells

The Planning People

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1.0 Introduction

Neighbourhood Plans are required to sit within the framework of national, regional and local planning policies, and to be in general conformity with those policies.

This document summarises the national, regional and local planning policies that will have to be taken in to account during the preparation of the proposed Tarporley Neighbourhood Development Plan (NDP). It will form an important background document to the Neighbourhood Development Plan and should be used as a key point of reference for members of the Neighbourhood Plan Steering Committee.

The Planning Policy Assessment has been prepared as a “live” working document and will continue to be reviewed and updated throughout the preparation of the Tarporley Neighbourhood Plan.

2.0 National Planning Policy Framework (NPPF)¹

Para 6: The purpose of the planning system is to contribute to the achievement of sustainable development.

Para 7: There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- ***an economic role*** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- ***a social role*** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- ***an environmental role*** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Para 11. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Para 15: All plans should be based upon and reflect the presumption in favour of sustainable development, with clear policies that will guide how the presumption should be applied locally.

Para 16: The application of the presumption will have implications for how communities engage in neighbourhood planning. Critically, it will mean that neighbourhoods should:

- develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;
- plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and
- identify opportunities to use Neighbourhood Development Orders to enable developments that are consistent with their neighbourhood plan to proceed.

¹ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

Delivering Sustainable Development

There are a number of elements to delivering sustainable development. These are outlined below with any specific references NPPF makes to neighbourhood plans.

1. Building a strong, competitive economy.

Para 19: Planning should operate to encourage and not act as an impediment to sustainable growth.

Para 21: Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing.

Para 22: Planning policies should avoid long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose.

2. Ensuring the vitality of town centres

Para 23: Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period.

3. Supporting a prosperous rural economy

Para 28: To promote a strong rural economy, local and neighbourhood plans should:

- ❑ support the sustainable growth and expansion of all types of businesses and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;
- ❑ Promote the development and diversification of agricultural and other land-based rural businesses;
- ❑ Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside;
- ❑ Promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship

4. Promoting sustainable transport

Para 29: Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives.

Para 30: Encouragement should be given to solutions which support reductions in greenhouse gas emissions and reduce congestion.

5. Supporting high quality communications infrastructure

Para 42: Advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks plays a vital role in enhancing provision of local community facilities and services.

6. Delivering a wide choice of high quality homes

Para 49: Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites.

Para 54: In rural areas, exercising the duty to co-operate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites, where appropriate. Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs.

Para 55: To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality or rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby.

7. Requiring Good Design

Para 56: The Government attached great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Para 57: It is important to plan positively for the achievement of high quality and inclusive design of all development, including individual buildings, public and private spaces and wider area development schemes.

Para 58: Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.

Para 59: Design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout materials and access of new development in relation to neighbouring buildings and the local area more generally.

Para 60: Planning policies should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms and styles. It is however, proper to seek to promote or reinforce local distinctiveness.

8. Promoting healthy communities

Para 69: Planning policies should aim to achieve places which promote:

- Opportunities for meetings between members and the community who might not otherwise come into contact with each other, including through mixed use developments, strong neighbourhood centres and active street frontages
- Safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion
- Safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space which encourage the active and continual use of public areas.

Para 70: Planning policies should:

- Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- Guard against unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day to day needs;
- Ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and
- Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

Para 71: Local planning authorities should take a positive collaborative approach to enable development to be brought forward under a Community Right to Build Order, including working with communities to identify and resolve key issues before applications are submitted.

Para 73: Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of communities.

Para 75: Planning policies should protect and enhance public rights of way and access.

Para 76: Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances.

Para 77: The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is reasonably close proximity to the community it serves

- ❑ where the green space is demonstrably special to a local community and holds a particular local significance
- ❑ where the green area is local in character and is not an extensive tract of land

Para 78: Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.

9. Protecting green belt land

10. Meeting the challenge of climate change, flooding and coastal change

Para 99: new development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.

Para 100: Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.

11. Conserving and enhancing the natural environment

Para 109: The planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils
- recognising the wider benefits of ecosystem services
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity

Para 111: Planning policies should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.

Para 115: Great weight should be given to conserving landscape and scenic beauty in National parks, the Broads and AONBs, which have the highest status in relation to landscape and scenic beauty.

12. Conserving and enhancing the historic environment

Para 132: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset the greater the weight should be.

13. Facilitating the sustainable use of minerals

Plan-making

Neighbourhood plans

Para 183: Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:

- set planning policies through neighbourhood plans to determine decisions on planning applications; and
- grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order.

Para 184. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.

Para 185. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.”

3.0 Vale Royal Local Plan, Adopted June 2006²

- 3.1 The Vale Royal Borough Local Plan was adopted by Vale Royal Borough Council in June 2006. Following the adoption of the Cheshire West and Chester Local Plan (Part One) Strategic Policies on 29 January 2015, some policies in the former district and county Local Plans were retained, along with their supplementary guidance and documents, development briefs and village or town design statements. The list includes Vale Royal Local Plan – Policies retained after 29 January 2015. Relevant policies to the Tarporley Neighbourhood Development Plan are summarised below:

New Development in the Borough GS2

New development in the Borough will generally be concentrated in or on the edge of Northwich and in Winsford, including the larger villages. The other larger villages, Tarporley, Frodsham and Helsby are also suitable for further development.

The Open Countryside GS5

The character and appearance of the open countryside will be protected. Open countryside is defined as all parts of the Borough which lie outside of settlement policy boundaries but excluding the land in the North Cheshire Green Belt shown on the Proposals Map notwithstanding that there exist buildings singly and in groups within the open countryside. New buildings will not be allowed in the open countryside unless provided for through other policies of the Local Plan.

Change of Use/Conversion of Rural Buildings GS6

The re-use of rural buildings for employment, recreation, tourism or community purposes will be allowed when the following criteria can be met:

- i. The proposal does not lead to unacceptable levels of traffic, a reduction in residential amenity or a detrimental impact on the built or natural environment.
- ii. The applicant must show that the building to be converted is structurally sound and of permanent and substantial construction. Agricultural buildings built within 4 years of the proposed change of use are dealt with in RE5 with an additional policy, but should also meet the criteria in this policy.
- iii. The applicant must show that the building can be brought back into use without complete or major reconstruction.
- iv. Where relevant the applicant should provide details of any protected species, e.g. bats which presently inhabit the building.
- v. The design of the conversion should not involve significant external change nor extension nor the construction of additional buildings and should respect the original style, bulk, design and form of the building and where possible should use local styles and materials or their equivalents to ensure the building is in keeping with the rural character of the area.
- vi. Alterations to the curtilage of the building to provide car parking should use styles and finishes appropriate to the building being converted.
- vii. The overall appearance of the building and its curtilage should not be detrimental to either the views into the site or the character and openness of the area.
- viii. In the case of buildings of architectural merit or historic interest, the conversion should, where appropriate, preserve the internal and external features of the building and its setting. Permitted development rights may be removed where it is considered that further alterations to a building of architectural merit or historic interest would be likely to have an unacceptable impact on it or its wider setting.

² http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/old_lp/vr_lp

- ix. The conversion does not lead to dispersal of activity on such a scale to prejudice town and village vitality.

The conversion or change of use of rural buildings to residential living accommodation will not be permitted except in the circumstances set out in Policy H6.

Protection of the Nature Conservation Resource NE1

In determining planning applications for development and when considering its own development schemes the Council will take into full account the effect on wildlife, vegetation and geological/geomorphological features.

Designated Sites of International and National Nature Conservation Importance NE2

Development proposals will not be allowed which would damage or destroy any of the following sites, shown on the Proposals Maps.

Designated Sites of Local and Regional Nature Conservation and Geological Importance NE3

Development which would either directly or indirectly damage or destroy the nature conservation value of any of the following sites, shown on the Proposals Map, will only be permitted where the importance of the development outweighs the value of the site, or, in appropriate cases, where a replacement habitat of similar environmental value can be provided on site or in the locality.

Threatened and Priority Habitats NE4

Ponds, watercourses, important hedgerows, wetlands, ancient semi-natural woodlands, heathlands, mosslands and species-rich grasslands will be protected. Planning permission will not be granted for development that adversely affects them

Endangered Species NE5

Where a planning application for development is submitted and where the presence of the species of flora and fauna listed as protected by the law is known or suspected, the developer will need to provide full details as to the effect of the proposal on the species and its habitat. Where development is permitted, the Council will require the developer to take steps to secure the protection of such flora and fauna.

Development must minimise any adverse impact on priority species identified in the Cheshire Biodiversity Action Plans, which are not presently protected by law but are considered to be locally important.

Wildlife Corridors and Green Wedges NE6

Development within or adjacent to wildlife corridors and green wedges as defined on the Proposals Maps will not be allowed if it destroys or seriously impairs their value for nature conservation, amenity, recreation, landscape, or other purposes, but will be allowed if it preserves or enhances their value through appropriate natural landscaping, provided there are no other objections to the proposals.

Protection and Enhancement of Landscape Features NE7

Proposals for development should recognise features of landscape quality such as walls, trees, hedgerows, streams, and ponds on, or in the immediate vicinity of, the site on which it is to take place. Wherever possible these features should be retained and incorporated into the layout or if they are to be unavoidably lost or damaged, they should be replaced elsewhere on site or off site provided the habitat can be successfully recreated. In the design and arrangement of buildings, structures, landscaping and other works, all proposals should maintain or improve the quality and variety of the landscape in which the development occurs.

Provision and Enhancement of Landscape in New Development NE8

In appropriate circumstances applications for new development should include a landscape scheme which aims to:

- i. achieve an appropriate balance between the open space and built form of development in relation to the character of the surrounding area;
- ii. enhance the quality of the layout, setting and design of the development;
- iii. protect and manage valuable ecological and landscape features;
- iv. provide effective screening to neighbouring uses where appropriate;
- v. provide good quality landscape treatment to all site boundaries through the provision of planted landscape buffers using locally native species, particularly where the site abuts the edge of the built area, or a transport corridor;
- vi. utilise plant species which are in sympathy with the character of existing vegetation in the general area and at the specific site;
- vii. make satisfactory provision for maintenance and aftercare of new planting and retained trees, both during construction and once development is complete;
- viii. reverse habitat fragmentation and species isolation by creating wildlife habitats, restoring degraded habitats or creating new effective wildlife corridors.

Trees and Woodland NE9

Development will not be allowed which would necessitate the felling of or would endanger trees, groups of trees, woodlands, trees protected by a tree preservation order, or identified as ancient woodlands or in a conservation area where these make a contribution to the character of a site or locality, or to nature conservation.

Areas of Special County Value NE11

The Areas of Special County Value identified because of their high landscape quality are defined on the Proposals Maps and are described as:

- Weaver Valley
- Helsby and Frodsham Hills
- Delamere/Utkinton

Surface Water Run Off NE16

In areas of flood risk or where there is the potential for adverse impacts or significantly increased surface water run off developers will be expected to assess surface water drainage impacts.

Watercourses NE17

The Council in consultation with the Environment Agency, will seek to ensure that all works in, under, over or adjacent to watercourses are appropriately designed and implemented and that the likely impact of development proposals have been adequately assessed. Where a watercourse is to become part of a development site it will be necessary to retain an undeveloped buffer strip on either side of the watercourse which is physically and visibility linked to the watercourse.

Safeguarding and Improving the Quality of the Environment BE1

Proposals for all new development will be expected to achieve a high standard of design.

Water Supply BE3

Development will not be allowed if it increases the requirements for water unless adequate water resources either already exist or will be provided in time to serve the development and can do so without detriment to existing abstractions, to water quality, fisheries, amenity, nature conservation or to recreation.

Planning Obligations BE4

The Council will require developers to provide new or enhanced infrastructure and/or community facilities where the need for such provision arises directly from a development.

Historic Environment - Listed Buildings BE5

Proposals for the development of land which result in decay, destruction or damage to buildings and structures of special architectural or historic interest or their settings including any curtilage buildings will not be allowed.

Alteration/Extensions to Listed Buildings BE6

The alteration or extension of a listed building, including those within the curtilage of a listed building at the date of listing, will only be allowed if it is demonstrated that the proposal would not have a detrimental effect on the structure, character, scale, design, appearance or setting of the building.

Changes of Use to Listed Buildings BE7**Listed Buildings and Archaeology BE8**

Where a listed building is also a scheduled ancient monument or it is known or suspected that either it has intrinsic archaeological interest or stands on grounds containing archaeological remains, the developer, in putting forward proposals for development, will be required to provide an appropriate assessment of the archaeological implications of the proposal to accompany the application.

Historic Environment - Conservation Areas BE10

Within designated conservation areas listed below, and as shown on the Proposals Map, and including any conservation areas that are subsequently designated or revised with effect from the date of such designations or revision, development should preserve or enhance the character or appearance of the conservation area.

- Tarporley

Demolition of a building, which contributes to the character or appearance of the conservation area will not be allowed, unless it is incapable of repair at reasonable cost and is incapable of accommodating a viable alternative use. The Council may impose conditions to ensure that demolition should not take place until the contract for the works of redevelopment has, in accordance with approved plans, been let and is due to start.

Development of Sites Outside the Conservation Area BE11

Proposals for development on sites which lie outside the conservation area but which would affect its setting or views in or out of the area, will be allowed provided they preserve or enhance the character or appearance of the conservation area.

Historic Parks and Gardens BE15

In considering proposals which may affect those historic parks and gardens and their settings, identified on the proposals maps, or any that may subsequently be added to the national register of parks and gardens of special historic interest in England, the borough council will have regard to the following:

- i.the need to preserve the character and appearance of such historic parks and gardens;
- ii.the need to prevent sub-division of historic parks and gardens; and
- iii.the need to conserve features of architectural, archaeological and historic interest;
- iv.the need to record such features.

Locally Important Buildings BE22

Individual buildings or groups of buildings, and structures of local architectural or historic interest and their settings will be conserved wherever possible from decay, destruction, damage or demolition. In considering proposals which may affect such locally important buildings and structures, the Borough Council will have regard to the following:

- i.the need to retain buildings or structures which contribute to and enhance the local distinctiveness, local townscape or rural character (whichever is appropriate);
- ii.the need to conserve interesting or unusual features or architectural detail, materials, construction or historic interest.

Conservation Area Appraisals BE23

The Borough Council will evaluate applications for development within and adjacent to the boundaries of designated conservation areas against those characteristics which are revealed in conservation area appraisals. Significant consideration will be given to ensuring that development proposals respect, maintain and complement those aspects of the appraisal which define the local distinctiveness of the area, in particular these elements will include:

- The prevailing townscape of the area;
- Dominant building styles, materials and details;
- Important spaces and landscape within the area;
- Views into and out of the conservation area;
- Unique characteristics of the area.

Housing Development Hierarchy H4

The categories of housing development permitted within locations across the Borough is set out below.

The categories of housing development are:

- A.Allocations (see policy H2)
- B.Conversions (see policy H6)
- C.Subdivisions of dwellings (see policy H7)
- D.Rebuilding and replacement (see policy H10)
- E.Alterations and extensions (see policy H8)
- F.Affordable housing including rural exception sites where appropriate (see policies H14, H15 and H16)
- G.Agricultural workers dwellings (see policy RE7)

Locations within the Borough will fall within one of 4 tiers:

Tier 2 - Locations within the defined policy boundaries of Frodsham, Helsby, Tarporley

Tier 4 - All other locations, namely Green Belt and Open Countryside (Including villages which have no defined policy boundary)

Only the following categories of development will be permitted:

Tier 2 - Locations: Categories B-G

Tier 4 - Locations: Categories D-G**Windfall Sites H5**

Windfall development will only be permitted where:

- a. it is specifically permitted by policy H4, or
- b. analysis of housing supply data compiled in accordance with the council's supplementary planning document on the subject indicates either:
 - i. that the overall housing target of 5500 dwellings set out in policy H1 will not be met; or
 - ii. that there is less than a 5-year housing supply.

The release of windfall sites will be managed in accordance with the criteria set out in the supplementary planning document.

Density H12

All developments should achieve a minimum net density of 30 dwellings per hectare. In highly accessible locations in close proximity to public transport nodes and town centres, net densities of at least 50 dwellings per hectare will be required.

These densities must be achieved in a way that is sympathetic to the character, appearance and form of surrounding development through the application of good design.

Mixed Communities H13

New residential development must provide a mix of types and sizes of property to meet the demonstrable needs of the community, including the elderly and those with special needs, which will contribute to the creation of a mixed and inclusive community.

Sites for Affordable Housing on Residential Developments H14

The Council will seek to negotiate for the provision of 30% affordable housing on all allocated sites as defined in policy H2.

In circumstances where windfall developments come forward in accordance with the provisions of policy H5, the Council will also seek to negotiate for the provision of 30% affordable housing on suitable sites as follows:

A.within the settlement policy boundaries of Tier 1 and Tier 2 locations (see policy H4), developments comprising 15 or more dwellings or residential sites of 0.5 ha or more irrespective of the number of dwellings; and,

B.within the settlement policy boundaries of Tier 3 and Tier 4 locations (see policy H4), developments comprising 1 or more dwellings.

In assessing site suitability and the appropriate number of affordable units/proportion of the site required for affordable housing, the Borough Council will make reference to:

- a.the latest Vale Royal housing needs survey;
- b.the prevailing housing market characteristics;
- c.the economics of provision including the particular costs associated with development;
- d.the effect on the realisation of other plan objectives;
- e.the proximity of local services and facilities and access to public transport;
- f.site character and ground conditions; and

g.the need to achieve a successful housing development.

Such schemes will only be permitted where it can be demonstrated that the properties will remain affordable in perpetuity.

Sites for Affordable Housing in the Green Belt/Open Countryside H16

In order to meet local needs for affordable housing, the Borough Council may exceptionally permit residential development to meet the local need within or immediately adjacent to the built-up part of Tarporley and Tier 3 and Tier 4 villages (see policy H4).

Such schemes will only be permitted where it can be demonstrated that the properties will remain affordable in perpetuity.

General Requirements for Employment Use E1

All development for employment purposes should meet the following requirements:

- i.it should not have a detrimental effect on the amenities of people who live nearby;
- ii.where appropriate, it should have adequate space for the manoeuvring and loading/unloading of vehicles within the site;
- iii.it should have adequate space within the site to accommodate satisfactorily all external storage. Outside storage areas should be screened from public view;
- iv.it should provide appropriate incidental open space and landscaping in accordance with policy ne8 and ne9;
- v.where development, because of its size, would be likely to have a significant impact on its surroundings the council will look to substantial tree planting as a means of assimilating that new development into its surroundings;
- vi.it should have access to public transport and wherever possible, should have access to the existing rail network;
- vii.the orientation and form of development has due regard to the promotion of energy efficiency.

Employment Uses in the Open Countryside outside the Green Belt E9

In all parts of the Borough which lie outside of the settlement policy boundaries and outside the Green Belt, the following categories of development for employment will be allowed:

- i.the change of use of a building for business use;
- ii.the small scale expansion of existing firms on existing employment sites in relation to the size of the existing building or the size of the developed part of the site;
- iii.redevelopment of land previously in employment use, in accordance with policy E3;
- iv.small scale new buildings in relation to farm diversification in accordance with policy RE12.

Villages including Tarporley E8

Within the settlement policy boundaries of Tarporley etc. the following categories of employment development will be allowed:

- i. new development appropriate to the scale and character of the village;
- ii. the expansion and relocation of firms to sites suitable for employment uses where this development is appropriate to the scale and character of the village;
- iii. the change of use of a building for business use;
- iv. redevelopment of land previously in employment use, in accordance with policy D3;

Where new development is proposed on a greenfield site it will need to be demonstrated that it cannot be located on an allocated site or on a site comprising previously developed land.

Recreation And Open Space In New Developments RT3

Proposals for new residential development will be required to provide new or improved provision for recreation and open space where a need arises as a result of that development and where the capacity of existing facilities would be exceeded. Provision should be made in accordance with the following standards:

Residential development of 1 or more dwellings:

- play space and informal amenity open space: 20 sq m per dwelling
(play space will only be required for developments which include family dwellings)
- formal recreation space: 40 sq m per dwelling

Where the provision of recreation and open space is not feasible within the site, a financial contribution will be sought from the developers through a Section 106 agreement to secure recreation and open space provision or the enhancement of existing facilities elsewhere. This provision or enhancement will be fairly and reasonably related in scale and kind to the development proposal and be in a location where it would be of direct benefit to the occupiers of the new development.

Existing Formal and Informal Open Spaces and Recreational Facilities RT4

Existing formal and informal open spaces and recreational facilities shall be retained in recreational or amenity use.

Allotments RT5

Proposals for the development of allotment sites as identified on the Proposals Map will not be allowed. Exceptions will be made where the existing allotments can be adequately replaced nearby.

Village Facilities RT6

Proposals for the development of village facilities, e.g. village halls, community centres and recreational clubs, where they serve to improve provision and satisfy the needs of local people will be allowed. Where possible, such facilities should be located within settlement policy boundaries.

Tourist Accommodation within villages including Tarporley RT7

within the settlement policy boundaries at Tarporley etc proposals for new development or the change of use of an existing building for a hotel, guest house or other visitor accommodation will be allowed provided the proposed development:

- i. does not require significant alteration to the building;
- ii. does not have an unduly detrimental effect on the amenities of the people living nearby;
- iii. does not conflict with the relevant policies contained in the Built Environment and Natural Environment chapters;

- iv. fits in with the surroundings, with regard to siting, scale, design, materials and landscaping;
- v. satisfies the Highway Authority's requirements for access and parking.

Proposals for new build hotels and guest houses outside the policy boundaries of these settlements will not be allowed.

Tourist Accommodation within the Open Countryside and the Green Belt RT8

Within all parts of the Borough which lie within the Green Belt or open countryside proposals for new buildings for hotel accommodation will not be allowed.

General Requirements T1

In considering proposals for new development the Borough Council will take into account the effect of the development on the transport infrastructure. The Council will have regard to:

- i. the proposals contained in the Cheshire local transport plan;
- ii. the requirement to reduce the need to travel, especially by car;
- iii. the requirement to produce a transportation assessment (see policy T2);
- iv. the need to mitigate any adverse impacts upon local amenity, environment and highway safety;
- v. the safe and free flow of traffic on the trunk road network;
- vi. the need to ensure that the proposal is accessible by a variety of means of transport;
- vii. the need to minimise the effects of traffic generation;
- viii. the need to produce a travel plan (see policy T20).

Public Transport T3

Public transport facilities will be improved wherever the opportunity arises. Major new development will only be allowed where:

- i. it can be well served by public transport; or
- ii. it provides new facilities for public transport that retains, restores or improves services; or
- iii. it provides new or improved interchange facilities for public transport.

Pedestrians and Walking T8

The Borough Council will permit new developments if they include the following where they are currently lacking and their provision would be of benefit:

- i. Safe and convenient pedestrian routes which provide direct links between the main buildings in the proposal and to the surrounding local area and facilities;
- ii. Signs to/from public transport facilities and local facilities such as shops;
- iii. Measures to ensure the safety of pedestrians such as pedestrian crossings, safety barriers, lighting and environmental traffic management.
- iv. Measures to protect and enhance existing public rights of way affected by the development.

Cycling T9

In considering proposals for new development the Borough Council will seek, where appropriate, improvements to facilities for cyclists through:

- i.the provision of, or a contribution towards, additional cycle routes to and from the surrounding area, and the provision of links between all major buildings within the proposal;
- ii.the provision of the required level of safe, secure and covered cycle parking based on the Council's cycle parking standards;
- iii.the provision of adequate changing facilities, showers and lockers.

Car Parking T13

Developments should provide car parking in accordance with the maximum car parking standards.

Levels less than the standards may be acceptable where:

- i.the proposal is within the town centre policy boundary of Northwich or Winsford or the defined shopping area of Frodsham; or
- ii.the proposal is in an area that is highly accessible by public transport and by cycling; or
- iii.the proposal is within a short walking distance of an area of public car parking; or
- iv.the reduced level of provision would not lead to a reduction of residential amenity in the surrounding area, through more on street parking.

Where reduced levels of car parking are provided in accordance with the above criteria, contributions will be sought to either provide car parking off-site or contribute towards measures to facilitate access by public transport, walking or cycling.

The Borough Council may seek to reduce car parking provision on sites where a travel plan has been implemented.

Car Parking in Town and Village Centres T14

The Council will seek to ensure an appropriate supply of attractive, convenient and safe parking for shoppers and other short-term parkers in town and village centres. Development which involves the loss of public parking which provides for shoppers and visitors in defined town and village centres will only be permitted if:

- i.an appropriate level of replacement provision can be accommodated as part of the development;
- ii.an appropriate level of replacement provision can be made at a convenient location in proximity to the town or village centre.

General Policy STC1

Proposals for the development of shopping uses (A1) in the defined shopping areas which are of a scale which reflects the shopping areas' existing catchment and their position in the retail hierarchy will be allowed.

Proposals for leisure, commercial, public offices and entertainment facilities as appropriate will be encouraged in Northwich and Winsford town centres and in large village centres and local centres subject to policy STC8.

Large village centres:

Frodsham
Tarporley
Hartford

Weaverham
Helsby

Use Of Upper Floors STC4

In order to encourage vitality in town, village and local centres, the maintenance of the historic fabric, the best use of vacant floor space and a more sustainable form of land use, the Borough Council will permit the use of upper floors above shopping, financial services, food and drink uses and existing offices in the shopping areas as defined in STC1 to be used for residential purposes provided the following criteria can be met:

- i.satisfactory separate access can be achieved;
- ii.conversion would not lead to changes in the building's appearance which would be unacceptable in conservation terms;
- iii.some parking provision can be arranged at an appropriate level;
- iv.the accommodation would not be unduly affected by other existing town centre uses.

Design STC5

The Borough Council will require the highest standards of design, signage and advertising in new and refurbished premises, particularly in the conservation areas.

Defined Town And Large Village Centres STC8

Within the Northwich primary shopping area, Winsford town centre and the large village centres as defined in policy STC1, the loss of A1 uses will be resisted.

Changes of use to A2 and A3 uses will be permitted where all the following criteria can be met:

- i.the vitality and viability of the centre or that particular part of the centre would not be adversely affected;
- ii.there would not be an excessive concentration of non-A1 uses in any shop frontage;
- iii.within defined large village centres (except Frodsham), it is evidenced that the property has been properly marketed (normally for at least a 12 month period) at a reasonable price/rent and no tenant/purchaser has been found; and
- iv.the use would not be detrimental to the amenity of neighbouring occupiers by reason of fumes, noise or parking.

Defined Town And Large Village Centres STC9

Within the Northwich primary shopping area, Winsford town centre and the large village centres as defined in policy STC1, the loss of existing A2 and A3 units will be resisted.

In large villages changes of use from A2 and A3 to small scale public offices and facilities such as branch libraries and Council area offices and other small scale leisure uses will be allowed.

The exception to the above will be if the change results in the loss of a public house which provides a vital community facility.

Loss of Existing Ground and Upper Floor Residential Uses STC10

Within the Northwich primary shopping area, Winsford town centre, the local centres in Northwich and Winsford and the large village centres as defined in policy STC1, the loss of existing ground and upper floor residential uses will not be allowed except where it is evidenced

that the property has been properly marketed for residential use (normally for at least a 12 month period) at a reasonable price/rent and that no purchaser/tenant has been found;

Large Proposals In Large Village Centres STC11

Retail warehousing and superstore proposals will generally not be appropriate in the large village and local centres and will not be allowed adjacent or outside of the village centres. Supermarket proposals will only be allowed in the defined large village centres or, after an assessment of all site options within the defined centre, on the edge of centre, if the proposal meets the following criteria:

- i. it is demonstrated that there is a clearly defined need for the proposal;
- ii. the proposal is of an appropriate size for the existing catchment of the village centre;
- iii. the proposal would not use land allocated for other purposes or result in the loss of employment land or public car parking;
- iv. the proposal would not compromise the existing character, diversity or vitality or viability of the existing shopping area;
- v. the proposal would not affect the amenity of the local residents by virtue of noise, traffic generation or noise or light pollution.

4.0 Cheshire West and Chester Local Plan (Part One) Strategic Policies³

4.1 The Cheshire West and Chester Local Plan (Part One) Strategic Policies was adopted at a meeting of Full Council on Thursday 29 January 2015. Strategic Policies (and extracts of policies) which are significant to the Tarporey Neighbourhood Development Plan include the following:

STRAT 1 Sustainable development

The Local Plan seeks to enable development that improves and meets the economic, social and environmental objectives of the borough in line with the presumption in favour of sustainable development. Proposals that are in accordance with relevant policies in the Plan and support the following sustainable development principles will be approved without delay, unless material considerations indicate otherwise:

- Mitigate and adapt to the effects of climate change, ensuring development makes the best use of opportunities for renewable energy use and generation.
- Provide for mixed-use developments which seek to provide access to homes, employment, retail, leisure, sport and other facilities, promoting healthy and inclusive communities whilst reducing the need to travel.
- Locate new housing, with good accessibility to existing or proposed local shops, community facilities and primary schools and with good connections to public transport
- Protect, enhance and improve the natural and historic environment whilst enhancing and restoring degraded and despoiled land, seeking opportunities for habitat creation.
- Encourage the use and redevelopment of previously developed land and buildings in sustainable locations that are not of high environmental value.
- Minimise the loss of greenfield land and high grade agricultural land.
- Support regeneration in the most deprived areas of the borough and ensure those reliant on non-car modes of transport can access jobs and services.
- Ensure the prudent use of our natural finite resources whilst promoting the re-use, recovery and recycling of materials.

The Council will always work proactively with applicants where proposals are not in accordance with the Plan to find solutions which mean that proposals can be made sustainable and approved wherever possible. However, proposals that fundamentally conflict with the above principles or policies within the Local Plan will be refused.

Where there are no Local Plan policies relevant to the application or relevant policies are out of date at the time of making the decision, the Council will grant permission unless material considerations indicate otherwise, taking into account whether any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the National Planning Policy Framework, or specific policies in the Framework indicate that development should be refused.

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http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/cwc_lp/submission/submission?pointId=1387277962830#section-1387277962830

STRAT 2 Strategic development

The Local Plan will promote strong, prosperous and sustainable communities by delivering ambitious development targets whilst protecting the high quality environment that contributes to the attractiveness and success of Cheshire West and Chester as a place to live and work.

Over the period of 2010 to 2030 the Plan will deliver at least:

22,000 new dwellings

365 hectares of land for employment development to meet a range of types and sizes of site

Development will be brought forward in line with the following settlement hierarchy:

1. The majority of new development will be located within or on the edge of the city of Chester and towns of Ellesmere Port, Northwich and Winsford to maximise the use of existing infrastructure and resources and allow homes, jobs and other facilities to be located close to each other and accessible by public transport.

2. To maintain the vitality and viability of rural areas, an appropriate level of new development will be brought forward to support new homes and economic and social development.

Development will be focused in the key service centres of Cuddington and Sandiway, Farndon, Frodsham, Helsby, Kelsall, Malpas, Neston and Parkgate, Tarporley, Tattenhall and Tarvin, which represent the most sustainable rural locations.

3. An appropriate level of development will also be brought forward in smaller rural settlements which have adequate services and facilities and access to public transport. These local service centres will be identified in the Local Plan (Part Two) Land Allocations and Detailed Policies Plan.

To deliver the levels of development outlined a number of key sites have been identified and further sites will be identified through the Local Plan (Part Two) Land Allocations and Detailed Policies Plan and/or neighbourhood plans.

STRAT 8 Rural Area

STRAT 8

Rural Area

Within the rural area the Council will support development that serves local needs in the most accessible and sustainable locations to sustain vibrant rural communities.

Within the rural area provision will be made for at least 4,200 new dwellings and 10ha of additional land for employment development.

Development should be appropriate in scale and design to conserve each settlement's character and setting.

The settlements listed below are identified as key service centres for surrounding areas which provide a good range of facilities and services and will be the focus for new development in the

rural area. The key service centres will accommodate at least the amount of residential development set out below.

Tarporley 300 dwellings

At least 10ha of land for business and industrial development in the rural area will enable small scale expansion of existing employment sites, and new sites within or on the edge of key service centres outside of Green Belt locations.

The retention of rural shops and community facilities, and the provision of new facilities at an appropriate scale to the settlement, will be supported.

Development should not exceed the capacity of existing services and infrastructure unless the required improvements can be made.

STRAT 9 Green Belt and countryside

The intrinsic character and beauty of the Cheshire countryside will be protected by restricting development to that which requires a countryside location and cannot be accommodated within identified settlements.

Within the countryside the following types of development will be permitted;

- Development that has an operational need for a countryside location such as for agricultural or forestry operations.
- Replacement buildings.
- Small scale and low impact rural / farm diversification schemes appropriate to the site, location and setting of the area.
- The reuse of existing rural buildings, particularly for economic purposes, where buildings are of permanent construction and can be reused without major reconstruction.
- The expansion of existing buildings to facilitate the growth of established businesses and scale of the site and its setting.
- Development must be of an appropriate scale and design to not harm the character of the countryside.

The general extent of the North Cheshire Green Belt will be maintained. Policy 'STRAT 3 Chester' sets out the proposed release of Green Belt to meet the development needs of Chester. In settlements and areas of the countryside that are within the Green Belt, additional restrictions will apply to development in line with the National Planning Policy Framework.

STRAT 10 Transport and Accessibility

In accordance with the key priorities for transport set out in the Local Transport Plan, development and associated transport infrastructure should:

- Provide and develop reliable and efficient transport networks that support sustainable economic growth in the borough and the surrounding area
- Reduce carbon emissions from transport and take steps to adapt our transport networks to the effects of climate change
- Contribute to safer and secure transport and promote forms of transport that are beneficial to health

- Improve accessibility to jobs and key services which help support greater equality of opportunity
- Ensure that transport helps improve quality of life and enhances the local environment

In order to minimise the need for travel, proposals for new development should be located so as they are accessible to local services and facilities by a range of transport modes.

New development will be required to demonstrate that:

- Additional traffic can be accommodated safely and satisfactorily within the existing, or proposed highway network
- Satisfactory arrangements can be made to accommodate the additional traffic before the development is brought into use
- Appropriate provision is made for access to public transport and other alternative means of transport to the car
- Measures have been incorporated to improve physical accessibility and remove barriers to mobility, especially for disabled and older people. The safety of all road users should be taken into account in the design and layout of new developments.

Opportunities to improve public transport facilities will be taken wherever possible, through improved services, interchange facilities and parking at railway stations. Developments that would generate significant amounts of movement should be accompanied by a Transport Assessment and Travel Plan, in accordance with Council guidance.

New developments will be expected to provide adequate levels of car and cycle parking in accordance with the Council's parking standards, taking account of:

- The accessibility of the development
- The type, mix and use of the development
- The availability of, and opportunities for, public transport
- Local car ownership levels

Parking provision should support the viability of town centres whilst minimising traffic congestion.

Proposals should seek to maximise use of sustainable (low carbon) modes of transport, by incorporating high quality facilities for pedestrians, cyclists and public transport and where appropriate charging points for electric vehicles.

Opportunities will be sought to extend and improve access to local footpath and cycle networks, including greenways, canal towpaths and the Public Rights of Way networks.

Proposals for new industrial and warehousing development should maximise opportunities to transport products by non-road modes of transport. Sites alongside the Manchester Ship Canal, Weaver Navigation and rail network may be particularly suitable for freight use and these opportunities should be integrated into development proposals where feasible. Existing or potential freight movement opportunities will be safeguarded from development which could preclude continued or future freight use.

Current and disused transport corridors and infrastructure, including roads, railway lines, sidings and stations, will be safeguarded from development which would preclude their future transport use.

Improvements to the Transport Network

Improvements to the transport network will be supported through schemes and strategies including the following:

- Chester Transport Strategy (Phase 1)
- Chester Bus Interchange as shown on the Policies Map
- New Bridge Road / A5117 link, Ellesmere Port as shown on the Policies Map

STRAT 11 Infrastructure

To ensure the delivery of infrastructure improvements, to secure the future of sustainable communities throughout Cheshire West and Chester, and meet the wider sustainability objectives of the borough, the Council will:

- support the provision of appropriate new infrastructure, including schemes intended to mitigate and adapt to climate change and any cross boundary schemes necessary to deliver the priorities of the Local Plan where this will have no significant adverse impact upon recognised environmental assets.
- support measures to protect, enhance or improve access to existing facilities, services and amenities that contribute to the quality of life of residents, businesses and visitors, including access to information and communication technologies (ICT).
- facilitate the timely provision of additional facilities, services and infrastructure to meet identified needs, whether arising from new developments or existing community need, in locations that are appropriate and accessible.

To facilitate the delivery of the above, new development will, where appropriate, be required to contribute towards the Council's identified infrastructure priorities in accordance with Circular 5/2005, Community Infrastructure Levy regulations or successor regulations/guidance.

Other planning obligations will be directly related to the nature and potential impact of a development taking into account material considerations including viability of a development.

The timing of provision of infrastructure and facilities will be carefully considered in order to ensure that appropriate provision is in place before development is occupied.

ECON 1 Economic growth, employment and enterprise

The Council will promote sustainable economic growth in the borough and wider sub-region, supporting existing businesses, encouraging indigenous business growth and attracting new inward investment. The creation of new job opportunities across a range of sectors will be supported.

.....

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

Centre hierarchy

To ensure the long-term vitality and viability of the borough's town centres, the Council will apply a town centre first approach to proposals for retail, leisure and other main town centre uses.

Development should be of an appropriate scale that reflects the size and role of each centre and should not have an unacceptable impact on centres in the catchment area of the proposal.

The town centre hierarchy and key proposals for the borough's town centres is as follows:

.....

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.

ECON 3 Visitor economy

The expansion of existing tourism assets or the creation of new tourism opportunities will be supported where this would enhance the existing tourism offer, benefit the local economy and be of a suitable scale and type for its location.

....

SOC 1 Delivering affordable housing

SOC 1

Delivering affordable housing

Affordable homes will be sought within all new residential development, including as part of mixed use schemes on sites that:

- in the urban areas have a capacity for ten or more dwellings or comprise an area of 0.3 hectares or more; and
- in the rural areas have a capacity of three or more dwellings or comprise an area of 0.1 hectares or more.

Affordable housing provision will be sought on site unless there are exceptional circumstances which can be demonstrated to justify off site contributions.

The Council will seek to maximise the proportion of affordable housing provided up to a target of 30%. Within this target, the proportion, type, tenure and size of affordable housing sought in each case will depend on site specific circumstances and the overall effect on the viability of the scheme and will take account of the most up to date assessment of affordable housing needs.

Where scheme viability may be affected and where proposals do not meet the identified proportion, mix and type of affordable housing, then applicants will be expected to justify any alternative proposals through the submission of a full open book viability appraisal.

Affordable housing must be dispersed throughout the site unless there are specific circumstances or benefits that warrant otherwise. Market and affordable homes on sites should be indistinguishable and achieve the same high quality design.

Affordable housing should include provisions to remain at an affordable price for future households or for the subsidy to be recycled to enable the delivery of new or additional affordable housing.

New and innovative ways to provide affordable housing will be encouraged, along with the re-use of long term empty homes.

SOC 3 Housing mix and type

In order to support mixed, balanced and sustainable communities, the Council will seek to provide a mix of housing types, tenures and sizes of both market and affordable housing. Proposals for new housing should take account of the needs of that particular area and especially of:

- the provision of small family homes to assist households into home ownership and for older people who may wish to downsize.
- the provision of a range of accommodation types to meet the long term needs of older people. This could include the provision of Lifetime Homes, bungalows and extra care housing.

The Council will support the provision of specialised student accommodation within Chester in appropriate, accessible locations, convenient for the facilities at the University of Chester.

The Council will work with organisations such as Community Land Trusts to help bring forward land and schemes for self-build groups and individuals.

SOC 2 Rural exception sites

Where necessary to meet local affordable housing needs, schemes for 100% affordable housing may be permitted on small sites which would otherwise not be appropriate for housing adjacent to key service centres and local service centres including those in the Green Belt. Where it is essential to enable the delivery of affordable housing to meet local needs, a small, subsidiary element of market housing may be permitted on such sites.

The tenure split and housing mix must be reflective of the most up to date housing needs information.

Schemes will only be permitted where it can be demonstrated that the properties will remain affordable in perpetuity.

Schemes must be modest and in keeping with the form and character of the settlement and local landscape setting.

Schemes must be supported by an up to date housing needs survey.

Schemes will be encouraged to come forward through the neighbourhood planning process.

SOC 3 Housing mix and type

In order to support mixed, balanced and sustainable communities, the Council will seek to provide a mix of housing types, tenures and sizes of both market and affordable housing. Proposals for new housing should take account of the needs of that particular area and especially of:

- the provision of small family homes to assist households into home ownership and for older people who may wish to downsize.
- the provision of a range of accommodation types to meet the long term needs of older people. This could include the provision of Lifetime Homes, bungalows and extra care housing.

The Council will support the provision of specialised student accommodation within Chester in appropriate, accessible locations, convenient for the facilities at the University of Chester.

The Council will work with organisations such as Community Land Trusts to help bring forward land and schemes for self-build groups and individuals.

SOC 5 Health and well-being

In order to meet the health and well-being needs of our residents proposals will be supported that:

- provide new or improved health facilities across the borough, particularly in areas of recognised need
- support improved links to healthcare in rural areas
- promote safe and accessible environments and developments with good access by walking, cycling and public transport
- support opportunities to widen and strengthen the borough's cultural, sport, recreation and leisure offer
- consider the specific requirements of different groups in the community (e.g. families with children, older people, people with disabilities, service families) in all relevant development
- work to reduce poverty and deprivation across the borough, particularly in areas of identified need
- promote high quality greenspace, and access to this across the borough, particularly in areas of recognised need

Development that gives rise to significant adverse impacts on health and quality of life (e.g. soil, noise, water, air or light pollution, and land instability, etc) including residential amenity, will not be allowed.

SOC 6 Open space, sport and recreation

The Council will seek to protect, manage and enhance existing open spaces, sport and recreation facilities to provide a network of diverse, multi-functional open spaces.

Proposals will be supported that:

- Improve the quality and quantity of accessible open space, sport and recreation facilities in the local area
- Provide innovative solutions to improving the network of existing open spaces, increase accessibility to green corridors, and enhance biodiversity
- Improve access to open space for disabled people, pedestrians and children's play facilities

Proposals on existing open space, sport and recreation facilities will only be permitted where:

- A. Equivalent or better replacement open space, sport or recreation facilities will be provided in a suitable location; or
- B. An assessment has clearly demonstrated the site to be surplus for its current open space, sport or recreation function;

And

- C. It could not fulfil other unsatisfied open space, sport or recreation needs;

And

- D. A proposed replacement will remedy a deficiency in another type of open space, sport or recreation facility in the local area; or
- E. The development will be incidental to the use of the open space, sport or recreation facility.

Development will be required to incorporate or contribute towards the provision of an appropriate level and quality of open space, sport and recreation provision.

ENV 2 Landscape

The Local Plan will protect and, wherever possible, enhance landscape character and local distinctiveness. This will be achieved by:

- The identification of key gaps in the Local Plan (Part Two) Land Allocations and Detailed Policies Plan between settlements outside the Green Belt that serve to protect and maintain their character
- Supporting the designation of Local Green Space

- Protecting the character of the borough's estuaries and undeveloped coast

Development should:

- Take full account of the characteristics of the development site, its relationship with its surroundings and where appropriate views into, over and out of the site
- Recognise, retain and incorporate features of landscape quality into the design

ENV 3 Green Infrastructure

The Local Plan will support the creation, enhancement, protection and management of a network of high quality multi-functional Green Infrastructure. This will be achieved by:

- Development incorporating new and/or enhanced Green Infrastructure of an appropriate type, standard and size or contributing to alternative provision elsewhere.
- Increased planting of trees and woodlands, particularly in urban areas and the urban fringe.

ENV 4 Biodiversity and geodiversity

The Local Plan will safeguard and enhance biodiversity and geodiversity through the identification and protection of sites and/or features of international, national and local importance.

Sites will be protected from loss or damage taking account of:

- The hierarchy of designations of international, national and local importance
- The irreplaceability of habitats, sites and/or features and contribution to the borough's ecological network of sites and features
- Impact on priority habitats and protected/priority species

Development should not result in any net loss of natural assets, and should seek to provide net gains. Where there is unavoidable loss or damage to habitats, sites or features because of exceptional overriding circumstances, mitigation and compensation will be required to ensure there is no net loss of environmental value.

ENV 5 Historic environment

The Local Plan will protect the borough's unique and significant heritage assets through the protection and identification of designated and non-designated heritage assets*.

Development should safeguard or enhance both designated and non-designated heritage assets and the character and setting of areas of acknowledged significance. The degree of protection afforded to a heritage asset will reflect its position within the hierarchy of designations.

Where development is likely to have a significant adverse impact on designated heritage assets and their settings and cannot be avoided or preserved in situ it will not be permitted.

Development should respect and respond proportionately to non-designated heritage assets and their settings avoiding loss or damage wherever possible.

Where appropriate the Council will support an acceptable level of enabling development to secure the future of heritage assets.

Development in Chester should ensure the city's unique archaeological and historic character is protected.

*Heritage assets are defined as a building, monument, site, place, structure, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and non-designated heritage assets identified in the Cheshire Historic Environment Record, including local assets.

ENV 6 High quality design and sustainable construction

The Local Plan will promote sustainable, high quality design and construction.

Development should, where appropriate:

- Respect local character and achieve a sense of place through appropriate layout and design
- Provide high quality public realm
- Be sympathetic to heritage, environmental and landscape assets
- Ensure ease of movement and legibility, with priority for pedestrians and cyclists
- Promote safe, secure environments and access routes
- Make the best use of high quality materials
- Provide for the sustainable management of waste
- Promote diversity and a mix of uses
- Incorporate energy efficiency measures and provide for renewable energy generation either on site or through carbon offsetting measures
- Mitigate and adapt to the predicted effects of climate change
- Meet applicable nationally described standards for design and construction

5.0 Local Plan (Part Two) Land Allocations and Detailed Policies

The Local Plan (Part Two) will set out the non-strategic allocations and detailed policies, following on from the strategic framework set out in the Local Plan (Part One). When adopted both documents will constitute the statutory development plan for Cheshire West and Chester and will replace all former Local Plans. The Local Plan (Part Two) will run to 2030 to align with the time horizon of the Local Plan (Part One).

Work on the preparation of the Plan is currently underway.

6.0 Local Plan Evidence Base⁴

6.1 Housing

6.1.1 Strategic Housing Land Availability Assessment 2013 - Final Document⁵

There is now a strong focus on local authorities identifying sufficient land to deliver their housing requirement over a 15-year period as well as demonstrating a continuous five-year supply of deliverable housing sites. Therefore, as required by the National Planning Policy Framework (NPPF) the Council has undertaken a Strategic Housing Land Availability Assessment (SHLAA).

The SHLAA is an assessment of how many units can be accommodated on identified sites and the timeframes for when these sites are likely to be available. The exercise also identifies constraints associated with bringing potential sites forward and how and when these can be removed to help improve the potential for housing.

It is important to make clear that the SHLAA does not in itself determine whether a site should be allocated for housing and a site's inclusion in the SHLAA does not imply a site will be allocated for housing or that alternative uses should not be considered. However, the SHLAA is an important piece of evidence which will inform the Local Development Framework, particularly the Local Plan (Parts One and Two).

The SHLAA 2013 was published in June 2013 following public consultation on a draft report. This document is based on information at a set point in time therefore planning application and permission details are subject to change. These changes are monitored and recorded through the completion of a housing land monitor which takes place every six months.

Results of the assessment

The Cheshire West and Chester Local Plan Publication Draft identifies a housing requirement of 22,000 dwellings between 2010 and 2030, this equates to 1100 units per year. This assessment provides background evidence on the potential availability of land in the borough for housing and the choices available for delivering housing.

A total of 1582 sites were identified through historical SHLAA reports, desk based surveys and submissions received through the call for sites exercise. Of these sites

- 706 sites were removed prior to the full assessment
- 122 sites were categorised as unsuitable at the current time
- 754 sites were subject to a full SHLAA assessment

The total housing requirement for the plan period (2010 - 2030) is 22,000 new dwellings. The SHLAA has identified a total potential of 39,436 new dwellings for the next 20+ years which goes

⁴

http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/cwc_lp/submission/submission?pointId=1387277962859#section-1387277962859

⁵ http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/land/final_shlaa_2013

beyond the plan period. The SHLAA assesses each site on its individual merits, and no comparison or judgement is made between sites therefore it is not expected that all of the sites identified will come forward for development.

Table 3.5 shows Housing Potential Results by Ward over the Plan period.

Ward	1-5 years	6-10 years	11-15 years	16-20+ years	Total Capacity
Tarporley	205	327	0	0	532

Appendix F: Table of suitable sites

Schedule of sites taken forward, and forecasts for years 1-5, 6-10, 11-15, 16-20 and 21+ years:

Tarporley Ward									
Site ref	2010 ref	Address/Location	Area (ha)	Total yield	1-5 yrs	6-10 yrs	11-15 yrs	16-20 + yrs	Planning status
TAR/0022/S	n/a	Rear of The Bakery, High Street, Tarporley	0.4	11	0	11	0	0	None
TAR/0027/H	n/a	Redhill Farm, Birch Heath Road, Tarporley	0.46	3	3	0	0	0	Full permission
TAR/0028/H	n/a	Wood Lane Farm, Wood Lane, Utkinton	0.15	1	1	0	0	0	Full permission
TAR/0029/H	n/a	Land at Black Mare House, Chester Road, Little Budworth	1.02	3	3	0	0	0	Full permission
TAR/0036/H	n/a	Land at Ardern Estate Office, Cobblers Cross Lane, Tarporley	0.14	2	2	0	0	0	Full permission
TAR/0037/H	n/a	24 Bowmere Road, Tarporley	0.08	2	2	0	0	0	Full permission
TAR/0038/H	n/a	Land adjacent Cotebrook Shire Horse Centre, Eaton Lane, Rushton	0.11	1	1	0	0	0	Full permission
TAR/0039/H	n/a	Bakehouse, rear of 28 Forest Road, Tarporley	0.007	1	1	0	0	0	Full permission
TAR/0040/H	n/a	Oak Tree Farm, Hickhurst Lane, Little Budworth	0.12	1	1	0	0	0	Full permission
TAR/0041/H	n/a	Barns at Beech House, Beech Road, Little Budworth	0.11	1	1	0	0	0	Full permission
TAR/0049/S	n/a	Land at Salterswell House, Tarporley	1.2	29	0	29	0	0	None
TAR/0050/S	n/a	Land off High Street, opposite Salterswell House, Tarporley	2.38	57	0	57	0	0	None
TAR/0051/H	n/a	Longacre, Forest Road, Tarporley	0.15	1	1	0	0	0	Full permission
TAR/0060/H	n/a	Monarchy Hall Farm, Tirley Lane, Utkinton, Tarporley, CW6 0JZ	0	1	1	0	0	0	Full permission
TAR/0061/H	n/a	Lower House, Oulton Park Road, Little Budworth, Tarporley, CW6 9BL	0	2	2	0	0	0	Full permission
TOTAL				532	205	327	0	0	

Tarporley Ward									
Site ref	2010 ref	Address/Location	Area (ha)	Total yield	1-5 yrs	6-10 yrs	11-15 yrs	16-20 + yrs	Planning status
TAR/0003/S	EDY0006	Former Brook Farm Special School, Tarporley	3.06	100	100	0	0	0	Pending decision
TAR/0005/S	EDY0008	Land at Utkinton Road, adjacent Salterswell House, Tarporley	2.27	95	0	95	0	0	None
TAR/0007/S	EDY0010	Land at Utkinton Road, south-east of A49, Tarporley	3.99	95	50	45	0	0	None
TAR/0009/S	EDY0012	Land adjacent Brook House, Brook Lane, Tarporley	1.28	31	0	31	0	0	None
TAR/0010/S	EDY0017	Land at Brickfield Farm, Utkinton Road, Tarporley	2.47	59	0	59	0	0	None
TAR/0011/H	EDY0020	Land south of Hill Top Farm, Park Road, Oulton, Winsford	0.09	1	1	0	0	0	Full permission
TAR/0018/H	N/a	Land at Birch Heath Road, Tarporley	0.64	35	35	0	0	0	Outline permission

6.1.2 Key Service Centres Background Paper 2012⁶

1.1 This report provides evidence to support the identification of the 9 key service centres and associated housing growth levels which are proposed through the Local Plan Preferred Policy Directions Paper. The paper also identifies the key considerations that have informed the proposed distribution of housing.

1.2 This is a background report which seeks to assess the relative sustainability of settlements within the Borough. It is part of the LDF evidence base but is not in itself a statement of Council policy. It identifies in broad terms, availability of services and facilities within settlements at a point in time and can be updated as more information and evidence is gathered as the Local Plan progresses.

Settlement Analysis and establishing the Distribution of Housing

Tarporley

6.64 Based on the assessment detailed below, it is proposed that Tarporley can accommodate a maximum of 400 new dwellings over the Plan period of 2010-2030 which equates to a 36% increase over the existing dwelling count. This proposed figure is subject to education capacity issues within Tarporley being addressed to accommodate this level of proposed growth.

6.65 Tarporley has a population of 2,675⁽⁸⁾ and lies to the south east of the Borough. It is bypassed by the A51 which links Tarporley to Nantwich in the south and Chester to the north. The A49 which links Tarporley to Whitchurch to the south and Warrington to the north.

6.66 Table 6.7 provides a list of services and facilities which were identified in Tarporley at the time of the survey in August 2012.

Table 6.7 Tarporley Services and Facilities

Table 6.7 Tarporley Services and Facilities		
Service/Facility		Comments
Doctor's Surgery	√	The Health Centre / Forest Hill Practice
Pharmacy	√	Rowlands
Dentist	√	Oaklands Dental Practice
Optician	√	Wordens and I Wear
Library	√	Eaton Road

⁶

http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/cwc_lp/lp_ppd/ksc_bp?pointId=s1342608497566#section-s1342608497566

Place of Worship	√	St. Helen's Church / Tarporley Baptist and Methodist Church
Community Hall	√	Community Centre/British Legion
Banking Facility	√	HSBC/Natwest
Post Office	√	High Street with newsagent
Public House	√	Rising Sun / Swan Inn / Crown Hotel/ Foresters Arms
Newsagents	√	
Convenience Store	√	Spar
Butcher	√	The Village Butcher/ Deli-Vert
Baker	√	
Greengrocer	√	Farm Shop
Supermarket	√	Co-op
Comparison Goods	√	Various Clothing Shops, Florist, Electricals (see below)
Café/Restaurant/Takeaway	√	Asian Restaurant/ Kebab House/ Coffee shop / Sandwich Shop
Playgroup/Nursery	√	Tarporley Done Room Pre-school/ Mother and Toddler Group
Primary School	√	Tarporley C of E Primary
Secondary School	√	Tarporley High School
College	√	Tarporley 6th Form College
Police Station	√	Cheshire Rural Policing Scheme
Fire Station	√	On call/part time
Allotment Gardens	√	
Sports Facilities	√	Tennis / Golf / School pitches/Football pitch

Play area/Park	√	Rear of community centre
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Accessing the local area

Distance to other towns/higher level service centres

6.67 The distance from Tarporley to the main urban areas/higher levels service centres are provided in the table below. The nearest large centres to Tarporley are Chester and Northwich, approximately 11 miles by road.

Location	Distance (approx. miles)	Approx travel time by bus	Approx travel time by train	Approx travel time by bicycle	Approx travel time by car
Chester	11	28 minutes	N/A	59 minutes	21 minutes
Ellesmere Port	16	1 hour 3 minutes (includes one change)	N/A	1 hour 39 minutes	24 minutes
Northwich	11	1 hour 17 minutes (includes one change)	N/A	1 hour 5 minutes	20 minutes
Winsford	12	1 hour 28 minutes (includes two changes)	N/A	49 minutes	17 minutes

Accessing public transport

6.68 The public transport services operating in Neston and Parkgate are listed below:

Mode of transport	Services
Bus	Route 84: Chester to Crewe (Mon-Sat, every 30 minutes / Sunday, hourly) C87/88/89: Northwich to Utkinton (Limited journey)
Train	No access to rail service within immediate area
Walking/Cycling	National routes 5 and 45 run to the north and south of Tarporley

Accessing employment

6.69 The nearest employment areas to Tarporley are detailed in the table below:

Location	Distance (approx. miles)
Portal Business Park	1
Chowley Oak Business Park	8
Woodford Park Industrial Estate	8
Barbour Square Offices, Tattenhall	6

Policy and physical constraints

Tarporley has an extensive Conservation Area that covers much of the built settlement. There are clusters of Listed Buildings in the north east and south west of the settlement and a concentration of Listed Buildings along High Street. There is an area affected by flood zone 2 to the north east of Tarporley, outside of the built envelope of the settlement.

Development capacity potential

Source	Capacity	
Strategic Housing Land Availability Assessment	15ha (7 sites) of potential housing land identified within or adjacent to the settlement	Approximate number of units: 405
Housing Land Monitor	Outstanding number of dwellings with planning permission as at 31 st March 2012: 7	
Housing Need (Strategic Housing Market Assessment)	Annual net requirement for affordable units is 23 in Tarporley	
National Land Use Database	1.4ha of brownfield land is identified in Tarporley through the NLUD	
Infrastructure Delivery Plan Summary of Findings	Low potential for bus and walk/cycle and rail trip generation, there are no railway stations in the Tarporley area and passengers from this area are likely to travel to Chester to access the network. Low potential for highway improvements. Tarporley is one of the rural settlements which offers the lowest potential for meeting the travel needs of new development in a sustainable way. Education capacity needs further	

	assessment. Tarporley Sewerage Treatment Works has land available for expansion. Growth in Tarporley may require the allocated waste facilities to be brought forward to accommodate growth to meet waste generation requirements in the area.
Education Capacity	Education capacity has been identified as an issue for housing growth in Tarporley.

Summary

6.70 Tarporley has an extensive Conservation Area that covers much of the built settlement. There are clusters of Listed Buildings in the north east and the south west of the settlement and a concentration of Listed Buildings along High Street. There is an area affected by flood zone 2 to the north east of Tarporley, outside of the built envelope of the settlement.

6.71 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.

6.72 The IDP identifies Tarporley as having poor sustainable transport. Education capacity has been identified as a significant issue and this will need to be addressed in order for the level of development identified to be realised.

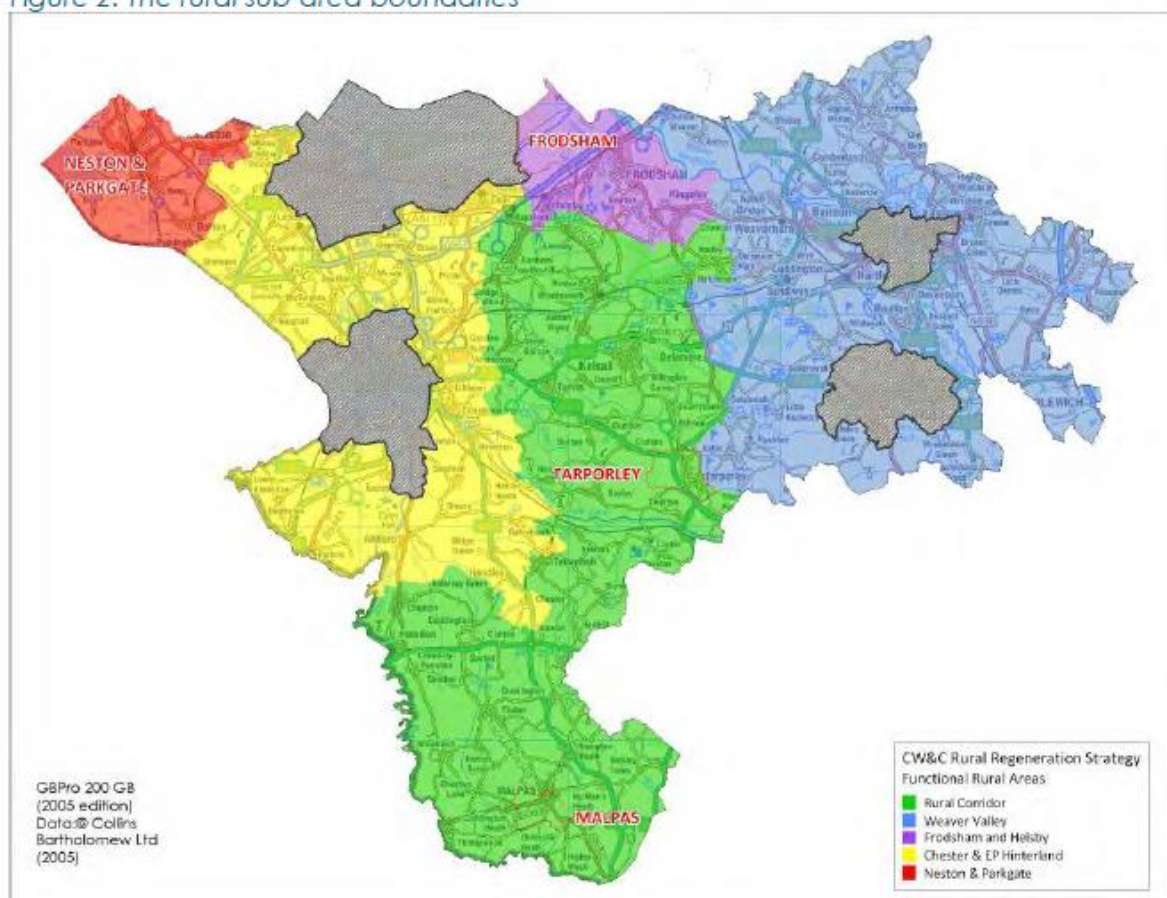
6.73 Based on the assessment of access to services, a secondary school and a small employment area, it is considered that Tarporley could sustain further growth. 400 units over the Plan period is considered a reasonable level of growth.

6.1.3 Cheshire West and Chester Rural Housing Strategy and Action Plan, 2011⁷

The rural area of Cheshire West and Chester comprises 85% of the local authority area, and borders Shropshire, Merseyside, Cheshire East and Wales. It includes the market towns of Frodsham and Neston, as well 27 smaller settlements with populations of 500 and over, running along the key arterial routes.

For the purposes of the analysis supporting this strategy, the rural area has been split into five sub-areas. Tarporley lies within the Rural Corridor.

Figure 2: The rural sub-area boundaries



Source: Amion

7

http://www.google.co.uk/url?sa=t&rct=j&q=&esrc=s&source=web&cd=1&ved=0CC0QFjAA&url=http%3A%2F%2Fwww.cheshirewestandchester.gov.uk%2Fresidents%2Fplanning_and_building_control%2Fspatial_planning%2Femerging_local_plan%2Fidoc.ashx%3Fdocid%3D8e937c7e-8b23-4d00-bf71-c22c0c635f32%26version%3D-1&ei=J-gNU9roNKiP7AbcQIDQBg&usg=AFQjCNHYkt3cw5YizOV-u3nQIAUnAmmIsq&sig2=NGoyPFKGxG3tNmCHWr_d4w&bvm=bv.61965928.d.bGQ

Figure 7: Annual net affordable housing shortfall by rural ward

Designation	General Needs				Older Person		TOTAL
No. Bedrooms	One	Two	Three	Four+	One	Two+	
Chester Villages	1	4	10	6	2	5	28
Davenham and Moulton	22	22	-2	5	9	8	64
Doddleston and Huntington	6	2	2	0	0	0	10
Elton	1	8	6	2	1	3	21
Farndon	2	3	7	0	1	2	14
Frodsham	-2	15	-1	0	3	4	19
Goway	1	5	6	3	2	3	20
Helsby	-1	8	0	0	2	2	10
Kingsley	4	-2	2	0	2	0	7
Little Neston and Burton	0	7	7	0	0	2	16
Malpas	2	3	6	0	1	2	13
Marbury	4	-7	-4	17	10	9	29
Neston	0	4	3	0	0	1	8
Parkgate	0	4	3	0	0	1	8
Saughall and Mollington	0	8	6	2	1	3	20
Shakerley	0	0	4	4	3	2	13
Tarporley	12	2	2	0	1	5	23
Tarvin and Kelsall	4	0	8	5	2	6	24
Tattenhall	2	3	7	0	1	2	16
Weaver and Cuddington	21	-2	5	1	5	6	37
Willaston and Thornton	1	3	0	0	1	5	10
Total	78	88	79	47	45	71	408

Source: CW&CC Strategic Housing Market Assessment, 2010

6.2 Employment

6.2.1 Employment Land Study Update 2012⁸

This report assesses the supply and demand for employment land (falling within Use Classes Order as amended 1987, Class B - office, research and development, light industry, general industrial and storage/distribution) within Cheshire West and Chester. It reviews and updates the findings of the Employment Land and Premises Study (BE Group, 2009). The study is intended to provide robust evidence to underpin and inform the future allocation of land in the

⁸ http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/land/draft_elr?pointId=2282037

Cheshire West and Chester Local Plan to 2030. It is also a material consideration in the determination of planning applications.

Summary

9.20 The following table summarises the main issues around employment land supply and demand Borough wide and by each spatial area;

Table 9.1 Summary of employment supply and demand by Spatial area

Area	Realistic Supply (Ha)	Commentary
Rural	20.8	<ul style="list-style-type: none"> The supply is dominated by land at Capenhurst for specific occupiers. There is limited land available for employment development, aside from Chowley Oak and Hampton Heath.

10.7 Based on the analysis of the existing property market, employment land supply and demand to date, the following recommendations can be drawn for the Borough and each of the spatial areas within it for the employment land needs to 2030;

Table 10.1 Recommendations by Spatial Area

Area	Recommendation
Rural	<ul style="list-style-type: none"> 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. The continuation of employment development on major sites in rural areas (i.e. Capenhurst) should be supported. 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. Develop a better understanding of the future needs for employment land/premises in the rural area, to update the findings of the Rural Workspace Study (BE Group 2009)

6.3 Transport

6.3.1 Local Transport Plan Summary, 2011 – 2026⁹

4. Our transport vision and goals

1. Provide and develop reliable and efficient transport networks which support sustainable economic growth in West Cheshire and the surrounding area.

This includes plans to:

- Reduce traffic congestion problems;
- Develop transport schemes that help support the local economy;
- Support the delivery of new developments and housing while limiting the impact of additional traffic; and
- Improve links between West Cheshire and surrounding areas particularly to Merseyside, Greater Manchester, North East Wales and to local airports.

2. Reduce carbon emissions from transport and take steps to adapt our transport networks to the effects of climate change.

This includes plans to:

- Improve and encourage the use of sustainable (low carbon) transport;
- Promote the use of new technology and alternative fuels to reduce carbon emissions from transport;
- Ensure that new development takes place in accessible locations which minimise the need for travel; and
- Ensure that local transport networks are resistant and adaptable to the impacts of climate change, including adverse weather conditions.

3. Manage a well maintained transport network.

This includes plans to:

- Improve the condition of the highway network;
- Reduce the maintenance backlog;
- Maintain the highway network in a safe and serviceable condition for the use of vehicles, cyclists, pedestrians, equestrians and all other road users; and
- Ensure that the highway is kept in an acceptable condition environmentally.

4. Contribute to safer and secure transport in West Cheshire and to promote types of transport which are beneficial to health.

This includes plans to:

⁹

http://www.cheshirewestandchester.gov.uk/your_council/policies_and_performance/council_plans_and_strategies/local_transport_plan_200.aspx

- Reduce the number of people killed or seriously injured on our roads;
- Encourage healthier lifestyles by promoting more active forms of transport such as cycling and walking;
- Reduce transport related air quality problems in the Borough;
- Ensure that new transport schemes improve public safety and help reduce fear of crime; and
- Plan for and respond to incidents which may have a significant impact on the transport network.

5. Improve accessibility to jobs and key services which help support greater equality of opportunity.

This includes plans to:

- Ensure that new developments and local services are built in accessible locations;
- Work to improve transport links to employment and training opportunities, to key services from rural areas, and to health services; and
- Improve physical accessibility by removing barriers to mobility especially for disabled and older people.

6. Ensure that transport helps improve quality of life and enhances the local environment in West Cheshire.

This includes plans to:

- Ensure that new transport schemes complement local character and enhance the built and natural environment and biodiversity;
- Promote access to leisure activities by improving pedestrian, cycle, greenway and Public Rights of Way networks; and
- Work to reduce noise levels that arise from transport.

6.3.2 Topic Paper Travel and Transport, 2009¹⁰

4 Key issues

4.1 To respond to the broad range of issues and challenges highlighted above, a number of suggested goals and objectives have been prepared. These have been set out under the five themes contained in the Government's national goals for transport. A number of these proposed objectives are specific to the requirements of the new Local Transport Plan but it makes sense to present them here as a single set of transport objectives for the authority as a whole.

¹⁰

http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/cwc_lp/cs_io/tp_tt_io?pointId=1245059818656#section-1245059818656

Climate Change - To reduce transport's emissions of carbon dioxide and other greenhouse gases, with the desired outcome of tackling climate change

1	Support an overall reduction in levels of greenhouse emissions by providing and encouraging the use of sustainable (low carbon) forms of transport.
2	Ensure that new development takes place in accessible locations and is designed to reduce the need for car-borne travel and so minimise carbon emissions.
3	Plan ahead to ensure that local transport networks are resistant and adaptable to the impacts of climate change including adverse weather conditions. (LTP specific objective).

Sustainable economic growth – To support national economic competitiveness and growth, by delivering reliable and efficient transport networks

4	Improve connectivity and accessibility within Cheshire West, to the Merseyside and Greater Manchester city regions, North East Wales and to international gateways and ports, particularly Manchester and Liverpool airports and the Port of Liverpool for freight movements.
5	Enhance the capacity and capability of strategic and local transport networks to reduce congestion and address areas of future network stress, particularly Chester, Northwich and Ellesmere Port and on the authority's main inter-urban, sub-regional and cross-boundary networks.
6	Facilitate the delivery of new housing developments, including the Growth Point aspirations in Northwich, Ellesmere Port, Chester and Winsford, ensuring this is sited in areas accessible to jobs and local services while limiting the impact of additional traffic.
7	Support the economic viability and accessibility of the main centres of Chester, Northwich, Ellesmere Port, Winsford, smaller urban and rural centres, and tourism and leisure attractions.

Sustainable economic growth – To support national economic competitiveness and growth, by delivering reliable and efficient transport networks

8	Manage a well maintained and efficient transport network to minimise disruption and delay. (LTP specific objective).
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Equality of opportunity – to promote greater equality of opportunity for all citizens, with the desired outcome of achieving a fairer society

9	Ensure that new developments and key local services will be located in places that are fully accessible by sustainable transport.
10	Support the priorities of the Cheshire West and Chester accessibility review by encouraging increased levels of accessibility to employment and training, particularly from areas of deprivation, to key services from rural areas, and to health services.
11	Improve physical accessibility and remove barriers to mobility with particular emphasis placed on meeting the needs of the disabled, mobility impaired and the elderly.

Safety, security & health – To contribute to better safety, security and health and longer life expectancy by reducing the risk of death, injury or illness arising from transport, and by promoting travel modes that are beneficial to health

12	Reduce the number of people killed or injured on our roads. (LTP specific objective).
13	Ensure that new development and infrastructure will address public safety as a key requirement and make use of “safer by design” initiatives to improve personal security and reduce fear of crime.
14	Promote and encourage healthier lifestyles through the development of initiatives that provide opportunities for increased levels of cycling and walking, including maximising the benefits of Chester’s Cycle Demonstration Town status and Connect 2 schemes in Chester and Northwich.

Safety, security & health – To contribute to better safety, security and health and longer life expectancy by reducing the risk of death, injury or illness arising from transport, and by promoting travel modes that are beneficial to health

15	Support the development of local strategies to address existing Air Quality Management Plans in Chester and Ellesmere Port, and to take appropriate action to identify, prevent or mitigate transport-related air quality problems emerging elsewhere in Cheshire West and Chester.
16	Ensure new development and infrastructure is located in areas which minimise exposure to poor air quality and mitigate the impact of increased emissions from such sites arising from transport.
17	Plan for and respond to natural and man-made incidents and events which have the potential to have a significant impact on the transport network. (LTP specific objective).

Quality of life – to improve quality of life for transport users and non transport users, and to promote a healthy natural environment

18	Ensure that new development and infrastructure is located and designed to minimise exposure to high levels of noise and reduce the impact of increased noise from such sites
19	Set high standards for the design and quality of transport schemes which will enhance the built and natural environment and which help to improve the quality of public spaces, encourage social interaction, better manage traffic movements, improve the design of parking facilities, reduce severance and enhance local character and biodiversity.
20	Protect and enhance the environment in Chester by ensuring that new development is sympathetic to the City's historic built environment and promoting high standards of design quality.
21	Enhance access to leisure activities by developing and improving pedestrian, cycle and greenway connections and the Public Rights of Way network links such as the Sustrans Connect 2 initiative, the Chester Cycle Demonstration Town and Access Weaver projects.

6.4 Green Infrastructure

6.4.1 Topic Paper Biodiversity, Landscape and Open Space¹¹

Green Infrastructure

4.4 Green infrastructure (GI) is the network of green spaces, wildlife sites and greenway linkages which unite town and country and provide the framework for a range of functions such as wildlife protection, recreation, health and cultural experience as well as mitigating climate effects. More than this, it is a holistic approach to viewing the natural and historic environment which acknowledges the multiple benefits and vital functions.

4.5 It provides a wide range of social, economic and environmental benefits, including:

- Enhancing the quality of places;
- Providing space for biodiversity;
- Aiding flood and water management;
- Creating sporting, recreation and leisure opportunities;
- Supporting people's health and well being;
- Helping people to grow food, bio fuels and other natural products;
- Helping areas adapt to climate change;
- Providing visitor attractions;
- Supporting economic growth;
- Enhancing land and property values;
- Increasing accessibility;
- Supporting labour productivity.

4.6 GI planning is an approach to land-use planning and management that can be applied from neighbourhood to regional levels. The approach transcends geopolitical boundaries, and as well as natural features, incorporates other recreational networks, public rights of way and national cycle routes alongside socio-economic characteristics of an area.

The key issues relate to the following main themes:

- Managing, expanding and enhancing the Borough's Green Infrastructure network and recognising its importance in delivering local environmental, socio economic and health benefits.
- Enhancing the connectivity of Green Infrastructure and reinforce the protection of green corridors and linkages between sites.
- Protecting, managing and enhancing Cheshire West and Chester's historic and natural assets.
- Protecting and enhancing existing amenity and recreational open spaces, school playing fields, greenways and wildlife sites.

¹¹

http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/cwc_lp/cs_io/tp_blos_io?pointId=1245060330820#section-1245060330820

- Maintaining, enhancing, restoring or adding to local biodiversity/geodiversity, landscape and tree conservation interests, whilst securing regeneration of previously developed land and meeting development needs.
- Delivering the conditions set out in within the Growth Point for West Cheshire such as the Green Infrastructure Strategy.
- Ensuring effective joint working between the Council and other stakeholders

6.4.2 Open Space Assessment, 2011¹²

The report summarises the key priorities arising from the study and provides a strategic framework for the future delivery of open space and outdoor sport and recreation facilities and for the creation of planning policy. The recommendations set out in this report do not constitute formal policies, but provide an evidence base to inform future decision-making, policy formulation and strategy development across Cheshire West and Chester.

Table E2 - Priorities and Implications by Open Space Type

<p>Provision for Children (aged below 12)</p>	<p>Consultation demonstrates that there are mixed views on the amount of facilities for children across Cheshire West and Chester, and provision for children emerged as one of the key issues during the local needs assessment.</p> <p>Application of the accessibility standard however demonstrates that the majority of residents have access to at least one facility for children, although there are some areas where new provision may be required. In addition, there are a series of play areas with overlapping catchments, many of which are poor quality or have limited play value. Analysis suggests that views on the amount of provision are impacted upon by the perceived quality of provision across the Borough and there are therefore both quality and quantity issues.</p> <p>Reflecting this, a strategic approach has been taken to play facilities and no quantity standard has been set, instead, need for new provision should be determined using an accessibility led approach.</p> <p>The quality of facility provided across the Borough is highly varying, with examples of very high quality and new facilities</p>	<p>Protect Protection should extend to play areas that serve unique catchment areas and to play facilities of high quality.</p> <p>Enhance Seek to upgrade traditional facilities with challenging and exciting play facilities for children and young people that encourage children to explore their boundaries and balance risk and safety. This may include the creation of natural play areas which link with the surrounding environment as well as equipped play facilities.</p> <p>The majority of sites at large parks and recreation grounds achieve high scores. Many of these facilities serve as destination facilities for residents of the Borough, as well as local facilities for residents who live in close proximity to the park (and therefore in reality have a wider catchment area). Residents travel further to reach parks, and improvements at these sites where quality issues are identified should be prioritised. Such facilities include:</p> <ul style="list-style-type: none"> • Griffiths Park, Northwich • Blacon Poets Park • Play area at Verdin Park, Northwich • Play area at Grosvenor Park and Water Tower Gardens,
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¹²

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

Types of Open Space		Priority Recommendations and Policy Implications
	<p>as well as some poorer sites. 29 play areas that contain 3 or fewer pieces of equipment have been recorded – these facilities in particular have limited play value. There are opportunities for disposal of some facilities in order to improve the quality of other facilities, and provide an overall improved level of provision to residents.</p> <p>Residents expect to find facilities local to their home, and access to facilities is particularly important. Safe pedestrian routes were felt to be important if use of facilities was to be maximised, and these sites should be accessible from all residential areas.</p>	<p>Chester.</p> <p>Other priorities include sites serving unique catchments such as Top Road Play Area, Frodsham, Brown Heath Recreation Ground, Weaver Road Play Area and Kelsall Recreation Ground Play Area</p> <p>Sites at major venues (priorities include Blaenon, Northwich and Chester) should also be prioritised.</p> <p>Improvements to play areas should take into account the areas identified as being particularly important in the local standards, including cleanliness and maintenance, appropriate boundaries and provision of litterbins.</p> <p>The standard also highlights the importance of ensuring that the local community are involved and engaged with plans to improve existing play areas.</p> <p>New Provision</p> <p>Provide new facilities for children (drawing on the quality standards) in locations where residents are outside of the catchment of existing facilities and where demand has been identified, specifically:</p> <ul style="list-style-type: none"> • Tarporley • Pulford • Cotebrook and Utkinton • East Helsby • Little Stanney • Mollington • Christleton • Delamere • Whitegate • Sandiway
Provision for Young People (aged above 12)	<p>Overall, there are more concerns relating to the quantity of facilities for teenagers than any other typology and there is a perception that both the quantity and quality of facilities is poor. It is clear however that views on the amount of facilities are influenced by the quality of facilities, and by the type of facilities that residents wish to see.</p> <p>Despite the negativity which emerged during consultation, application of the local accessibility standards demonstrates that while there are gaps in some parts of the Borough, much of the Borough is well served with local facilities, although it is acknowledged that most residents have to travel further to</p>	<p>Protect</p> <p>Due to the clear importance of providing appropriate facilities for young people to the local community, retain all sites that serve unique catchments, as well as all strategic facilities. Facilities should only be lost where it can be proven that there is no demand for the local facility or that improvements to another site in the immediate catchment of the site will be of greater value to residents. Prior to losing a site, the reason for the current low value / poor quality of the site should be explored, and re-provision of a different type of facility should be considered prior to the overall loss of the facility.</p>

Types of Open Space	Priority Recommendations and Policy Implications
<p>reach a strategic facility. Residents expect to find facilities in close proximity to their home. No quantity standards have been set, meaning that decision making should be accessibility led.</p> <p>As highlighted, quality of provision is a key issue for residents. Although the quality of facilities is lower than that for children, like other types of open space, there are some examples of high quality facilities as well as poorer sites. Site visits highlight that vandalism, litter and damage to the sites are the key problems, and most sites suffered from these issues to a greater or lesser extent. Moving forward, community involvement in the design and maintenance of facilities will be essential if these problems are to be avoided, and there are several examples in the Borough of where this has already been successful.</p>	<p>Enhance</p> <p>Seek to upgrade traditional facilities with challenging and exciting for young people that meet the needs of the young people in the vicinity of the site.</p> <p>Local facilities should provide shelter and seating for young people and be of high quality, ensuring that they are desirable to visit. Community engagement should form a key part of any programme of refurbishment for facilities for young people, as well as for new provision.</p> <p>Improvements are required at facilities that are poor in quality but offer significant potential, including:</p> <ul style="list-style-type: none"> Saxons Lane Youth Shelter, MUGA and Skatepark – seats and shelter damaged and covered in graffiti, equipment damaged Community Skatepark, Eton – this site is of high value as it serves a local community, but floodlights are not working and the site has extensive litter and alcohol bottles – the location of the site offers significant potential Fardon Skatepark – site with good potential, but let down by misuse and maintenance <p>Improvement is also required at larger strategic sites, such as Whitby Park, Verdin Park and Mount Pleasant. If improvements are to be made to any of these facilities, given that most of the issues relate to litter etc, community but it will be essential.</p> <p>New Provision</p> <p>Provide new facilities for young people (drawing on the quality standards) in locations currently devoid of provision. In urban areas, these facilities should be located within parks, to maximise the strategic distribution of sites:</p> <p>Strategic Facilities</p> <ul style="list-style-type: none"> Tarporley

Allotments	<ul style="list-style-type: none"> The quantity of allotments was the key issue highlighted across all consultations. Recent increases in demand have seen waiting lists rise and there are now waiting 	<p>Protect</p> <p>All Allotments across the Borough should be protected, given the</p>
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Types of Open Space	Priority Recommendations and Policy Implications
<p>lists across the Borough. Increasing the amount of allotments available to residents and providing more opportunities to participate is therefore a key priority. There are deficiencies identified throughout the Borough. In some instances, changes to the management practices to maximise the number of residents who are able to use a site will be sufficient to increase capacity, while in other areas, new provision will be required. Given fluctuations in demand, these should be delivered through a combination of formal allotment sites (statutory and temporary) and more informal community growing areas.</p> <ul style="list-style-type: none"> Although quantity was highlighted as the main issue, some qualitative issues were identified. Site visits reveal that the quality of allotments is lower than some other types of open space, and that the overall quality of allotments is inconsistent across the Borough. Fencing, water supplies, paths and surfacing were identified as key issues. Residents expect to find allotments in relatively close proximity to their home. There is a relatively even distribution of allotments across the Borough, although there are many residents outside of the recommended distance threshold for provision Partnership working between allotment holders and providers has been successful, and the established allotment associations are perceived to be effective and beneficial. There are examples of where such partnership working has been effective both in Cheshire West and Chester and as best practice examples nationally. 	<p>importance of these facilities to residents and the existing demand for such sites. Formal protection should extend to statutory allotment sites only, allowing the creation of temporary allotment sites to accommodate fluctuations in demand. Other sites should be protected where they are in use.</p> <p>Enhance</p> <p>Support Allotment Associations / Providers to improve the quality of sites achieving low quality scores. Quality improvements are of significantly lower priority than the protection of existing sites and the provision of new sites.</p> <p>Key priorities include fencing, water supplies, paths and surfacing and a series of poorer quality sites have been identified.</p> <p>New Provision</p> <ul style="list-style-type: none"> Provide new allotments or opportunities for growing in areas where there is expressed demand for provision through waiting lists, approaches to the Parish / Town, as well as in areas where there are no existing sites. Priorities include: <ul style="list-style-type: none"> Tarvin Winsford Davenham / Moulton Cuddington Christleton / Waverton Acton Bridge Helsby Boughton Tarporley. <p>As well as considering the opportunity to provide temporary allotment sites, where land is not available, seek to embrace new ways of delivering opportunities for growing to meet these needs, including the creation of partnerships with schools and members of the local community. The targets for these schemes initially</p>

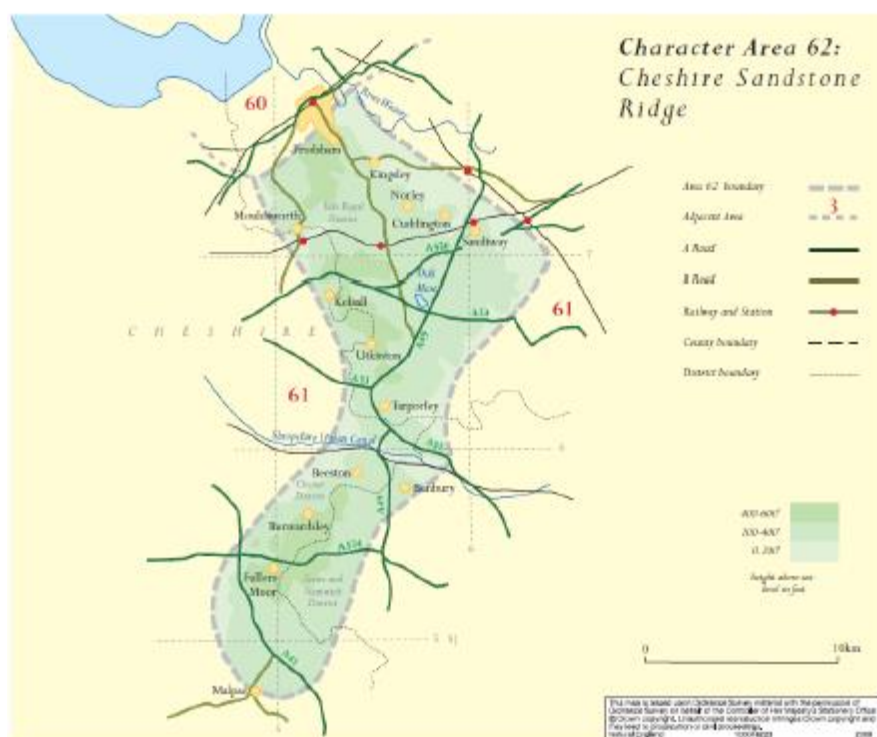
6.5 Landscape Character

6.5.1 Natural England National Character Areas¹³

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries, making them a good decision making framework for the natural environment.

Tarporley lies within NCA 62 Cheshire Sandstone Ridge¹⁴.

Map of Cheshire Sandstone Ridge Total Area: 22,042 ha



The above map is provided from the Countryside Character Area description pending completion of NCA maps. It is recognised that the content of this map may now be out of date in some cases and is included for general reference only. New maps will include updated content and be provided within the full NCA profiles, due to be completed from April 2012.

7. Key Habitats and Species 7.1 Habitat distribution / coverage

In the north east of the NCA on the Delamere sandsheet is an important cluster of wetlands associated with the presence of peatlands and water filled glacial hollows. Locally they are known as meres and mosses and are of international conservation significance. A diverse range of wetland habitats occur scattered across this area including lowland raised bog; fen, wet

¹³ <http://www.naturalengland.org.uk/publications/nca/>

¹⁴ http://www.naturalengland.org.uk/publications/nca/cheshire_sandstone_ridge.aspx

woodland; reedbed; and eutrophic or mesotrophic standing waters. The sandstone ridge and its slopes support a strong mosaic of broadleaved mixed woodland habitat, sometimes ancient in origins having been continuously wooded. Other wooded areas are much younger, having developed naturally from neglected heathland or grassland. Significant areas have been 'coniferised'. Blocks of sizeable lowland heathland survive on Bickerton Hill and at Little Budworth Common. Remnant areas of lowland meadow are thinly scattered across the area.

8. Settlement and Development Patterns

8.1 Settlement pattern

There is a dispersed settlement pattern of scattered farms and small villages.

8.2 Main Settlements

The NCA is located between the major centres at Chester and Northwich and supports a series of villages and hamlets, the largest of which are Frodsham, Cuddington, Tarporley and Kelsall. The total estimated population for this NCA (derived from ONS 2001 census data) is: 25,053.

8.3 Local vernacular & building materials

Red brick is the dominant building material, together with some local sandstone. A few older half-timbered distinctive black and white occur.

9. Key Historic Sites & Features

9.1 Origin of historic features

Several iron age forts punctuate the sandstone ridge providing evidence of prehistoric settlement. Delamere Forest was a Royal Hunting Forest and colonisation of this area increased from the 15th century. In 1919 the remaining Crown woodlands at Delamere were passed to the Forestry Commission to be managed for timber production. Estates and parklands developed from the 16th century and parts of the area have distinctive 19th and early 20th century estate architecture of cottages, farmsteads, and other buildings e.g. the Tollemarche Estate.

Key characteristics

- Extensive gently rolling plain interrupted by sandstone ridges, the most prominent being the Cheshire Sandstone Ridge.
- A unified rural landscape, with strong field patterns, dominated by dairying which merges with more mixed and arable farming to the north and south-east.
- Mosses, meres and small field ponds are scattered throughout. Subsidence flashes occur to the east of the Cheshire Plain.
- Boundaries are predominantly hedgerows, generally well-managed, with abundant hedgerow trees which are mostly oak. Metal railing fences occur locally on estates.
- Woodlands are few and are restricted to deciduous and mixed woods on the steeper slopes of sandstone ridges, and some of the wetter areas. There are also locally extensive tracts of

coniferous woodland. The plentiful hedgerow trees, particularly in Cheshire, give the appearance of a well-wooded landscape.

- Large farmsteads regularly spaced throughout with dispersed hamlets and few market towns.
- Buildings are predominantly red brick with warm sandstone churches and, in the national park, occasional very distinctive black and white half-timbered buildings.
- Extractive industries generally small-scale but widespread - sand, gravel, salt, sandstone, peat.

The Ridges

Rising up from the Plain are a number of small sandstone ridges and scarps, the main one being the Cheshire Sandstone Ridge which runs north-south across the Plain. It is a small, irregular ridge, only reaching heights of 123 m at Helsby and 227 m at Raw Head in the Peckforton Hills to the south. It is, however, very prominent as it rises sharply up from the Plain.

Permanent pastures, of poorer quality and rougher texture than the lush green fields of the Plain, extend over the Ridge. The steeper slopes are covered with deciduous and mixed woodland, the trees growing to large sizes. Arable crops are grown on some of the better-draining, gentler slopes of the Ridge. There is evidence of quarrying for sandstone and extraction of sand and gravel. The latter gives rise to large water-filled pits which now create a local recreational landscape.

Gently undulating, elevated areas occur to the east of the sandstone, with thin and infertile soils. Extensive tracts of woodland, mostly pine with some birch as well as conifer plantations, give a distinctive feel to the area, notably at Delamere Forest. Small-scale features, such as river valleys, meres and mosses, and fragments of heathland occur between the large-scale forestry and the larger farms devoted to mixed farming.

Other sandstone ridges and groups of hills occur within the Plain. The main, discontinuous Cheshire Sandstone Ridge reappears as groups of small hills at Nesscliffe, Grinshill and Hawkestone. Thus views across the Plain north of Shrewsbury are often interrupted by these wooded hills with the trees forming striking silhouettes along the skylines. Other small hills rising abruptly from the flat Plain, as at Lilliehall, support similar combinations of rough-textured pastures and broadleaved woodland. Less abrupt ridges occur to the east with more open, arable land on the gentler slopes. They provide expansive views out across the Plain.

The Maer and Hanchurch Hills form the largest block of uplands over 400 metres. The landform is varied and undulating but on a small scale. Low ridges contain small valleys. Steep slopes are bracken-covered or abundantly wooded and there are large hedgerow and parkland trees.

A particular characteristic of all the ridges, because of their elevation above the Plain, are the features punctuating the ridge lines. These include castles, follies (such as Peckforton Castle), monuments at Hawkestone and Lillieshall and communications masts.

6.6 Built Heritage

6.6.1 Topic Paper, Design and Heritage 2009¹⁵

4 Key issues

4.1 There are a number of key questions and options to consider to address design and the protection of the historic environment across CWaC.

The key issues and problems identified within this topic paper relate to the following main themes:

- Maintaining, sustaining and enhancing the historic environment so that it contributes to local distinctiveness and place-making. Identifying groups or types of heritage assets most at risk of loss, neglect, decay or other pressures that could be targeted in planning or regeneration proposals;
- Ensuring effective links are made between the work of the historic environment professionals in built environment, archaeology and landscapes and the policies in the LDF;
- Integrating growth and protection and enhancement of the historic environment to achieve heritage led regeneration;
- Ensuring that the best practise for the conservation of the historic environment, as set out in PPG15, PPG16 and the draft PPS15 and the accompanying Historic Environment Planning Practice Guide is applied thoroughly and consistently in the planning process to ensure the protection and enhancement of our heritage assets, both designated and undesignated;
- Developing a strategy for the management of CWaC owned heritage assets, to establish and demonstrate best practise for the conservation of these structures;
- Investigating and establishing a list of locally important heritage assets, which are not formally designated, but which contribute to local distinctiveness and place-making;
- Ensuring the delivery of high quality design in new buildings;
- Encouraging public art within or associated with new developments;
- Ensuring the quality of the public realm is improved.

4.8 The quality of people's environment can be improved immensely by ensuring that new development is well designed. This is particularly important in areas of historic importance where poorly designed new development is even more undesirable. A key issue to consider will be how to ensure high quality design in new buildings is promoted and encourage public art within or associated with new developments.

Integrating protection and enhancement of the historic environment to achieve heritage led regeneration

4.9 As stated within PPS1, it will be important to reconcile the need for economic growth with the need to protect the historic environment. West Cheshire has to ensure the delivery of its Growth Point programme of development and therefore development pressure exists. This

¹⁵

http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/cwc_lp/cs_io/tp_dh_io?pointId=1245060975391#section-1245060975391

increased development must however be balanced with the need to ensure that the cultural and heritage assets of West Cheshire are preserved for future generations.

6.6.2 Conservation Area

The Tarporley Conservation Area is shown on the Map below, taken from the Tarporley Village Design Statement. There is no published Conservation Area Appraisal as yet on the Cheshire West and Chester Council website.



6.6.3 Tarporley Village Design Statement 2003, Supplementary Planning Guidance¹⁶

Landscape Character Guidelines

- The important outward views from the village must be retained to keep Tarporley's rural character.
- The pattern of small fields and hedgerows, as shaped by traditional dairy farming practices, should be retained.
- Existing mature and juvenile trees within the village must be preserved.
 - The landscape should be enriched by new tree planting (to ensure a succession of indigenous species) and the creation of new wildlife habitats.
- Sandstone walls must be retained and kept in good order.
- The area around Tarporley should be protected and the built environment maintained in harmony with the landscape.

Settlement Guidelines

- To protect Tarporley's character and scale, new development must be contained within the existing policy boundary shown on the Local Plan.
- The pattern of development in the old village must be protected and its range of house sizes retained to suit all income levels
- Any future housing schemes must include small sized houses to reflect the variety traditionally found
- Existing open spaces which are important to the character of the settlement or afford important views out of or in to the village must be retained
- New development must include provision of open spaces and complement existing ones
- The footpath network should be extended to new housing areas to provide separate and safe routes for pedestrians to schools and the village centre
- Existing mature trees in the village must be retained and a tree planting scheme devised and implemented which must also blend village edges into the countryside

New Building Guidelines

- Terraced cottages or mews type houses are most appropriate to Tarporley. These most closely reflect the continuous building form for which the village is noted and will encourage smaller properties to be provided and balance the influx of large houses built recently.

¹⁶

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

- Houses in the centre of the village should be a mix of two and three storey to fit in with traditional buildings. Garages should have pitched roofs and be positioned to provide interesting spaces or courtyards.
- Standard pattern estates and “off the shelf” house types must be avoided.
- Buildings constructed hard onto the pavement or with a minimal front garden would pick up existing features of the village.
- Brick must be the predominant building material for all property walls and screen walls either reclaimed bricks from a local source or new red/brown bricks, which closely reflect the Cheshire brick. Light, yellow or dark grey/purple bricks are not suitable. Sandstone would be appropriate. The occasional rendered building would not be out of character but these should be simple and not adorned with mock timbering.
- Incorporating the decorative details found in Tarporley’s traditional buildings, used sensitively, would add interest but must not be used excessively.
- Slate or plain tiles should be used for roofing purposes. Roofs should be pitched at not less than 35% and parallel to the road. Linking different heights of buildings and varying the degree of pitch will provide a traditional roofscape. Rows of gable ends must be avoided.
- Windows that form part of the streetscene must respect traditional proportions. Vertical sash windows would be most in keeping. Large “picture” windows must be avoided in these positions.
- Glass front doors in uPVC frames are inappropriate to Tarporley’s character. Six panel wooden doors would reflect the traditional opening with a fanlight, either half-moon or rectangular, over. If porches are provided they should be small and simple in design.
- Front garden boundaries must be either of brick or sandstone or simple black painted iron railings.

Street Furniture Guidelines

- The quality of street furniture currently found in the High Street should be adopted for all new installations and extended to other parts of the village. Styles could be of modern design on new developments.
- Wall mounted lights should be considered as they can be very effective on closely grouped buildings. Street lighting and private security lights must aim to reduce glare and light pollution.
- Cables should be placed underground in new developments and efforts made to persuade the relevant utility services to adopt a policy of undergrounding replacement cables elsewhere, especially in key locations.
- Replacement shop signs and frontages must be discrete in size and colour to complement the character of the buildings. Illuminated signs are not appropriate
- Road signs, particularly in the central area, should be carefully located to reduce the appearance of clutter whilst still maintaining clear directions.
- The “Cheshire railings” must be kept and repaired/refurbished where necessary.

Highway and Access Guidelines

Good and safe access for pedestrians and cyclists must be provided both to and within the village centre and to both schools. Provision of cycle stands in High Street should be investigated.

- Traffic calming measures should be investigated to give pedestrians priority in residential areas and the commercial centre.

- Additional off-street parking may be required but encouragement of a more sustainable approach to car use by local people should be adopted.
- No development should take place that would require new access points destroying the important streetscenes. Where possible the “alleyways and archways” approach should be utilised, employing surfacing materials of setts or paviers.
- Paths to and around the centre for those on foot and cycle must be safe, clean and welcoming to encourage greater use. The network of rural footpaths should be retained, well maintained and clearly waymarked.

8. The Way Forward

To sustain the visual harmony and distinctive character of Tarporley means:

- Protecting the valued characteristics and buildings, open spaces and links with the surrounding countryside
- Conserving and enhancing the attractive and historic High Street and its setting
- Promoting the character of Tarporley in new development whether this be new buildings or changes to existing ones
- Ensuring the retention and provision of smaller, affordable houses for local people
- Reducing traffic congestion and encouraging walking and cycling
- Developing innovative ways to increase the sense of community and provide a strong identity
- Ensuring the existing policy boundary is maintained.

6.6.4 Listed Buildings

Historic England¹⁷

There are 39 statutory Listed Buildings and Scheduled Monuments in Tarporley Parish. These are:

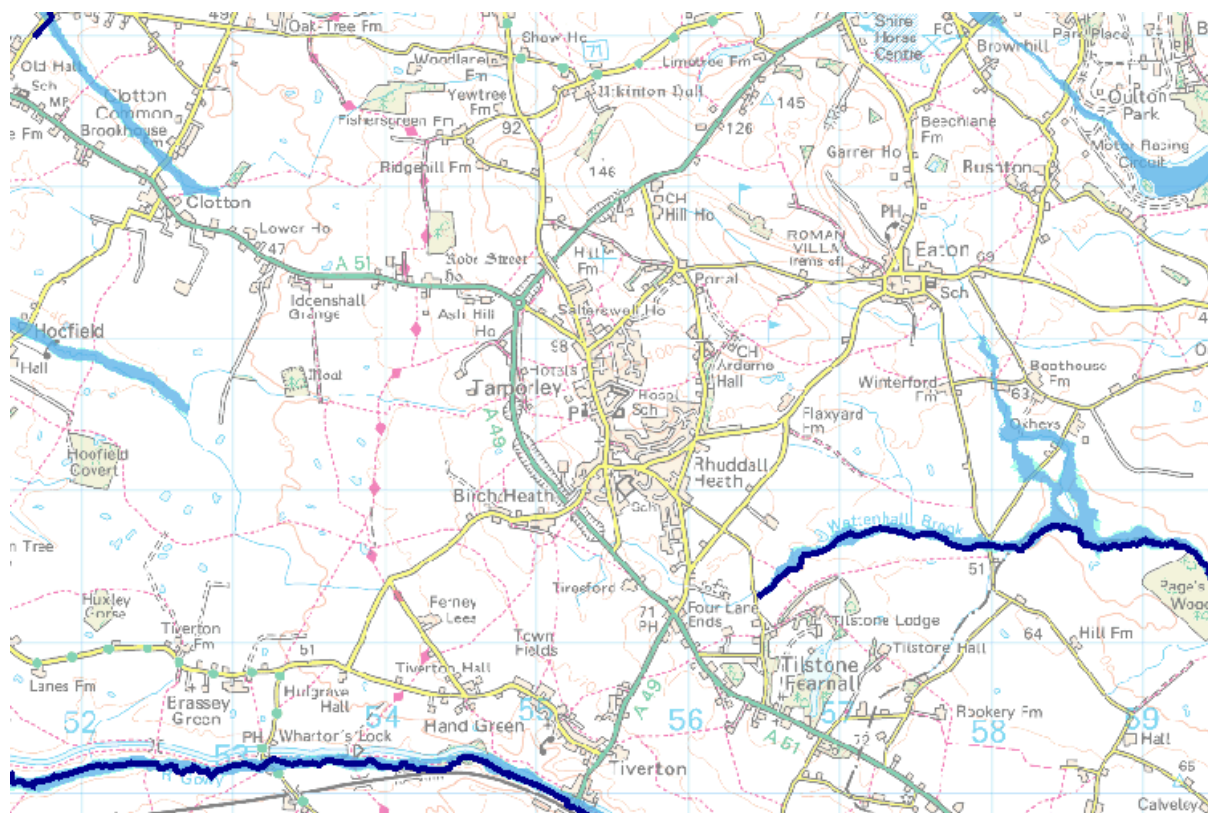
- Gatepiers and Gate C120 yds south of Portal, Grade II
- The Swan Hotel, High Street, Grade II
- Mile Stone, High Street, Grade II
- Midlands Bank, High Street, Grade II
- Rooks Nest, Rhuddal Heath, Grade II
- Garden Walls and Gate Piers to Road Street House, Grade II
- Wall, Gate and Screen of Railings before Salters Well House, Road Street, Grade II
- Salters well, Road 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

¹⁷ <http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/>

- 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
- Road Street House, Road Street, Grade II *
- Salters Well House, Road Street, Grade II
- Coach House at Salters Well House, Road 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.

6.7 Flood Risk

Environment Agency Flood Map for Planning (Rivers and Sea)¹⁸



Map legend


Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in.




Flood Map for Planning
(Rivers and Sea) 


 Flood Zone 3

 Flood Zone 2

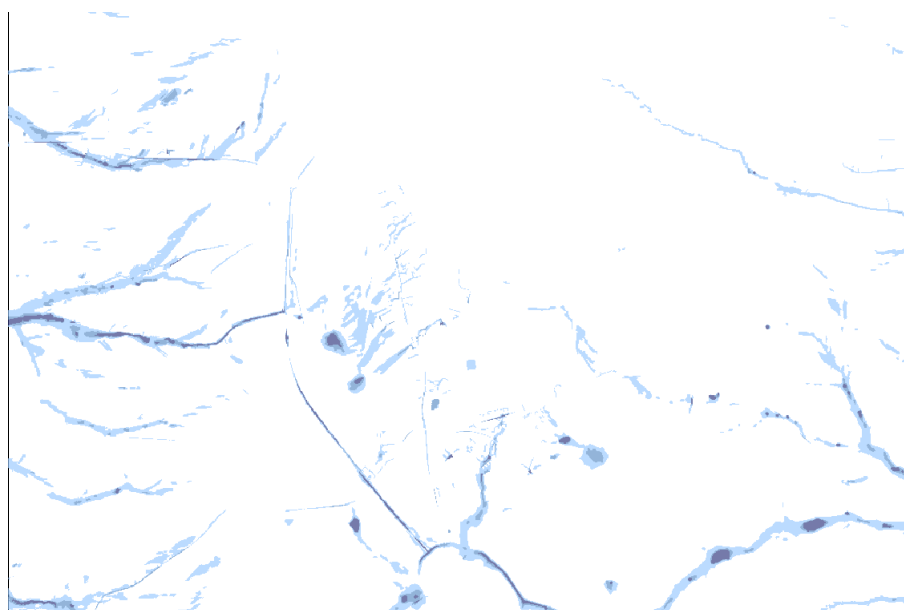
 Flood defences
(Not all may be shown*)

¹⁸ <http://maps.environment-agency.gov.uk/wiyby/wiybyController?value=Tarporley&lang=en&ep=map&topic=floodmap&layerGroups=default&scale=9&textonly=off&submit.x=0&submit.y=0#x=355471&y=362500&lg=1.&scale=8>

 Areas benefiting from flood defences
(Not all may be shown*)

 Main rivers

Environment Agency Map Risk of Flooding from Surface Water¹⁹



Map legend



Risk of Flooding from
Surface Water

 High

 Medium

 Low

 Very Low

¹⁹ <http://watermaps.environment-agency.gov.uk/wiyby/wiyby.aspx?lang=en&topic=ufmfsw&layer=0&x=355500&y=362500&scale=10&location=Tarporley%2c+Cheshire+West+and+Chester#x=355623&y=362647&scale=11>

6.8 Infrastructure

6.8.1 See Policy STRAT 11 Infrastructure in the Local Plan:

Explanation

5.94 Cheshire West and Chester Council supports investment in new infrastructure, be that at a strategic level which serves the whole of the borough and beyond or at a local level serving our communities. It adopts a positive approach towards the provision of new infrastructure facilities and services which may be required to deal with planned future growth as well as the development of alternative delivery methods, changing expectations and technologies; and recognises that in some instances this will require collaborative cross boundary working to deliver improvements.

5.95 The protection and enhancement of existing facilities also has an important role to play particularly in rural areas where the loss of, its post offices, schools, pubs, village shops etc or failure to invest in improved facilities and new technologies such as high speed broadband can have a direct impact upon the quality of life of residents.

5.96 To assist with the delivery of infrastructure improvements the Council aims to ensure that new development provides for the infrastructure, facilities, amenities and other planning benefits which are necessary to support and serve it, and to mitigate any direct loss or impact to the local area which may result from the development.

5.97 Such contributions will be secured through a variety of means, including by planning conditions and section 106 legal agreements, in particular those requiring local mitigation based on a direct impact. Such provision will normally be expected to be provided by the developer through on-site works or the design of the development, but on occasion it may be necessary for developers to contribute to off-site works either directly or in the form of a financial contribution. Appropriate planning conditions may be used to secure the delivery of any infrastructure requirements in a timely manner.

5.98 Contributions may also be secured by means of a Community Infrastructure Levy (CIL) which the Council is proposing to introduce, where contributions from a number of developments may be pooled to address a cumulative impact. Whilst it is intended that the cost and burden of new infrastructure in the borough will be shared by all new developments in proportion to their scale, CIL will be set at a level which recognises the difference in economic viability of different types of development and in different locations to avoid prejudicing future development across the borough.

5.99 A list of infrastructure projects will be identified in the Council's Infrastructure Delivery Plan and projects prioritised to ensure the delivery of critical infrastructure in the first instance ie that which would be required by regulation without which development would not be possible, usually to ensure adequate provision of essential utilities, facilities, water management and safe access for the development. The Infrastructure Delivery Plan will be updated on a regular basis and provide the mechanism by which infrastructure requirements and their relative priority are identified by Cheshire West and Chester Council in association with local communities and delivery partners.

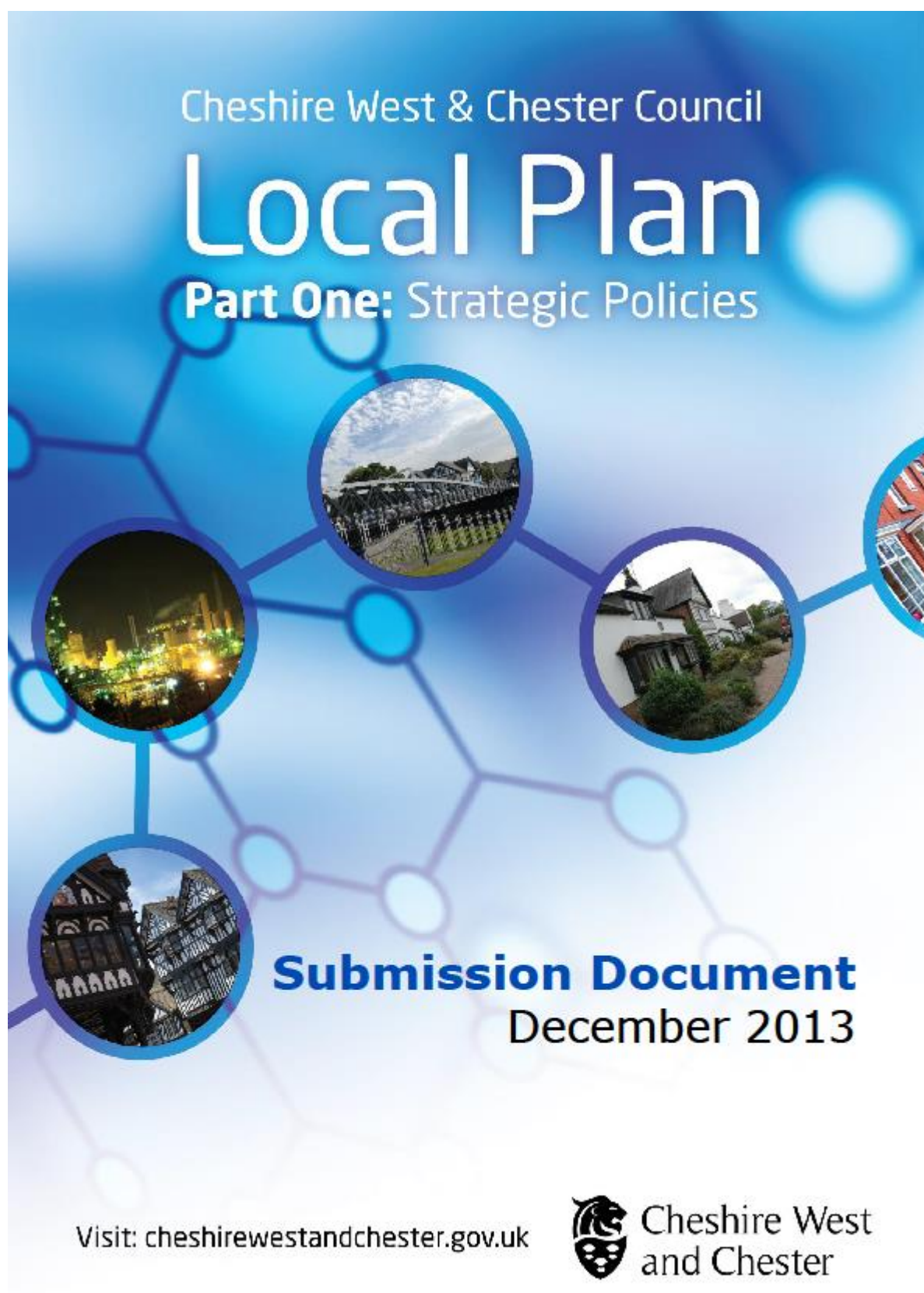
5.100 The definition of infrastructure, facilities and services is wide ranging and listed below is an indication of the type of uses covered. This list is not intended to be exhaustive, and will not all be delivered through CIL:

- affordable housing
- climate change mitigation / adaptation
- community facilities including pubs, village shops, post offices, village halls, community centres, cultural and youth facilities
- cultural and other heritage assets including public art
- health and wellbeing facilities
- high speed broadband and other telecommunication improvements
- highway improvements
- inland waterway network
- natural environment assets including green infrastructure and open space
- parking facilities
- pedestrian and cycling facilities
- police and emergency services
- protection or enhancement of environmental value
- public transport
- public realm improvements
- renewable energy sources including decentralised renewable or low carbon energy installations, combined heat and power and district heating schemes etc
- safety and security improvements
- sport and recreational provision
- training and employment initiatives: traffic management, sustainable transport and disabled people's access
- utilities, surface water drainage and flood alleviation
- waste management

7.0 Conclusions

- 7.1 This Planning Policy Assessment provides a broad planning policy framework on which to build the Neighbourhood Plan for Tarporley. The Assessment should assist with identifying key themes and planning policy areas in the proposed Plan and much of the information referred to within the document will form part of the Neighbourhood Plan evidence base.
- 7.2 The Assessment should be considered as a “live”, working document, and Kirkwells will continue to review and amend the information at key stages in the preparation of the Plan. In the meantime it is essential that the Steering Group use the document as a key source of information and reference point for preparing planning policies in Tarporley.

Appendix I Vale Royal Local Plan Schedule of Saved Policies



Vale Royal Borough Local Plan

Chapter:	General Strategy		
Policy Number	Policy Title	Outcome	Replaced by:
GS1	Selection of Sites	Already deleted	
GS2	New Development in the Borough	Delete	'STRAT 2 Strategic development'
GS3	North Cheshire Green Belt	Delete	'STRAT 9 Green Belt and countryside'
GS4	Changes to the North Cheshire Green Belt	Delete	'STRAT 9 Green Belt and countryside'
GS5	The Open Countryside	Delete	'STRAT 9 Green Belt and countryside'
GS6	Change of Use/Conversion of Rural Buildings	Retain	
GS7	Areas Affected by Former Underground Rock Salt Mining in Northwich	Retain	
GS8	Proposals for New Development for Main Town Centre Uses	Delete	Completed
GS9	General Urban Design Principles for Development in Northwich Town Centre	Retain	
GS9A	Barons Quay Development Area	Retain	
GS9B	Weaver Shopping Centre Extension Development Area	Retain	
GS9C	Land North of Leicester Street	Retain	
GS9D	Northwich Market	Retain	
GS9E	Marina Development Area	Delete	Completed
GS9F	County Council Offices Site	Retain	
GS9G	Magistrates' Court Site	Delete	Closed

NE8	Provision and Enhancement of Landscape in New Development	Retain	
NE9	Trees and Woodland	Retain	
NE10	Proposals for the Establishment of Areas of Multipurpose Woodland on Derelict and Under Used Land	Retain	
NE11	Areas of Special County Value	Retain	
NE12	Areas of Significant Local Environmental Value	Retain	
NE13	River Corridors	Retain	
NE14	Dane Valley	Retain	
NE15	Protection of the Floodplain	Delete	'ENV 1 Flood risk and water management'
NE16	Surface Water Run Off	Delete	'ENV 1 Flood risk and water management'
NE17	Watercourses	Delete	'ENV 1 Flood risk and water management'
NE18	Mersey Estuary Zone	Retain	
Chapter:	Built Environment		
Policy Number	Policy Title	Outcome	Replaced by:
BE1	Safeguarding and Improving the Quality of the Environment	Retain	
BE2	Sewerage Infrastructure	Delete	'ENV 1 Flood risk and water management'
BE3	Water Supply	Delete	'ENV 1 Flood risk and water management'
BE4	Planning Obligations	Retain	
BE5	Historic Environment - Listed Buildings	Retain	
BE6	Alteration/Extensions to Listed Buildings	Retain	

GS9H	British Waterways Site	Retain	
GS9I	Lock Street Site	Part Retain	See Plan
GS9J	Memorial Hall Site	Delete	Developed
GS9K	Land West of Old Warrington Road	Retain	
GS9L	Land West of Queen Street	Retain	
GS9M	Land Adjacent to Victoria Bridge	Delete	Part developed
GS9N	Northwich Vision Transportation Schemes	Part Retain	See Plan
GS9P	Developer Contributions to Transport and Public Realm Improvements	Retain	
GS10	Winsford Gateway	Retain	
GS11	Weaver Valley Regional Park Project	Delete	Out of date
Chapter:	Natural Environment		
Policy Number	Policy Title	Outcome	Replaced by:
NE1	Protection of the Nature Conservation Resource	Retain	
NE2	Designated Sites of International and National Nature Conservation Importance	Retain	
NE3	Designated Sites of Local and Regional Nature Conservation and Geological importance	Delete	'ENV 4 Biodiversity and geodiversity'
NE4	Threatened and Priority Habitats	Delete	'ENV 4 Biodiversity and geodiversity'
NE5	Endangered Species	Delete	'ENV 4 Biodiversity and geodiversity'
NE6	Wildlife Corridors and Green Wedges	Retain	
NE7	Protection and Enhancement of Landscape Features	Retain	

BE7	Changes of Use to Listed Buildings	Retain	
BE8	Listed Buildings and Archaeology	Retain	
BE9	Demolition Control of Listed Buildings	Retain	
BE10	Historic Environment - Conservation Areas	Retain	
BE11	Development of Sites Outside the Conservation Area	Retain	
BE12	Northwich Conservation Area	Retain	
BE13	Ancient Monuments/Archaeological Sites	Retain	
BE14	Other Sites of Archaeological Importance	Retain	
BE15	Historic Parks and Gardens	Retain	
BE16	Advertisements and Signs	Retain	
BE17	Advance Directional Advertisements	Retain	
BE18	Telecommunications Development	Retain	
BE19	Domestic Radio, Masts, Aerials and Satellite Dishes	Retain	
BE20	Jodrell Bank	Retain	
BE21	Renewable Energy	Part Retain	
BE22	Locally Important Buildings	Retain	
BE23	Conservation Area Appraisals	Retain	
Chapter:	Housing		
Policy Number	Policy Title	Outcome	Replaced by:
H1	The Supply of Housing Land	Already Deleted	Out of date
H2	Housing Allocations	Retain	
H3	Phasing	Delete	Out of date
H4	Housing Development Hierarchy	Delete	Out of date

H5	Windfall Sites	Delete	Out of date
H6	Change of Use/Conversion	Delete	Out of date
H7	Sub-Division of Existing Dwellings into Self-Contained Residential Units	Delete	Out of date
H8	Extensions/Alterations to Dwellings	Retain	
H9	Extensions to Dwellings that have been Created Through the Conversion of a Rural Building	Retain	
H10	Rebuilding/Replacement of Dwellings	Retain	
H11	Extensions to Residential Curtilages in the Open Countryside and the Green Belt	Retain	
H12	Density	Delete	
H13	Mixed Communities	Delete	'STRAT 1 Sustainable development'
H14	Sites for Affordable Housing on Residential Developments	Delete	'SOC 1 Delivering affordable housing'
H15	Sites for Affordable Housing within the Settlement Policy Boundaries of Frodsham, Helsby and Tier 1 Locations	Delete	
H16	Sites for Affordable Housing in the Green Belt/Open Countryside	Delete	'SOC 1 Delivering affordable housing' 'SOC 2 Rural exception sites'
H17	Gypsy and Traveller Sites	Delete	'SOC 4 Gypsy and Traveller and Travelling Showpersons accommodation'
H18	Transit Gypsy Sites	Delete	'SOC 4 Gypsy and Traveller and Travelling Showpersons accommodation'

H19	Show Person's Sites	Delete	'SOC 4 Gypsy and Traveller and Travelling Showpersons accommodation'
Chapter:	Employment		
Policy Number	Policy Title	Outcome	Replaced by:
E1	General Requirements for Employment Use	Part Retain	Delete paragraph iv
E2	Existing Non-Conforming Uses	Delete	Out of date
E3	Redevelopment of Employment Land for Employment Purposes	Retain	
E4	Redevelopment of Existing and Proposed Employment Land for Non-Employment Purposes	Retain	
E5	Employment Land Allocations	Part Retain	
E6	Lostock Triangle, Lostock Gralam	Retain	
E7	Northwich and Winsford Town	Delete	National Planning Policy Framework
E8	Villages	Delete	National Planning Policy Framework
E9	Employment Uses in the Open Countryside Outside the Green Belt	Delete	National Planning Policy Framework
E10	Employment Uses in the Green Belt Including Washed Over Green Belt Villages	Retain	
Chapter:	Recreation and Tourism		
Policy Number	Policy Title	Outcome	Replaced by:
RT1	General Requirements for Recreation/Tourism Developments	Delete	All other policies in the Plan

RT2	Sports Facilities and Open Spaces - Allocations	Retain	
RT3	Recreation and Open Space in New Developments – Space standards	Retain	
RT4	Existing Formal and Informal Open Spaces and Recreational Facilities	Delete	National Planning Policy Framework
RT5	Allotments	Delete	'SOC 6 Open space, sport and recreation'
RT6	Village Facilities	Retain	
RT7	Tourist Accommodation within the Towns of Northwich and Winsford and the Villages	Retain	
RT8	Tourist Accommodation within the Open Countryside and the Green Belt	Retain	
RT9	Chalet Type Development	Retain	
RT10	The Use of Farmhouses for B&B Accommodation within the GB and OC	Delete	National Planning Policy Framework
RT11	Extensions to Existing Facilities	Retain	
RT12	Small Extensions to Existing Hotels, Guest Houses and Other Tourist Accommodation within the Green Belt and Open Countryside	Delete	National Planning Policy Framework
RT13	Touring Recreational Caravan and Camping Sites	Retain	
RT14	Static Recreational Caravan Sites	Retain	
RT15	Golf Courses	Retain	
RT16	Driving Ranges	Retain	
RT17	Noisy Sports	Part Retain	Delete paragraph iv
RT18	Motor Sports	Part Retain	Delete paragraph i

RT19	Tourist/Recreation Related Facilities - Allocations	Retain	
RT20	Mooring Facilities	Retain	
RT21	The Weaver and Dane Valleys	Part Retain	Delete first sentence
RT22	The Winsford Flashes – Site specific policy	Retain	
RT23	The Whitegate Way – Site specific policy	Retain	
RT24	Delamere Forest – Site specific policy	Retain	
RT25	Oulton Park Motor Racing Venue – Site specific policy	Retain	
Chapter:	Transportation		
Policy Number	Policy Title	Outcome	Replaced by:
T1	General Requirements	Delete	'STRAT 10 Transport and accessibility'
T2	Transportation Assessments	Delete	'STRAT 10 Transport and accessibility'
T3	Public Transport	Retain	
T4	Railways	Retain	
T5	Railway Stations	Retain	
T6	Northwich - Middlewich - Sandbach Rail Line – safeguarded route	Retain	
T7	Safeguarded Rail Lines – safeguarded route	Retain	
T8	Pedestrians and Walking	Delete	'STRAT 10 Transport and accessibility'
T9	Cycling	Delete	'STRAT 10 Transport and accessibility'
T10	National Cycle Network	Delete	Out of date

T11	Freight	Delete	National Planning Policy Framework
T12	Development of Land Adjacent to the River Weaver for Water Based Freight Facilities	Retain	
T13	Car Parking	Retain	
T14	Car Parking in Town and Village Centres	Retain	
T15	Provision of Access for People with Disabilities	Retain	
T16	Roadside Facilities	Retain	
T17	Lorry Parks	Retain	
T18	General Highways Policies – Safeguarded route	Retain	
T19	Appropriate Traffic Calming Measures	Delete	Not used
T20	Travel Plans	Retain	
Chapter:	Shopping and Town Centre Development		
Policy Number	Policy Title	Outcome	Replaced by:
STC1	General Policy	Retain	
STC2	Northwich Town Centre – Allocations	Retain	
STC3	Winsford Town Centre	Retain	
STC4	Use of Upper Floors	Retain	
STC5	Design	Delete	'ENV 6 High quality design and sustainable construction'
STC6	Design-Installation of Shutters	Retain	
STC7	Proposals for Key Town Centre Development in Edge-of-Centre and Out-of-Centre Locations	Delete	National Planning Policy Framework

STC8	Defined Town and Large Village Centres	Delete	Out of date
STC9	Defined Town and Large Village Centres	Delete	Out of date
STC10	Loss of Existing Ground and Upper Floor Residential Uses	Delete	Out of date
STC11	Large Proposals in Large Village Centres	Delete	National Planning Policy Framework
STC12	Local Centres in Winsford and Northwich	Retain	
STC13	All Smaller Villages With or Without Defined Policy Boundaries	Delete	National Planning Policy Framework
STC14	All Smaller Villages With or Without Defined Policy Boundaries	Retain	
STC15	Changes of Use That Would Result in the Loss of a Public House or Other Service Serving a Rural Community	Retain	
STC16	Farm Shops	Retain	
Chapter:	Public Services		
Policy Number	Policy Title	Outcome	Replaced by:
PS1	Public Services Development in the Open Countryside	Delete	Out of date
PS2	Redundant Institutions in the Open Countryside/Green Belt	Delete	Completed
PS3	Child Care facilities	Delete	National Planning Policy Framework
Chapter:	Pollution, Hazards and Contaminated Land		
Policy Number	Policy Title	Outcome	Replaced by:
P1	Air Pollution	Delete	'SOC 5 Health and well-being'

P2	New Development which is Sensitive to Air Pollution	Delete	'SOC 5 Health and well-being'
P3	Noise Pollution	Delete	'SOC 5 Health and well-being'
P4	Light Pollution	Delete	'SOC 5 Health and well-being'
P5	Groundwater	Delete	'ENV 1 Flood risk and water management'
P6	Hazardous Installations	Delete	HSE
P7	Development of a Non-Hazardous Nature in the Vicinity of Non-Hazardous Installations	Delete	HSE
P8	Contaminated and Derelict Land	Delete	'STRAT 1 Sustainable development'
P9	Aerodrome Safeguarding - Liverpool John Lennon Airport – Site specific	Retain	
Chapter:	Rural Enterprises		
Policy Number	Policy Title	Outcome	Replaced by:
RE1	Agricultural Land	Delete	'STRAT 1 Sustainable development'
RE2	Where Development is Allowed Which Involves the Loss of Agricultural Land	Delete	Out of date
RE3	New Agricultural Buildings	Retain	
RE4	Proposals for New Buildings and Other Structures Associated with Livestock	Delete	'ENV 6 High quality design and sustainable construction'
RE5	Change of Use of Agricultural and Other Rural Buildings	Delete	National Planning Policy Framework
RE6	Withdrawal of Agricultural Permitted Development Rights Following a Change of Use	Delete	National Planning Policy Framework

RE7	Agricultural workers' Dwellings	Retain	
RE8	Removal of an Agricultural or Forestry Occupancy Condition	Retain	
RE9	Equestrian Development	Retain	
RE10	Kennels and Catteries	Retain	
RE11	Private Airstrips	Delete	Out of date
RE12	Farm Diversification	Retain	
Chapter:	After Use of Mineral Workings		
Policy Number	Policy Title	Outcome	Replaced by:
MW1	General Considerations	Delete	'ENV 9 Minerals supply and safeguarding'
MW2	Consultation on County Matters	Delete	'ENV 9 Minerals supply and safeguarding'
MW3	After Uses – Site specific	Retain	
MW4	Ancillary Development	Delete	'ENV 9 Minerals supply and safeguarding'

Appendix II

Cheshire West and Chester Local Plan, Submission Local Plan, 2013

http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/cwc_lp/submission/submission?pointId=1387277962830#section-1387277962830

Cheshire West and Chester Rural Housing Strategy and Action Plan, 2011

http://www.google.co.uk/url?sa=t&rct=j&q=&esrc=s&source=web&cd=1&ved=0CC0QFjAA&url=http%3A%2F%2Fwww.cheshirewestandchester.gov.uk%2Fresidents%2Fplanning%2Fspatial%2Femerging%2Flocal%2Fidoc.aspx%3Fdocid%3D8e937c7e-8b23-4d00-bf71-c22c0c635f32%26version%3D-1&ei=J-gNU9roNKiP7AbcqIDQBg&usg=AFQjCNHYkt3cw5YizOV-u3nQIAUnAmmIsg&sig2=NGoyPFGGxG3tNmCHWr_d4w&bvm=bv.61965928,d.bGQ

Employment Land Study Update 2012

http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/land/draft_elr?pointId=2282037

English Heritage

<http://www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england/>

Environment Agency Flood Map for Planning (Rivers and Sea)

<http://maps.environment-agency.gov.uk/wiyby/wiybyController?value=Tarporley&lang=en&ep=map&topic=floodmap&layerGroups=default&scale=9&textonly=off&submit.x=0&submit.y=0#x=355471&y=362500&lg=1,&scale=8>

Environment Agency Map Risk of Flooding from Surface Water

http://watermaps.environment-agency.gov.uk/wiyby/wiyby.aspx?lang=_e&topic=ufmfsw&layer=0&x=355500&y=362500&scale=10&location=Tarporley%2c+Cheshire+West+and+Chester#x=355623&y=362647&scale=11

Key Service Centres Background Paper 2012

http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/cwc_lp/lp_ppd/ksc_bp?pointId=s1342608497566#section-s1342608497566

Local Plan Evidence Base

http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/cwc_lp/submission/submission?pointId=1387277962859#section-1387277962859

Local Transport Plan Summary, 2011 – 2026

http://www.cheshirewestandchester.gov.uk/your_council/policies_and_performance/council_plans_and_strategies/local_transport_plan_200.aspx

National Planning Policy Framework (NPPF), 2012

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

Natural England National Character Areas

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

NCA 62 Cheshire Sandstone Ridge

http://www.naturalengland.org.uk/publications/nca/cheshire_sandstone_ridge.aspx

Open Space Assessment, 2011

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

Regional Spatial Strategy for the North West, 2008

http://www.legislation.gov.uk/ukxi/2013/934/pdfs/ukxi_20130934_en.pdf

Strategic Housing Land Availability Assessment 2013 - Final Document

http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/land/final_shlaa_2013

Tarporley Village Design Statement 2003, Supplementary Planning Guidance

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

Topic Paper Biodiversity, Landscape and Open Space

http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/cwc_lp/cs_io/tp_biodiversity?pointId=1245060330820#section-1245060330820

Topic Paper, Design and Heritage 2009

http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/cwc_lp/cs_io/tp_dh_io?pointId=1245060975391#section-1245060975391

Topic Paper Travel and Transport, 2009

http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/cwc_lp/cs_io/tp_tt_io?pointId=1245059818656#section-1245059818656

Vale Royal Local Plan, Adopted June 2006

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

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