

Tarporley Submission Draft Neighbourhood  
Development Plan

Site Assessment Report  
and  
Consideration of the Settlement  
Boundary

June 2015

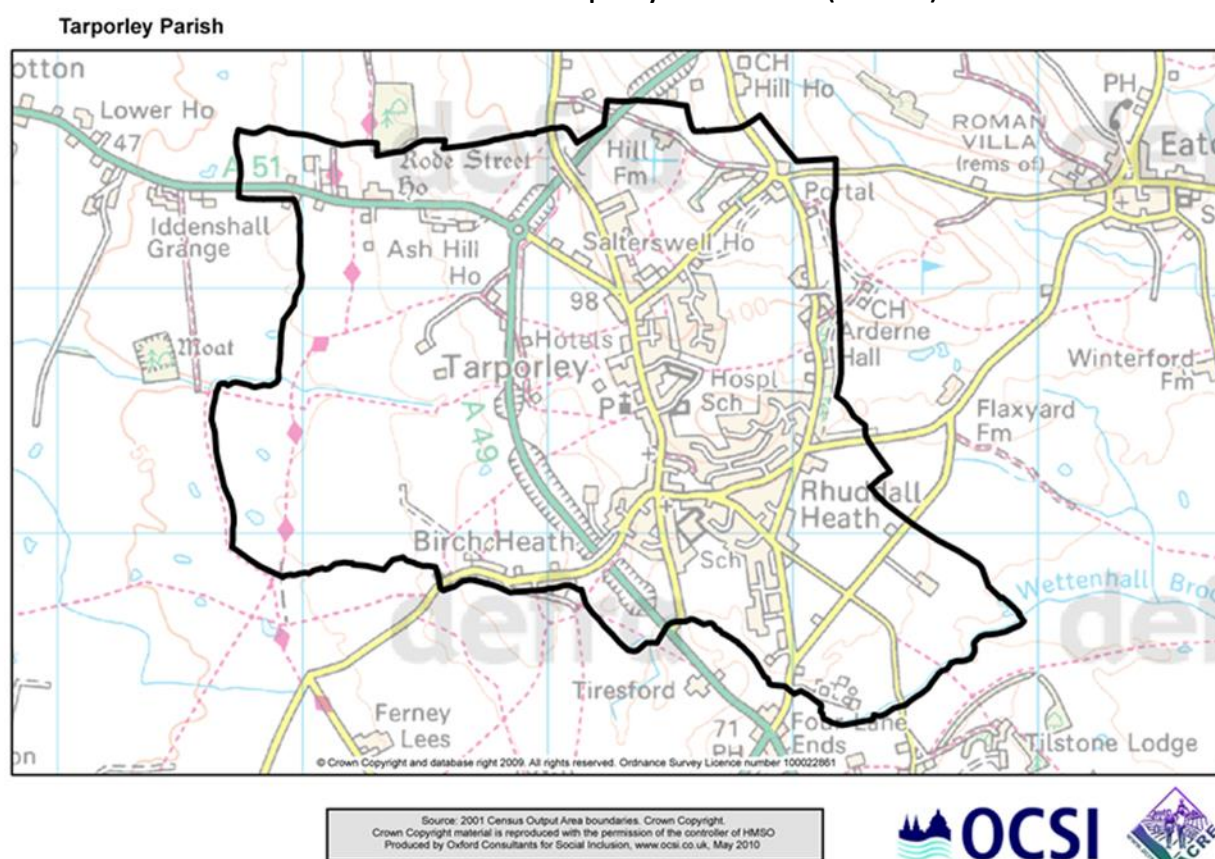
Kirkwells

The Planning People

# Tarporley Submission Draft Neighbourhood Development Plan

## Site Assessment Report and Consideration of the Settlement Boundary

Map 1 Tarporley Parish and Designated Neighbourhood Area<sup>1</sup>  
Tarporley Parish Council (Licensee) License No. 100052402



### 1.0 Introduction and Background

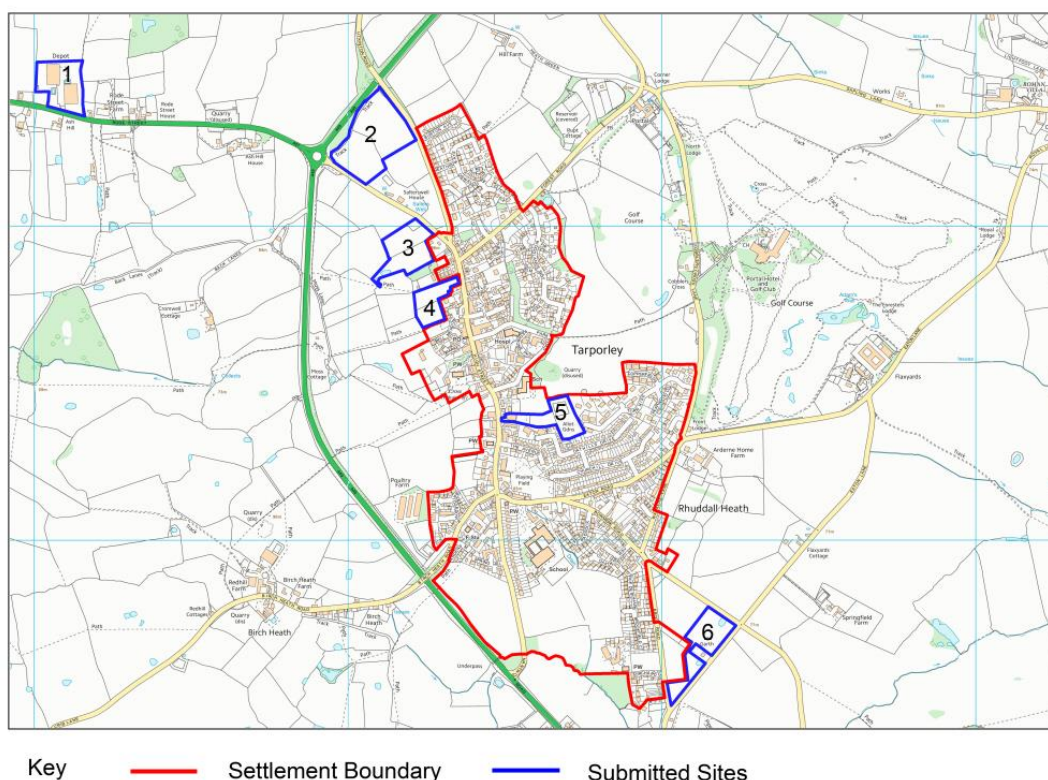
- 1.1 Tarporley Parish Council, through a neighbourhood plan steering group and various themed sub-groups has been working to prepare neighbourhood development plan for the Parish since 2012. The designated neighbourhood area is shown on Map 1 above.
- 1.2 Following a questionnaire survey in 2013 and various stages of informal consultation on the emerging themes and draft policies, the Draft Neighbourhood Development Plan was published for Regulation 14 public consultation for 6 weeks from 17 February 2015 until 5pm 31 March 2015.
- 1.3 The housing requirement for Tarporley is identified in the Cheshire West and Chester Local Plan Part 1 as at least 300 new houses. Due to a high level of existing commitments including new housing development which has been completed or started on site since 2010, the net requirement for the Draft Plan was at least 33 new units. The published Draft Plan included a

<sup>1</sup> Rural Community Profile for Tarporley (Parish), ACRE Rural Evidence Report, January 2012

settlement boundary but did not identify site allocations. The settlement boundary is shown on Map 2 below.

- 1.4 Following publication of the Draft Neighbourhood Development Plan, a number of representations were submitted from land owners, agents and developers. These included 6 proposed areas or sites for consideration as site allocations for new housing in the Submission plan. The proposed sites are shown on Map 2 below.

**Map 2 Tarporley Draft Plan Settlement Boundary and Submitted Sites**  
Tarporley Parish Council (Licensee) License No. 100052402



- 1.5 Cheshire West and Chester Council has advised the Parish Council and steering group that *“if the Plan is to include site specific allocations, the chosen sites and reason for selection will need to be clearly evidenced. There will need to be a clear site selection process, justifying why one site has been chosen in preference to others. .... CWAC have produced a draft site assessment template to assist NP groups going through this process, available at:*

[http://www.cheshirewestandchester.gov.uk/your\\_council/policies\\_and\\_performance/council\\_plans\\_and\\_strategies/planning\\_policy/neighbourhood\\_planning/neighbourhood\\_planning\\_toolkit.aspx](http://www.cheshirewestandchester.gov.uk/your_council/policies_and_performance/council_plans_and_strategies/planning_policy/neighbourhood_planning/neighbourhood_planning_toolkit.aspx)”

- 1.6 Cheshire West and Chester Council also suggested in their representation to the published Draft Plan that further justification should be provided with the Submission Plan setting out clearly how the proposed Settlement Boundary provides sufficient flexibility and capacity to meet the outstanding requirement for at least 33 new houses over the plan period up to 2030.

- 1.7 This Report summarises the results of a site assessment process of the submitted sites, based on the methodology recommended by Cheshire and West and Chester Council above. The Report then sets out the rationale and evidence for the proposed settlement boundary and identifies a proposed site allocation.

## 2.0 Methodology

- 3.1 The site assessments were carried out using a site assessment form which was prepared by Kirkwells in consultation with the steering group on behalf of the Parish Council. This form was based on the criteria provided in the Cheshire West and Chester Council Neighbourhood Planning Toolkit Site Assessment Template. In addition the steering group agreed to include one additional criteria considering how the proposed development of the submitted site met the overall strategy of the neighbourhood plan.
- 3.2 For this assessment, all submitted sites were visited, photographed, assessed and scored against the following criteria. Where a score is given, 0 is the lowest score, 5 the highest.
- 3.3 The site assessment form is shown below.

<b><u>1. General Location and Use</u></b>	
Site Reference	
Site Name and Address	
Site Size (hectares)	
Site Description	
Surrounding Land Uses	
Is the site greenfield, brownfield, mixture or unknown?	
Existing use  Are there existing buildings which could be converted or would need to be demolished?	
If the land is currently vacant, what was the last known use?	
Previous planning permissions or refusals?	
Current applications?	

<b><u>2. Availability</u></b>	
Is the landowner willing for their site to come forward for development?	
If yes, do you have written evidence? Eg letters	
Any factors which might delay development eg tenancies, leases etc	
Any further comments on availability?	

### **3. Suitability**

Location in relation to Draft Plan Settlement boundary	
Within Draft Plan settlement boundary	5
Partly within settlement boundary	3
On the edge / adjoining settlement boundary	1
Outside settlement boundary	0

Would development of the site relate well to the existing area?	
Yes	5
Partly	3
No	0
Comments	

How is the site currently accessed? Is it easily accessible from the highway?	
Direct access onto A49	5
Direct access from High Street / Rode Street (A51) / Brook Road or other 2 carriageway road	3
Access from single carriageway road	1
Site is not easily accessible from highway	0
Comments	

Location in relation to local services such as shops, schools, health centre (metres) (Village centre point is defined as the post office)	
Less than 250m to village centre	5
250 – 500m to village centre	3
501 – 750m to village centre	1
Over 751m to village centre	0

Is the site within easy walking distance of a bus stop?	
Within 800m	5
801m to 1200m	3
1201m to 2000m	1
Over 2000m	0

### **3a Suitability – Planning Policy**

Is the site affected by any of the following?

Is the site in the Green Belt or countryside?	
No	5
Partly – Over 50%	3
Partly - Below 50%	1
Yes	0
Comments	

Is the site within a Conservation Area?	
No	5
Partly - Over 50%	3
Partly - Below 50%	1
Yes	0
Comments	

Are there any landscape designations affecting the site (eg Area of County value)	
No	5
Possibly	3
Yes	0
Comments	

Any other Local Plan designations affecting the site or close by?	
No	5
Possibly	3
Yes	0
Comments	

### **3b Suitability – Other Site Constraints**

Is the site affected by any of the following?

Flood Risk?	
No	5
Partly	3
Yes	0
Comments	

Contamination?	
No	5
Possibly	3
Yes	0
Comments	

Topography? – Is there steep ground that may affect how the site could be developed?	
No	5
Partly	3
Yes	0
Comments	

Are there power lines, pipelines or other infrastructure crossing or affecting the site?	
No	5
Partly	3
Yes	0
Comments	

Could development result in conflict with surrounding uses?	
No	5
Possibly	3
Yes	0
Comments	

Are there any mature trees (which may be the subject of TPOs) which would need to be retained?	
No	5
Yes	0
Comments.	

Are there any listed buildings on or close to the site?	
No	5
Yes	0
Comments	

Are there any known heritage features, such as archaeological remains?	
No	5
Yes	0
Comments	

Does the site have ecological value (known or potential)? Could the site be home to protected species such as bats, great crested newts, badgers etc	
No	5
Possibly	3
Yes	0
Comments	

Are you aware of any other factors which could affect development?	

#### 4. Deliverability

<p>Estimate the developable area of the site (in hectares)</p> <p>Work out site size. Take of parts of site that could not be developed eg areas of steep ground, mature trees etc</p> <p>Or provide estimate provided by respondent / submission to Draft Plan.</p>	
Comments	Hectares

<p>Estimate how many houses could be accommodated on the developable area of the site.</p> <p>Density at 25 dwellings per hectare.</p> <p>Or provide estimate provided by respondent / submission to Draft Plan.</p>	
	No. of Houses



<b>Infrastructure Requirements</b>	
Is there capacity within existing infrastructure to support new development, or would development of the site require additional infrastructure to be provided?	
Highways?	
Water Supply?	
Sewerage?	

<b>Is there sufficient capacity at local schools or would additional places be required?</b>

<b>Is the site viable for development?</b>
Taking account of the issues you have identified above, are there likely to be any major financial costs associated with preparing the site for development?
Could these costs be offset by the type of development coming forward?

<b>Potential timescale for development on the site</b>	
Think about the issues identified above when estimating when development could happen on site	
0-5 years	
6-10 years	
11-15 years	

<b>Strategic “fit” with the Neighbourhood Plan Policies and Proposals</b>	
How does the proposed site overall meet the Strategy of the emerging Neighbourhood Development Plan?	
Very Good Fit	5
Good Fit	4
Average	3
Poor Fit	1
Very Poor Fit	0
Comments	

**TOTAL SCORE:**

<b>Overall score</b>	
<b>Total</b>	

### 3.0 Summary of Site Assessments

#### 3.1 Site 1 Rode Street Works / Buffer Depot, Rode Street, Tarporley



**Area:** 2.1 ha

##### **Site Description and Existing Use:**

Brownfield, flat site in existing use as a manufacturing and warehousing facility. 2 large modern warehouse type buildings (2,600 sq m each) with associated out buildings, storage tanks and storage areas on hard standing with car parking. Employment / warehousing uses. Access from Rode Street.

##### **Surrounding uses:**

Agricultural – grazing and some scattered residential properties and farms. Road noise may marginally affect sensitive development adjacent the road.

##### **Planning applications:**

None at present.

##### **Availability:**

Landowner is willing for site to come forward – see Vision Document and submitted response to Regulation 14 consultation on neighbourhood development plan.

The site is currently operated and owned by Statestrong Products Ltd who are a manufacturer and distributor of health and beauty and car products. The company has identified a need to relocate operations to a single site to accommodate future expansion. A relocation of operations to the existing site at Lytham St Anns is suggested in the vision document within 2-3 years.

##### **Approximate number of houses: 40**

2.1 hectares total area. Assuming 75% of site developable (existing site coverage). 75% of 2.1ha = 1.6ha with density at 25 dwellings per ha = 40.

##### **Additional infrastructure – Highways, water, sewerage:**

Additional infrastructure would be required.

### **Viability and Timescales:**

The submitted Vision document suggests that the costs of proposed relocation of existing facilities would need to be in part supported by the sale of the existing site for “higher value” uses to help cross fund the high relocation costs. Timescale of 2-3 years suggested in Vision document.

### **Summary**

The site is in existing employment use and the Neighbourhood Plan policies seek to protect existing areas of employment and support investment in new employment uses as part of the need to provide sustainable development. Overall, the site is located within open countryside, would not relate well to the existing built form of the village, and is not considered suitable for new housing development.

## **3.2 Land off Rode Street**



**Area:** 3.9ha

### **Site Description and Existing Use:**

Greenfield. Agricultural / grazing land. 2 fields with mature hedgerows and trees around perimeter. Mature trees provide screening to A49 to the north west perimeter of the site. Slightly incline sloping up from south west to north east. No existing buildings.

### **Surrounding uses:**

Agricultural – grazing around site. South east corner touches northern edge of settlement boundary and residential properties on Burton Avenue off Utkinton Road.

### **Planning applications:**

Reference 14/00841/OUT

Alternative Reference: PP-03207288

Application Received: Fri 28 Feb 2014

Address: Land at Utkinton Road Tarporley

Proposal: Outline Planning Permission for up to 100 residential dwellings with access off Rode Street.

Status: Refused

Decision: Refusal. Decision Issued: Monday 2nd June 2014

Appeal Status: Awaiting decision

**Availability:**

Submission of representation during Regulation 14 consultation on Draft Neighbourhood Plan. Awaiting appeal decision.

**Approximate number of houses:** 100

**Additional infrastructure – Highways, water, sewerage:**

Additional infrastructure would be required.

**Viability and Timescales:**

Recent planning application so assumed viable and potentially deliverable, if appeal upheld. Timescale 0-5 years.

**Summary**

The site lies outside the settlement boundary and would represent an extension of the built up area to the north to the A49. There are 2 fields in the countryside separating the site from the main settlement area to the south east. It is understood that these fields are in the ownership of a local group who wish to protect them from development. The proposed site is separated from the existing built up area, and would represent an unacceptable extension into an area of open countryside. There were widespread objections to the recent planning application, including from the Parish Council. Overall, for the reasons stated above, the site is not considered suitable for new housing development.

### 3.3 Land at Brickfield Farm, Rode Street



**Area:** 2.2 ha

**Site Description and Existing Use:**

Greenfield. Gently sloping east to south west. Currently comprises 2 fields in agricultural / grazing use. Surrounded by mature hedgerows and groups of trees. Site is located on the main approach into Tarporley from north / west.

**Surrounding uses:**

Agricultural / grazing to north west, west and south. Residential to north east, east and south east.



**Planning applications:**

Ref:15/00700/FUL for:

Residential development comprising demolition of existing outbuildings, partial demolition of wall and erection of 48 dwellings including access, parking, landscaping and associated works.

Pending.

**Availability:**

Planning application and submission of representation during Regulation 14 Draft Neighbourhood Plan consultation.

**Approximate number of houses:** 48

**Additional infrastructure – Highways, water, sewerage:**

Additional infrastructure would be required.

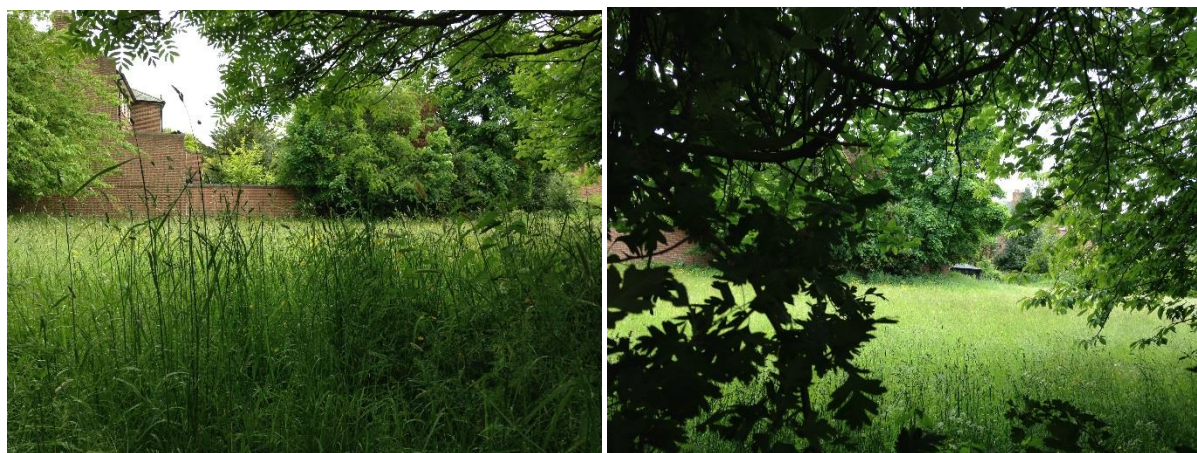
**Viability and Timescales:**

Planning application is for 48 dwellings. 0-5 years.

**Summary**

The site lies outside the settlement boundary and would represent an extension of the built up area to the west of High Street on land that is identified in the village design statement as being of value to the setting of and approach to the village. The proposed site would represent an unacceptable extension into an area of open countryside. There were widespread objections to the recent planning application, including from the Parish Council. Overall the site is not considered suitable for new housing development.

### 3.4 Land to West of High Street

**Area:**

Daffodil Fields / Land to Rear 32 and 32A High Street” is 1.4ha. However submission to Regulation 14 consultation from Leith Planning may relate to a larger site as it is not defined on a plan, but referred to in the written submission as “Land to the west of High Street”.

**Site Description and Existing Use:**

Greenfield. Agricultural – grazing use. Fairly level fields with mature hedgerows / trees. Located between village centre to the east and A49 to the west. Narrow access off High Street with public footpath (The Close) to Daffodil Fields site which is overlooked by residential properties to the north off The Close. Ponds.

**Surrounding uses:**

Residential and commercial to north, east and south around High Street. Agricultural – grazing to west.

**Planning application:**

Planning Ref: 14/03549/FUL

Address: Land to Rear 32 and 32A High Street Tarporley Cheshire

Date Valid: 8/14/2014

Decision Date: 11/13/2014

Status: Application refused

Proposal: Residential development of 28 dwellings including access, parking, landscaping and associated works (demolition of outbuilding and partial demolition of wall) - Amendment to application 14/00732/FUL

Application Type: Full Application.

Appeal: Pending.

**Availability:**

Representation submitted during Regulation 14 public consultation on draft neighbourhood plan. Recent planning application refused. Awaiting appeal decision.

**Approximate number of houses:** At least 28.

**Additional infrastructure – Highways, water, sewerage:**

Additional infrastructure would be required.

**Viability and Timescales:**

Planning application is for 28 dwellings. 0-5 years.

**Summary**

The site lies outside the settlement boundary and would represent an extension of the built up area to the west of High Street on land that is identified in the village design statement as being of value to the setting of and approach to the village. The proposed site would represent an unacceptable extension into an area of open countryside. There were widespread objections to the recent planning application, including from the Parish Council. Overall the site is not considered suitable for new housing development.

### 3.5 Former Royal British Legion Site, High Street, Tarporley



**Area:** 1.3 ha

#### **Site Description and Existing Use:**

Site is in a mix of uses, including former single storey club house, car park to rear, allotments and bowling green. Access up short incline off High Street, and then gently slopes up to the east. Brownfield with allotments and open space (bowling green). Former single storey club house (of no architectural interest or significance) would need to be demolished. Club house vacant. Previously used as social club for Royal British Legion. Car park, allotments and bowling green in existing use.

#### **Surrounding uses:**

School, some commercial uses off High Street, residential to the south and east.

#### **Planning applications:**

None at present.

#### **Availability:**

Representation submitted during Regulation 14 consultation on neighbourhood plan. Leases for allotments. Lease for bowling club. In addition to parts of the site in current use as allotments and bowling green, the car park is used by the nearby school and public.

All the above constrain the potential of the site for re-use for housing as existing users are likely to object and have made representations to the neighbourhood plan during Regulation 14 consultation. The site of the former club house may be the only viable part of the site for redevelopment. Re-configuration of the car park / club house and relocation of allotments and bowling green may offer further opportunities but are likely to be controversial.

**Approximate number of houses:** TBC – possibly 6-8? May provide a suitable site for an apartment block.

#### **Additional infrastructure – Highways, water, sewerage:**

Additional infrastructure would be required.

#### **Viability and Timescales:**

0-5 years.

## Summary

The site is located near to the centre of the village within the settlement boundary and within the conservation area. There are constraints such as existing open space uses on the site which would limit redevelopment of the whole site. The part of the site including the former club building and possibly part of the car park are considered suitable for new residential development. Development of other areas of the site would require suitable relocation and re-provision of existing uses and would be controversial.

### 3.6 Land at Brook Road, Tarporley



**Area:** 2.1ha

#### **Site Description and Existing Use:**

Greenfield. Agricultural – grazing land across eastern parts of 2 fields, separated by single dwelling (not included in the site). Fairly flat topography. Bounded by mature hedgerows and trees on all sides and adjoining / close to areas of new residential development.

#### **Surrounding uses:**

Agricultural – grazing and arable, and residential.

#### **Planning applications:**

Neighbouring sites include:

Ref. No: 13/03300/FUL | Received: Mon 29 Jul 2013 | Status: Approved

Hybrid Planning Application seeking full planning permission for 90 residential dwellings and outline planning permission for up to 10 affordable dwellings and outdoor sports and recreation facilities with all matters reserved.

#### **Availability:**

Representation including proposed site submitted during Regulation 14 consultation on the neighbourhood development plan.



**Approximate number of houses:**

2.1 hectares total area. Assuming 75% of site developable (existing site coverage). 75% of 2.1ha = 1.6ha. Assuming 25 dwellings per ha = 40.

**Additional infrastructure – Highways, water, sewerage:**

Additional infrastructure would be required.

**Viability and Timescales:**

0-5 years.

**Summary**

Although the site is close to new housing development sites to the north and west, development of this site would enclose the proposed area of public open space to be provided for sports / recreational use, and would extend the built form to an unacceptable degree into the open countryside area to the south east of the village. Development would also impact on the setting of the village when viewed from the open countryside to the south east. Overall the site is not considered suitable for new housing development.

**Table 1 Summary of Site Scoring**

Site Ref	1 Rode Street Works	2 Land off Rode Street	3 Brickfield Farm	4 Land to west of High Street	5 Former RBL Site	6 Brook Road
<b>Criteria</b>						
Location in relation to Draft Plan Settlement boundary	0	1	1	1	5	1
Would development relate well to existing area	0	0	3	3	5	0
Access	3	3	3	3	3	3
Distance from village centre (Post Office)	0	1	3	5	5	0
Distance from Bus Stop	5	5	5	5	5	5
Greenbelt or Countryside	0	0	0	0	5	0
Conservation Area	5	5	0	0	0	5
Landscape Designations	5	5	0	0	5	5
Local Plan designations	3	0	3	3	0	3
Flood Risk	5	5	5	5	5	5
Contamination	0	3	5	3	3	5
Topography	5	5	5	5	3	5
Infrastructure	5	3	3	5	5	3
Conflict with surrounding uses	3	0	3	3	3	3
Mature trees	0	0	0	0	0	0
Listed buildings	0	0	0	0	0	0
Heritage features	5	5	0	0	0	5
Ecological value	5	0	0	0	3	0
Strategic “fit” with the Neighbourhood Plan Policies and Proposals	0	1	3	1	5	0
<b>Total Score</b>	<b>49</b>	<b>42</b>	<b>42</b>	<b>42</b>	<b>60</b>	<b>48</b>

#### **4.0 Consideration of the Settlement Boundary**

- 4.1 The Parish Council considers that it is important that any new development relates well to the existing village and that growth is managed to ensure that the strong sense of a rural village community is maintained. Therefore a settlement boundary and accompanying policy are included in the Draft Plan. This will provide certainty and be used to guide decisions on future planning applications for new development, including housing in the village.
- 4.2 The settlement boundary in the Draft Plan was based on the settlement boundary identified in the Vale Royal Local Plan. This has been updated and amended to take into account more recent new development and existing commitments (including outline and full planning consents) for new housing. The new settlement boundary also has to provide sufficient flexibility, in terms of potential sites for the relatively small numbers of additional new housing likely to be required over the Plan period, to meet the overall figure of around 300 new homes up to 2030.
- 4.3 Cheshire West and Chester Council has requested further information and evidence to support the proposed settlement boundary in the Submission Plan.
- 4.4 The Parish Council has considered in detail the representations submitted during the Regulation 14 public consultation on the Draft Plan, included proposed site allocations. The Parish Council has determined that the proposed settlement boundary in the draft plan should be retained for the following reasons:
1. The existing boundary provides sufficient flexibility to support the delivery of a significant contribution towards the target housing figure of at least 33 new housing units over the Plan period.
  2. The settlement boundary will be reviewed as part of a proposed Partial Review of the Neighbourhood Development Plan as and when a Neighbourhood Development Order / Community Right to Build Order / other appropriate community led mechanism is brought forward to support the relocation of community facilities to an as yet undetermined site, possibly adjoining the existing settlement boundary.
- 4.5 These reasons are explored in more detail below.

##### **1. Justifications for retaining existing Settlement Boundary**

###### **• Evidence of small windfall sites**

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

Conversion of existing first floor apartment into two apartments including new external staircase and alteration to ground floor retail unit entrance.

33 Millfield Lane Tarporley Cheshire CW6 0BF

Ref. No: 14/05288/FUL | Received: Thu 18 Dec 2014 | Status: Approved

+1

Two storey dwelling

Land Fronting 26A Forest Road Tarporley

Ref. No: 14/02490/FUL | Received: Tue 10 Jun 2014 | Status: Approved  
+1

Dwelling with detached garage  
Land Rear The Cottage Common Lane Tarporley Cheshire  
Ref. No: 14/00199/FUL | Received: Mon 20 Jan 2014 | Status: Approved  
+1

Revised siting of approved bungalow  
Land Rear Of 4 Bowmere Road Tarporley Cheshire  
Ref. No: 13/05039/FUL | Received: Mon 18 Nov 2013 | Status: Approved  
+1

Partial conversion from employment use to One live/work 3 Bed unit and One residential 2 Bed unit, both with first floor extensions and external alterations.  
The British School Eaton Road Tarporley Cheshire CW6 0BP  
Ref. No: 12/05017/FUL | Received: Mon 12 Nov 2012 | Status: Approved  
+2

Two storey detached dwelling and double garage and change of use of existing building on site from commercial to residential  
Arderne Estate Office Cobblers Cross Lane Tarporley Cheshire CW6 0DH  
Ref. No: 12/00324/FUL | Received: Tue 24 Jan 2012 | Status: Approved  
+2

Demolition of Existing Bungalow and Erection of Two Dwellings with a Detached Garage 24 Bowmere Road Tarporley Cheshire CW6 0BS  
Ref. No: 11/05011/FUL | Received: Mon 24 Oct 2011 | Status: Approved  
+1

Construction of New Dwelling  
Land Adjacent To 1 Woodlands Way Tarporley Cheshire  
Ref. No: 10/00071/FUL | Received: Wed 13 Jan 2010 | Status: Approved  
+1

Total: 10 net units

**Projected forward over the next 12 years, at a rate of around 10 new dwellings over 5 years (2010 – mid 2015) small scale windfall proposals are likely to provide around 24 new houses over 12 years.**

Cheshire West and Chester Council has recently produced an up to date Housing Land Monitor (HLM, April 2015); the breakdown of completions and commitments by spatial area will be detailed in the Annual Monitoring Report that is currently being prepared. Using the tables in the HLM 2015, the 2014/2015 completions for Tarporley are 52 (net) dwellings (the individual sites are listed in Appendix One of the HLM). A schedule of sites accompanies the HLM which shows the planning permissions, and number of units that are outstanding by spatial area. Tarporley has

172 net dwellings that have an extant planning permission. The HLM is available through the following link:

[http://www.cheshirewestandchester.gov.uk/your\\_council/policies\\_and\\_performance/council\\_plans\\_and\\_strategies/planning\\_policy/local\\_plan/background\\_documents/monitoring\\_reports.aspx](http://www.cheshirewestandchester.gov.uk/your_council/policies_and_performance/council_plans_and_strategies/planning_policy/local_plan/background_documents/monitoring_reports.aspx)

- **Review of protected local green spaces**

The Submission version of the neighbourhood plan includes a re-consideration of proposed local green spaces under paragraphs 76-78 of the National Planning Policy Framework. This has resulted in a reduced number of areas proposed for local green space protection, thus providing a greater degree of flexibility for changes in land uses within the settlement boundary.

- **High School**

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

- **Site allocation – Former Royal British Legion Site**

The Submission Plan should include a proposed site allocation for a mix of uses, including housing on the site of the former Royal British Legion Site, High Street. Representatives from the agents for the current landowners (Savilles), the current landowners (Royal British Legion), and the preferred developer (Enlightened Developments) have met informally with the members of the steering group and have agreed to progress work on bringing forward the site.

Although proposals are at a very early stage of development and discussion, the site is considered suitable for the development of **at least 9 new housing units**, likely to comprise a mix of smaller houses and retirement type homes. The proposed scheme is likely to include protection of the majority of the allotment area and discussions are underway regarding the proposed re-provision of the bowling green to an alternative site. The Parish Council is committed to remaining engaged in these discussions and is sensitive to other proposals for the site including addressing the need for public parking, and possible expansion of the primary school.

## **2. Proposed Partial Review of the Neighbourhood Development Plan**

The Parish Council supports the proposed relocation of health and community facilities to a new site as part of wider investment plans in local provision. Discussions are at an early stage, and it would be premature to identify a site at this point in time.

It would not be appropriate to delay the Submission of the Plan until such time as the relevant health and community organisations were in a position to move forward with firm proposals on an identified site.

The relocation of such facilities would provide an opportunity for the former site to be considered for redevelopment for housing. A degree of enabling development i.e. market housing, on the new site would support the financial viability of providing new community / health facilities. Such a site could be on land adjoining the existing settlement boundary.

It is proposed that interested land owners and agents will be invited in due course to submit sites for consideration for the proposed new site for health and community facilities. The process for determining the site has not yet been agreed, but it is proposed that it will involve considerable community engagement and consultation.

Therefore it is proposed that the Submission Plan should include a proposal for an early partial review of the Plan which includes a review of the settlement boundary. This would be in tandem with the identification of a suitable site to be brought forward under a Community Right to Build Order / Neighbourhood Development Order / other appropriate community led mechanism.

## **5.0 Conclusion and Recommendations**

- 5.1 All submitted sites were assessed according to an agreed process using a methodology and criteria recommended by Cheshire West and Chester Council and approved by the neighbourhood plan steering group. Five of the six sites are located in the open countryside and lie outside the settlement boundary as proposed. A further site (Rode Street Works) is an isolated site some distance from the village and is in existing employment / warehousing use.
- 5.2 The highest scoring site, the former Royal British Legion Site, is located near the centre of the village, within the settlement boundary. It is recommended that this site should be identified as a site allocation within the Submission Plan for a mix of uses including housing on a part of the site.
- 5.3 It is considered for the reasons outlined in Section 4 above, that there is a clear justification for maintaining the existing settlement boundary and that the settlement boundary therefore should not be amended (i.e. extended) in the Submission Plan.

# Kirkwells

## The Planning People

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## Tarporley Neighbourhood Development Plan Site Assessment Form for Housing (Criteria based on CWaC Site Assessment Template<sup>1</sup>)

Completed by: Louise Kirkup, Kirkwells  
Date: 30 June 2015

<b><u>1. General Location and Use</u></b>	
Site Reference	1
Site Name and Address	Rode Street Works Buffer Depot, Rode Street, Tarporley
Site Size (hectares)	2.1 ha
Site Description	Brownfield, flat site in existing use as a manufacturing and warehousing facility / depot. 2 large modern warehouse type buildings (2,600sq m each) with associated out buildings, storage tanks and storage areas on hard standing with car parking.
Surrounding Land Uses	Agricultural – grazing and some scattered residential properties and farms.
Is the site greenfield, brownfield, mixture or unknown?	Brownfield.
Existing use	Employment / warehousing.
Are there existing buildings which could be converted or would need to be demolished?	Yes – 2 existing industrial buildings and associated outbuildings, storage tanks etc.
If the land is currently vacant, what was the last known use?	N/A
Previous planning permissions or refusals?	Various relating to existing uses - storage, warehousing and light industrial.
Current applications?	

<sup>1</sup> Cheshire West and Chester Neighbourhood Planning Toolkit Site Assessment Template  
[http://www.cheshirewestandchester.gov.uk/your\\_council/policies\\_and\\_performance/council\\_plans\\_and\\_strategies/planning\\_policy/neighbourhood\\_planning/neighbourhood\\_planning\\_toolkit.aspx](http://www.cheshirewestandchester.gov.uk/your_council/policies_and_performance/council_plans_and_strategies/planning_policy/neighbourhood_planning/neighbourhood_planning_toolkit.aspx)

<b><u>2. Availability</u></b>	
Is the landowner willing for their site to come forward for development?	Yes
If yes, do you have written evidence? Eg letters	See Vision Document and submitted response to Reg 14 consultation on neighbourhood development plan.
Any factors which might delay development eg tenancies, leases etc	The site is currently operated and owned by Statestrong Products Ltd who are a manufacturer and distributor of health and beauty and car products. The company has identified a need to relocate operations to a single site to accommodate future expansion. A relocation of operations to the existing site at Lytham St Anns is suggested in the vision document within 2-3 years.
Any further comments on availability?	

### **3. Suitability**

Location in relation to Draft Plan Settlement boundary	
Within Draft Plan settlement boundary	5
Partly within settlement boundary	3
On the edge / adjoining settlement boundary	1
Outside settlement boundary	0✓

Would development of the site relate well to the existing area?	
Yes	5
Partly	3
No	0✓
Comments	
Site is isolated from main settlement of Tarporley village.	

How is the site currently accessed? Is it easily accessible from the highway?	
Direct access onto A49	5
Direct access from High Street / Rode Street (A51) / Brook Road or other 2 carriageway road	3✓
Access from single carriageway road	1
Site is not easily accessible from highway	0
Comments	

Location in relation to local services such as shops, schools, health centre (metres) (Village centre point is defined as the post office)	
Less than 250m to village centre	5

250 – 500m to village centre	3
501 – 750m to village centre	1
Over 751m to village centre	0✓

Is the site within easy walking distance of a bus stop?	
Within 800m	5✓
801m to 1200m	3
1201m to 2000m	1
Over 2000m	0

There may be planning designations which affect the site and its potential for development. Refer to the Local Plan for details.

### **3a Suitability – Planning Policy**

Is the site affected by any of the following?

Is the site in the Green Belt or countryside?	
No	5
Partly - Over 50%	3
Partly – Below 50%	1
Yes	0✓
Comments – site is in countryside	

Is the site within a Conservation Area?	
No	5✓
Partly – Over 50%	3
Partly – Below 50%	1
Yes	0
Comments	

Are there any landscape designations affecting the site (eg Area of County value)	
No	5✓
Possibly	3
Yes	0
Comments	

Any other Local Plan designations affecting the site or close by?	
No	5
Possibly	3✓
Yes	0
Comments	
Ash Wood Local Wildlife Site, Utkinton to the north of the site	

Other constraints may affect the potential of the site for development. Some sources of information about these constraints can be found in the attached schedule.

For sites which are shortlisted as being potentially suitable for development, it may well be necessary to obtain further information from other sources (such as Council records which are not available online).

### **3b Suitability – Other Site Constraints**

Is the site affected by any of the following?

Flood Risk?	
No	5✓
Partly	3
Yes	0
Comments	

Contamination?	
No	5
Possibly	3
Yes	0✓
Comments	
Existing operations include manufacture and distribution of aerosol and chemical products and operations are licensed under COMAH regulations. Activities constrained by residential properties adjacent to the site.	
Site history includes prior military camp use of site and of adjoining land to the north. Several changes of use or user have occurred and this is a higher risk factor in assessments for potential contamination.	

Topography? – Is there steep ground that may affect how the site could be developed?	
No	5✓
Partly	3
Yes	0
Comments	

Are there power lines, pipelines or other infrastructure crossing or affecting the site?	
No	5✓
Partly	3
Yes	0
Comments	
None known.	

Could development result in conflict with surrounding uses?	
No	5
Possibly	3✓
Yes	0
Comments	
Site is surrounded by open countryside with some residential properties. However the site is a “bad neighbour development” and its redevelopment for housing / mixed	

use may conflict less than existing operations. Road noise may marginally affect sensitive development adjacent to the road.	
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Are there any mature trees (which may be the subject of TPOs) which would need to be retained?	
No	5
Yes	0✓
Comments Mature trees and hedgerows on perimeter around site. No TPOs.	

Are there any listed buildings on or close to the site?	
No	5
Yes	0✓
Comments Listed buildings: Rode Street House and garden walls and gate piers close to site Locally Listed buildings: Ash Hill House, Rode Street Farm House close to site	

Are there any known heritage features, such as archaeological remains?	
No	5✓
Yes	0
Comments None known or identified on CWaC interactive map.	

Does the site have ecological value (known or potential)? Could the site be home to protected species such as bats, great crested newts, badgers etc	
No	5✓
Possibly	3
Yes	0
Comments None known or identified on CWaC interactive map.	

Are you aware of any other factors which could affect development?	
Public Right of Way (Sandstone Way) located adjacent to eastern boundary of site.	

For sites that have been identified in sections 1-3 as being potentially available and suitable for development, the next stage is to consider whether development can realistically be achieved, taking account of potential costs, returns and any major infrastructure requirements.

This part of the form includes some of the issues to start thinking about. There may be some information already available to help start to complete this section, but it is likely that

further information will be required from relevant experts and service providers (e.g. utility companies, highways engineers, education providers).

#### 4. Deliverability

<p>Estimate the developable area of the site (in hectares)</p> <p>Work out site size. Take of parts of site that could not be developed eg areas of steep ground, mature trees etc</p> <p>Or provide estimate provided by respondent / submission to Draft Plan.</p>	
<p>Comments</p> <p>2.1 hectares total area</p> <p>Assuming 75% of site developable (existing site coverage)</p> <p>75% of 2.1ha = 1.6ha</p>	<p>Hectares</p> <p>1.6</p>

<p>Estimate how many houses could be accommodated on the developable area of the site.</p> <p>Density at 25 dwellings per hectare.</p> <p>Or provide estimate provided by respondent / submission to Draft Plan.</p>	
<p><math>25 \times 1.6 = 40</math></p>	<p>No. of Houses</p> <p>40</p>

<p>Infrastructure Requirements</p> <p>Is there capacity within existing infrastructure to support new development, or would development of the site require additional infrastructure to be provided?</p>	
Highways?	Yes - additional infrastructure required.
Water Supply?	Yes - additional infrastructure required
Sewerage?	Yes - additional infrastructure required

**Is there sufficient capacity at local schools or would additional places be required?**

Primary school has suggested that it would need to grow from 7 classes to 10 to accommodate all children living in the village.

**Is the site viable for development?**

Taking account of the issues you have identified above, are there likely to be any major financial costs associated with preparing the site for development?

Could these costs be offset by the type of development coming forward?

The submitted vision document suggests that the costs of proposed relocation of existing facilities would need to be in part supported by the sale of the existing site for “higher value” uses to help cross fund the high relocation costs.

Overall, the site is within open countryside, would not relate well to the existing built form of the village, and is not considered suitable for new housing development.

**Potential timescale for development on the site**

Think about the issues identified above when estimating when development could happen on site

0-5 years	2-3 years suggested in Vision document.
6-10 years	
11-15 years	

**Strategic “fit” with the Neighbourhood Plan Policies and Proposals**

How does the proposed site overall meet the Strategy of the emerging Neighbourhood Development Plan?

Very Good Fit	5
Good Fit	4
Average	3
Poor Fit	1
Very Poor Fit	0✓
Comments	
The development of this site for housing / mixed use would conflict with many of the strategic objectives and policies of the neighbourhood plan. The proposed development would involve at	

least the partial loss of a local employment site. The site is located in the open countryside away from the main settlement of the village and its services and is therefore considered to be an unsustainable location for housing.	
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**TOTAL SCORE:**

Overall score	
<b>Total</b>	49



## Tarporley Neighbourhood Development Plan Site Assessment Form for Housing (Criteria based on CWaC Site Assessment Template<sup>1</sup>)

Completed by: Louise Kirkup, Kirkwells  
Date: 30 June 2015

<b><u>1. General Location and Use</u></b>	
Site Reference	2
Site Name and Address	Land off Rode Street
Site Size (hectares)	3.9ha
Site Description	Agricultural / grazing land. 2 fields with mature hedgerows and trees around perimeter. Mature trees provide screening to A49 to the north west perimeter of the site. Slightly incline sloping up from south west to north east.
Surrounding Land Uses	Agricultural – grazing around site. South east corner touches northern edge of settlement boundary and residential properties on Burton Avenue off Utkinton Road.
Is the site greenfield, brownfield, mixture or unknown?	Greenfield.
Existing use	Agricultural – grazing.
Are there existing buildings which could be converted or would need to be demolished?	No existing buildings.
If the land is currently vacant, what was the last known use?	N/A
Previous planning permissions or refusals?	Reference 14/00841/OUT
Current applications?	Alternative Reference PP-03207288

<sup>1</sup> Cheshire West and Chester Neighbourhood Planning Toolkit Site Assessment Template  
[http://www.cheshirewestandchester.gov.uk/your\\_council/policies\\_and\\_performance/council\\_plans\\_and\\_strategies/planning\\_policy/neighbourhood\\_planning/neighbourhood\\_planning\\_toolkit.aspx](http://www.cheshirewestandchester.gov.uk/your_council/policies_and_performance/council_plans_and_strategies/planning_policy/neighbourhood_planning/neighbourhood_planning_toolkit.aspx)

	<p>Application Received Fri 28 Feb 2014</p> <p>Address Land At Utkinton Road Tarporley</p> <p>Proposal Outline Planning Permission for up to 100 residential dwellings with access off Rode Street.</p> <p>Status Refused</p> <p>Decision Refusal</p> <p>Decision Issued Date Mon 02 Jun 2014</p> <p>Appeal Status Awaiting decision</p> <p>Appeal Decision</p>
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<b><u>2. Availability</u></b>	
Is the landowner willing for their site to come forward for development?	Yes
If yes, do you have written evidence? Eg letters	<p>Submission of representation during Reg 14 consultation on draft neighbourhood development plan.</p> <p>Recent planning application – refused, awaiting appeal decision.</p>
Any factors which might delay development eg tenancies, leases etc	None known.
Any further comments on availability?	

### **3. Suitability**

Location in relation to Draft Plan Settlement boundary	
Within Draft Plan settlement boundary	5
Partly within settlement boundary	3
On the edge / adjoining settlement boundary	1✓

Outside settlement boundary	0
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Would development of the site relate well to the existing area?	
Yes	5
Partly	3
No	0✓
Comments There are 2 fields in the countryside separating the site from the main settlement area to the south east. It is understood that these fields are in the ownership of a local group who wish to protect them from development.	

How is the site currently accessed? Is it easily accessible from the highway?	
Direct access onto A49	5
Direct access from High Street / Rode Street (A51) / Brook Road or other 2 carriageway road	3✓
Access from single carriageway road	1
Site is not easily accessible from highway	0
Comments Access off Utkinton Road.	

Location in relation to local services such as shops, schools, health centre (metres) (Village centre point is defined as the post office)	
Less than 250m to village centre	5
250 – 500m to village centre	3
501 – 750m to village centre	1✓
Over 751m to village centre	0

Is the site within easy walking distance of a bus stop?	
Within 800m	5✓
801m to 1200m	3
1201m to 2000m	1
Over 2000m	0

There may be planning designations which affect the site and its potential for development. Refer to the Local Plan for details.

### **3a Suitability – Planning Policy**

Is the site affected by any of the following?

Is the site in the Green Belt or countryside?	
No	5
Partly – Over 50%	3
Partly - Below 50%	1
Yes	0✓
Comments	

Is the site within a Conservation Area?	
No	5✓
Partly - Over 50%	3
Partly - Below 50%	1
Yes	0
Comments	

Are there any landscape designations affecting the site (eg Area of County value)	
No	5✓
Possibly	3
Yes	0
Comments	

Any other Local Plan designations affecting the site or close by?	
No	5
Possibly	3
Yes	0✓
Comments	
Site is close to the northern edge of the conservation area boundary and development would impact on the setting of the conservation area. Listed buildings to the south east around Salters Well. TPOs on the site and to the north along Utkinton Road.	

Other constraints may affect the potential of the site for development. Some sources of information about these constraints can be found in the attached schedule.

For sites which are shortlisted as being potentially suitable for development, it may well be necessary to obtain further information from other sources (such as Council records which are not available online).

### **3b Suitability – Other Site Constraints**

Is the site affected by any of the following?

Flood Risk?	
No	5✓
Partly	3
Yes	0
Comments	

Contamination?	
No	5
Possibly	3✓
Yes	0

Comments	
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Topography? – Is there steep ground that may affect how the site could be developed?	
No	5✓
Partly	3
Yes	0
Comments	

Are there power lines, pipelines or other infrastructure crossing or affecting the site?	
No	5
Partly	3✓
Yes	0
Comments	
Telegraph wires on part of site.	

Could development result in conflict with surrounding uses?	
No	5
Possibly	3
Yes	0✓
Comments	
Surrounding land uses mainly agricultural - grazing. Green field, no known information on site condition, indications ponds and low areas have been raised by infilling as is common on such land. Road noise significant and likely to constrain or impact most development near the trunk road.	

Are there any mature trees (which may be the subject of TPOs) which would need to be retained?	
No	5
Yes	0✓
Comments	
Mature trees and hedgerows on perimeter around site. TPOs on trees to the north of the site including Order No: V/54/00043/ORD  Title: Utkinton, Tarporley Tree No. 1, 7, 8 Species: Sycamore.	

Are there any listed buildings on or close to the site?	
No	5
Yes	0✓
Comments	
Group of listed buildings to south east of site: Coach House At Salters Well House Salters Well House Wall, Gate And Screen Of Railings Before Salters Well House	

Are there any known heritage features, such as archaeological remains?	
No	5✓
Yes	0
Comments HER refers to a possible site of a bronze age round barrow in the wooded area along the north west boundary of the site but this has not been substantiated.	

Does the site have ecological value (known or potential)? Could the site be home to protected species such as bats, great crested newts, badgers etc	
No	5
Possibly	3
Yes	0✓
Comments Extended Phase 1 Habitat Report for planning application notes: The majority of the habitats within the site were of low ecological value. However, the following habitat features were identified within the site and immediately adjacent to the site (within the 30 m zone of influence); Five intact native LBAP hedgerows; Three Category 1 bat potential trees Five Category 2 bat potential trees; Broadleaved plantations flanking the north west, south east and west; Arable field and margins; and, Species poor grasslands.	

Are you aware of any other factors which could affect development?	
Awaiting appeal decision.	

For sites that have been identified in sections 1-3 as being potentially available and suitable for development, the next stage is to consider whether development can realistically be achieved, taking account of potential costs, returns and any major infrastructure requirements.

This part of the form includes some of the issues to start thinking about. There may be some information already available to help start to complete this section, but it is likely that further information will be required from relevant experts and service providers (e.g. utility companies, highways engineers, education providers).

#### 4. Deliverability

<p>Estimate the developable area of the site (in hectares)</p> <p>Work out site size. Take of parts of site that could not be developed eg areas of steep ground, mature trees etc</p> <p>Or provide estimate provided by respondent / submission to Draft Plan.</p>
--

Planning application proposes 100 dwellings.	Hectares
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<p>Estimate how many houses could be accommodated on the developable area of the site.</p> <p>Density at 25 dwellings per hectare.</p> <p>Or provide estimate provided by respondent / submission to Draft Plan.</p>	
Planning application proposes 100 dwellings.	<p>No. of Houses</p> <p>100</p>

<p><b>Infrastructure Requirements</b></p> <p>Is there capacity within existing infrastructure to support new development, or would development of the site require additional infrastructure to be provided?</p>	
Highways?	Yes - additional infrastructure required
Water Supply?	Yes - additional infrastructure required
Sewerage?	Yes - additional infrastructure required

<b>Is there sufficient capacity at local schools or would additional places be required?</b>
Primary school has suggested that it would need to grow from 7 classes to 10 to accommodate all children living in the village.

<b>Is the site viable for development?</b>
<p>Taking account of the issues you have identified above, are there likely to be any major financial costs associated with preparing the site for development?</p> <p>Could these costs be offset by the type of development coming forward?</p>
None known.

<b>Potential timescale for development on the site</b>  Think about the issues identified above when estimating when development could happen on site	
0-5 years	✓
6-10 years	
11-15 years	

<b>Strategic “fit” with the Neighbourhood Plan Policies and Proposals</b>  How does the proposed site overall meet the Strategy of the emerging Neighbourhood Development Plan?	
Very Good Fit	5
Good Fit	4
Average	3
Poor Fit	1✓
Very Poor Fit	0
Comments The development of this site for housing would conflict with many of the strategic objectives and policies of the neighbourhood plan. The proposed development would involve the development of a greenfield site, close to valued heritage assets on an important approach into the village and its conservation area. The site is located in the open countryside away from the main settlement of the village and its services (only one corner touches the settlement boundary) and it is therefore considered to be an unsuitable location for new housing.	

**TOTAL SCORE:**

Overall score	
<b>Total</b>	42



### Tarporley Neighbourhood Development Plan Site Assessment Form for Housing (Criteria based on CWaC Site Assessment Template<sup>1</sup>)

Completed by: Louise Kirkup, Kirkwells  
Date: 30 June 2015

<b>1. General Location and Use</b>	
Site Reference	3
Site Name and Address	Land at Brickfield Farm, Rode Street
Site Size (hectares)	2.2 ha
Site Description	Gently sloping east to south west. Currently comprises 2 fields in agricultural / grazing use. Surrounded by mature hedgerows and groups of trees. Site is located on the main approach into Tarporley from north / west.
Surrounding Land Uses	Agricultural / grazing to north west, west and south. Residential to north east, east and south east.
Is the site greenfield, brownfield, mixture or unknown?	Greenfield.
Existing use	Agricultural / grazing.
Are there existing buildings which could be converted or would need to be demolished?	Existing outbuildings, partial demolition of wall in planning application – see below.
If the land is currently vacant, what was the last known use?	N/A
Previous planning permissions or refusals?	Ref: 15/00700/FUL is for: Residential development comprising demolition of existing outbuildings, partial demolition of wall and erection of 48 dwellings including access, parking, landscaping and associated works.
Current applications?	Pending.

<sup>1</sup> Cheshire West and Chester Neighbourhood Planning Toolkit Site Assessment Template  
[http://www.cheshirewestandchester.gov.uk/your\\_council/policies\\_and\\_performance/council\\_plans\\_and\\_strategies/planning\\_policy/neighbourhood\\_planning/neighbourhood\\_planning\\_toolkit.aspx](http://www.cheshirewestandchester.gov.uk/your_council/policies_and_performance/council_plans_and_strategies/planning_policy/neighbourhood_planning/neighbourhood_planning_toolkit.aspx)

<b><u>2. Availability</u></b>	
Is the landowner willing for their site to come forward for development?	Yes
If yes, do you have written evidence? Eg letters	Planning application and submission of representation during Reg 14 Draft Neighbourhood Development Plan consultation.
Any factors which might delay development eg tenancies, leases etc	None known.
Any further comments on availability?	

### **3. Suitability**

Location in relation to Draft Plan Settlement boundary	
Within Draft Plan settlement boundary	5
Partly within settlement boundary	3
On the edge / adjoining settlement boundary	1✓
Outside settlement boundary	0

Would development of the site relate well to the existing area?	
Yes	5
Partly	3✓
No	0
Don't know	

How is the site currently accessed? Is it easily accessible from the highway?	
Direct access onto A49	5
Direct access from High Street / Rode Street / Brook Road or other 2 carriageway road	3✓
Access from single carriageway road	1
Site is not easily accessible from highway	0

Location in relation to local services such as shops, schools, health centre (metres) (Village centre point is defined as the post office)	
Less than 250m to village centre	5
250 – 500m to village centre	3✓
501 – 750m to village centre	1
Over 751m to village centre	0

Is the site within easy walking distance of a bus stop?
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Within 800m	5✓
801m to 1200m	3
1201m to 2000m	1
Over 2000m	0

There may be planning designations which affect the site and its potential for development. Refer to the Local Plan for details.

### **3a Suitability – Planning Policy**

Is the site affected by any of the following?

Is the site in the Green Belt or countryside?	
No	5
Partly – Over 50%	3
Partly – Under 50%	1
Yes	0✓
Comments	

Is the site within a Conservation Area?	
No	5
Partly – Over 50%	3
Partly – Under 50%	1
Yes	0✓
Comments	

Are there any landscape designations affecting the site (eg Area of County value)	
No	5
Possibly	3
Yes	0✓
Comments	
Village Design Statement identifies the area as an important open space. The VDS also notes that “A particular feature and charm is the way in which fields of pasture land reach down into the village in an irregular and natural way, preserving the agricultural setting.”	

Any other Local Plan designations affecting the site or close by?	
No	5
Possibly	3✓
Yes	0
Comments	
TPO to north of Rode St, opposite site Order No: V/73/00045/ORD Title: Tarporley - general area Group No. 5 Species: Horse Chestnut	
Tarporley Area of Archaeological Potential to south east of site	
Locally listed Buildings to south east of site: 4, 6, 8, & 10 High Street, No. 12 and 14 High Street	

Other constraints may affect the potential of the site for development. Some sources of information about these constraints can be found in the attached schedule.

For sites which are shortlisted as being potentially suitable for development, it may well be necessary to obtain further information from other sources (such as Council records which are not available online).

### **3b Suitability – Other Site Constraints**

Is the site affected by any of the following?

Flood Risk?	
No	5✓
Partly	3
Yes	0
Comments	

Contamination?	
No	5✓
Possibly	3
Yes	0
Comments	
Green field, no known information on site condition.	

Topography? – Is there steep ground that may affect how the site could be developed?	
No	5✓
Partly	3
Yes	0
Comments	

Are there power lines, pipelines or other infrastructure crossing or affecting the site?	
No	5
Partly	3✓
Yes	0
Comments	
Telegraph poles.	

Could development result in conflict with surrounding uses?	
No	5
Possibly	3✓
Yes	0
Comments	
Potential traffic impacts on main approach to Tarporley from north west. Increasing residential uses in the area may impact on predominantly agricultural activity of surrounding areas. Adjoining land uses mixed with some relevance, road noise a limited constraint on some development nearest the road.	

Are there any mature trees (which may be the subject of TPOs) which would need to be retained?	
No	5
Yes	0✓
Comments Mature trees around site perimeter.	

Are there any listed buildings on or close to the site?	
No	5
Yes	0✓
Comments  Salters Well and Salters Well House, Rode Street, various listed buildings on High Street north of the Rising Sun Public House and around the junction of Forest Road.  Tarporeley Area of Archaeological Potential to south east of site  Locally listed Buildings to south east of site: 4, 6, 8, & 10 High Street, No. 12 and 14 High Street	

Are there any known heritage features, such as archaeological remains?	
No	5
Yes	0✓
Comments Heritage statement for planning application identifies that the southern field is of some historical importance as the site may have been used in the production of bricks prior to 1839. Rode Street is and always has been one of the principle approaches to the village. The ponds appear to date from the late 19 <sup>th</sup> century.	

Does the site have ecological value (known or potential)? Could the site be home to protected species such as bats, great crested newts, badgers etc	
No	5
Possibly	3
Yes	0✓
Comments Ponds within the site to the south west. No evidence of bat or barn owl usage in bat and owl survey submitted with planning application but vegetation around outbuildings favourable to nesting birds. Hedgerow survey found no hedges rated as "important", 1 borderline and 3 contained trees of intrinsic ecological value.	

Are you aware of any other factors which could affect development?	
Comments  No.	

For sites that have been identified in sections 1-3 as being potentially available and suitable for development, the next stage is to consider whether development can realistically be achieved, taking account of potential costs, returns and any major infrastructure requirements.

This part of the form includes some of the issues to start thinking about. There may be some information already available to help start to complete this section, but it is likely that further information will be required from relevant experts and service providers (e.g. utility companies, highways engineers, education providers).

#### 4. Deliverability

<p>Estimate the developable area of the site (in hectares)</p> <p>Work out site size. Take of parts of site that could not be developed eg areas of steep ground, mature trees etc</p> <p>Or provide estimate provided by respondent / submission to Draft Plan.</p>	
<p>Comments</p> <p>Planning application is for 48 dwellings.</p>	<p>Hectares</p>

<p>Estimate how many houses could be accommodated on the developable area of the site.</p> <p>Density at 25 dwellings per hectare.</p> <p>Or provide estimate provided by respondent / submission to Draft Plan.</p>	
	<p>No. of Houses</p> <p>48</p>

<p>Infrastructure Requirements</p> <p>Is there capacity within existing infrastructure to support new development, or would development of the site require additional infrastructure to be provided?</p>	
Highways?	Yes - additional infrastructure required.
Water Supply?	Yes - additional infrastructure required
Sewerage?	Yes - additional infrastructure required

<p><b>Is there sufficient capacity at local schools or would additional places be required?</b></p>
<p>Primary school has suggested that it would need to grow from 7 classes to 10 to accommodate all children living in the village.</p>

**Is the site viable for development?**

Taking account of the issues you have identified above, are there likely to be any major financial costs associated with preparing the site for development?

Could these costs be offset by the type of development coming forward?

None known.

**Potential timescale for development on the site**

Think about the issues identified above when estimating when development could happen on site

0-5 years	✓
6-10 years	
11-15 years	

**Strategic “fit” with the Neighbourhood Plan Policies and Proposals**

How does the proposed site overall meet the Strategy of the emerging Neighbourhood Development Plan?

Very Good Fit	5
Good Fit	4
Average	3✓
Poor Fit	1
Very Poor Fit	0
Comments The development of this site for housing would conflict with many of the strategic objectives and policies of the neighbourhood plan. The proposed development would involve the development of a greenfield site, close to valued heritage assets on an important approach into the village and within its conservation area. The site is located in the open countryside although it adjoins the settlement boundary and parts of the site are close to facilities on High Street. Overall the site is considered to be unsuitable location for new housing due to its location outside the settlement boundary.	

**TOTAL SCORE:**

Overall score	
<b>Total</b>	42



### Tarporley Neighbourhood Development Plan Site Assessment Form for Housing (Criteria based on CWaC Site Assessment Template<sup>1</sup>)

Completed by: Louise Kirkup, Kirkwells  
Date: 30 June 2015

<b>1. General Location and Use</b>	
Site Reference	4
Site Name and Address	Land to West of High Street
Site Size (hectares)	"Daffodil Fields / Land To Rear 32 And 32A High Street" is 1.4ha. However submission to Reg 14 consultation from Leith Planning may relate to a larger site as it is not defined on a plan, but referred to in the written submission as "Land to the west of High Street".
Site Description	Agricultural – grazing use. Fairly level fields with mature hedgerows / trees between village centre to the east and A49 to the west. Narrow access off High Street with public footpath (The Close) to Daffodil Fields site which is overlooked by residential properties to the north off The Close. Ponds.
Surrounding Land Uses	Residential and commercial to north, east and south around High Street. Agricultural – grazing to west.
Is the site greenfield, brownfield, mixture or unknown?	Greenfield.
Existing use	Agricultural – grazing.
Are there existing buildings which could be converted or would need to be demolished?	Planning application (see below) refers to "demolition of outbuilding and partial demolition of wall".
If the land is currently vacant, what was the last known use?	N/A
Previous planning permissions or refusals?	Planning Ref:14/03549/FUL Address: Land To Rear 32 And 32A High Street

<sup>1</sup> Cheshire West and Chester Neighbourhood Planning Toolkit Site Assessment Template  
[http://www.cheshirewestandchester.gov.uk/your\\_council/policies\\_and\\_performance/council\\_plans\\_and\\_strategies/planning\\_policy/neighbourhood\\_planning/neighbourhood\\_planning\\_toolkit.aspx](http://www.cheshirewestandchester.gov.uk/your_council/policies_and_performance/council_plans_and_strategies/planning_policy/neighbourhood_planning/neighbourhood_planning_toolkit.aspx)

Current applications?	<p>Tarporley Cheshire</p> <p>Date Valid: 8/14/2014</p> <p>Decision Date: 11/13/2014</p> <p>Status: Application refused</p> <p>Proposal: Residential development of 28 dwellings including access, parking, landscaping and associated works (demolition of outbuilding and partial demolition of wall) - Amendment to application 14/00732/FUL</p> <p>Application Type: Full Application.</p> <p>Appeal ongoing.</p>
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<b><u>2. Availability</u></b>	
Is the landowner willing for their site to come forward for development?	Yes
If yes, do you have written evidence? Eg letters	Representation submitted during Reg 14 public consultation on draft neighbourhood development plan.  Recent planning application – refused.
Any factors which might delay development eg tenancies, leases etc	None known.
Any further comments on availability?	None known.

### **3. Suitability**

Location in relation to Draft Plan Settlement boundary	
Within Draft Plan settlement boundary	5
Partly within settlement boundary	3
On the edge / adjoining settlement boundary	1✓
Outside settlement boundary	0

Would development of the site relate well to the existing area?	
Yes	5
Partly	3✓
No	0
Comments Site adjoins an existing residential area but development would largely be sited to the rear of existing housing off High Street and site extends into wider countryside.	

How is the site currently accessed? Is it easily accessible from the highway?	
Direct access onto A49	5
Direct access from High Street / Rode Street (A51) / Brook Road or other 2 carriageway road	3✓
Access from single carriageway road	1
Site is not easily accessible from highway	0
Comments Existing access off High Street is narrow. Submission to Reg 14 consultation advises that access may be from either A49 or Rode Street. However A49 access would require development of a far more extensive area than the recent planning application and this is considered unrealistic taking into account the location in the rural area / countryside and dislocation from existing settlement of Tarporley.	

Location in relation to local services such as shops, schools, health centre (metres) (Village centre point is defined as the post office)	
Less than 250m to village centre	5✓
250 – 500m to village centre	3
501 – 750m to village centre	1
Over 751m to village centre	0

Is the site within easy walking distance of a bus stop?	
Within 800m	5✓
801m to 1200m	3
1201m to 2000m	1
Over 2000m	0

There may be planning designations which affect the site and its potential for development. Refer to the Local Plan for details.

### **3a Suitability – Planning Policy**

Is the site affected by any of the following?

Is the site in the Green Belt or countryside?	
No	5
Partly – Over 50%	3
Partly - Below 50%	1
Yes	0✓
Comments Countryside.	

Is the site within a Conservation Area?	
No	5
Partly - Over 50%	3
Partly - Below 50%	1
Yes	0✓
Comments Site not defined but Conservation Area extends to include Daffodil Fields site.	

Are there any landscape designations affecting the site (eg Area of County value)	
No	5
Possibly	3
Yes	0✓
Comments Village Design Statement (VDS) identifies the area as an important open space. The VDS also notes that “A particular feature and charm is the way in which fields of pasture land reach down into the village in an irregular and natural way, preserving the agricultural setting.”	

Any other Local Plan designations affecting the site or close by?	
No	5

Possibly	3✓
Yes	0
Comments	
TPOs across High Street eg: Order No: V/73/00045/ORD	
Title: Tarporley - general area Tree No. 3 Species: Sycamore	
Tarporley Area of Archaeological Potential.	
Various Listed Buildings and locally listed buildings nearby eg around High Street / Forest Road area – see below.	

Other constraints may affect the potential of the site for development. Some sources of information about these constraints can be found in the attached schedule.

For sites which are shortlisted as being potentially suitable for development, it may well be necessary to obtain further information from other sources (such as Council records which are not available online).

### **3b Suitability – Other Site Constraints**

Is the site affected by any of the following?

Flood Risk?	
No	5✓
Partly	3
Yes	0
Comments	

Contamination?	
No	5
Possibly	3✓
Yes	0
Comments	
Some constraints due to ground conditions to be fully remediated.	

Topography? – Is there steep ground that may affect how the site could be developed?	
No	5✓
Partly	3
Yes	0
Comments	

Are there power lines, pipelines or other infrastructure crossing or affecting the site?	
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No	5✓
Partly	3
Yes	0
Comments	

Could development result in conflict with surrounding uses?	
No	5
Possibly	3✓
Yes	0
Comments	
Daffodil Fields site is overlooked by residential properties to north and existing access onto High Street is narrow. Development may result in additional traffic / congestion problems on High Street. There were a large number of objections to the recent planning application. Development may conflict with agricultural uses in wider area. Noise from road traffic has limited potential affect site.	

Are there any mature trees (which may be the subject of TPOs) which would need to be retained?	
No	5
Yes	0✓
Comments Some mature trees on the site.	

Are there any listed buildings on or close to the site?	
No	5
Yes	0✓
Comments  Listed buildings: Various along High Street eg 17-21 High Street, Milestone, The Rising Sun, 51-69 High Street, 31, 25-29 High Street, the Midland Bank  Locally listed buildings nearby :4, 6, 8, & 10 High Street No. 12 and 14 High Street	

Are there any known heritage features, such as archaeological remains?	
No	5
Yes	0✓
Comments Site is within Tarporley Area of Archaeological Potential.	

Does the site have ecological value (known or potential)? Could the site be home to protected species such as bats, great crested newts, badgers etc	
No	5
Possibly	3
Yes	0✓
Comments Various eg bat roosting trees, ponds, hedgerows, great crested newts etc in ecological surveys accompanying planning application for Planning Application Ref:14/03549/FUL	

Are you aware of any other factors which could affect development?	
Recent refusal of planning application for Daffodil Fields site. Appeal ongoing.	

For sites that have been identified in sections 1-3 as being potentially available and suitable for development, the next stage is to consider whether development can realistically be achieved, taking account of potential costs, returns and any major infrastructure requirements.

This part of the form includes some of the issues to start thinking about. There may be some information already available to help start to complete this section, but it is likely that further information will be required from relevant experts and service providers (e.g. utility companies, highways engineers, education providers).

#### 4. Deliverability

<p>Estimate the developable area of the site (in hectares)</p> <p>Work out site size. Take of parts of site that could not be developed eg areas of steep ground, mature trees etc</p> <p>Or provide estimate provided by respondent / submission to Draft Plan.</p>	
<p>Comments</p> <p>Planning application for 28 dwellings on 1.4ha. Submission site may be larger – not defined.</p>	<p>Hectares</p> <p>At least 1.4ha.</p>

<p>Estimate how many houses could be accommodated on the developable area of the site.</p> <p>Density at 25 dwellings per hectare.</p> <p>Or provide estimate provided by respondent / submission to Draft Plan.</p>	
<p>At least 28 – as above.</p>	<p>No. of Houses</p> <p>28.</p>

<p>Infrastructure Requirements</p> <p>Is there capacity within existing infrastructure to support new development, or would development of the site require additional infrastructure to be provided?</p>	
Highways?	Yes - additional infrastructure required
Water Supply?	Yes - additional infrastructure required
Sewerage?	Yes - additional infrastructure required

<p><b>Is there sufficient capacity at local schools or would additional places be required?</b></p>
<p>Primary school has suggested that it would need to grow from 7 classes to 10 to accommodate all children living in the village.</p>



**Is the site viable for development?**

Taking account of the issues you have identified above, are there likely to be any major financial costs associated with preparing the site for development?

Could these costs be offset by the type of development coming forward?

None known.

**Potential timescale for development on the site**

Think about the issues identified above when estimating when development could happen on site

0-5 years	✓
6-10 years	
11-15 years	

**Strategic “fit” with the Neighbourhood Plan Policies and Proposals**

How does the proposed site overall meet the Strategy of the emerging Neighbourhood Development Plan?

Very Good Fit	5
Good Fit	4
Average	3
Poor Fit	1✓
Very Poor Fit	0
Comments The development of this site for housing would conflict with many of the strategic objectives and policies of the neighbourhood plan. The proposed development would involve the development of a greenfield site, close to valued heritage assets on an important approach into the village and within its conservation area. The site is located in the open countryside although it adjoins the settlement boundary and parts of the site are close to facilities on High Street. Overall the site is considered to be unsuitable location for new housing due to its location outside the settlement boundary.	

**TOTAL SCORE:**

Overall score	
<b>Total</b>	42

### Tarporley Neighbourhood Development Plan Site Assessment Form for Housing (Criteria based on CWaC Site Assessment Template<sup>1</sup>)

Completed by: Louise Kirkup, Kirkwells  
Date: 30 June 2015

<b><u>1. General Location and Use</u></b>	
Site Reference	5
Site Name and Address	Former Royal British Legion Site, High Street, Tarporley
Site Size (hectares)	1.3 ha
Site Description	Site in mix of uses, including former single storey club house, car park to rear, allotments and bowling green. Access up short incline off High Street, and then gently slopes up to the east.
Surrounding Land Uses	School, some commercial uses off High Street, residential to the south and east.
Is the site greenfield, brownfield, mixture or unknown?	Brownfield with allotments and open space (bowling green).
Existing use  Are there existing buildings which could be converted or would need to be demolished?	Former single storey club house (of no architectural interest or significance) would need to be demolished.
If the land is currently vacant, what was the last known use?	Club house vacant. Previously used as social club for Royal British Legion. Car park, allotments and bowling green in existing use.
Previous planning permissions or refusals?  Current applications?	4/00/07504  Application Received Thu 06 Dec 1979  Address Royal British Legion Legion Hall High Street Tarporley Cheshire CW6 0AR

<sup>1</sup> Cheshire West and Chester Neighbourhood Planning Toolkit Site Assessment Template  
[http://www.cheshirewestandchester.gov.uk/your\\_council/policies\\_and\\_performance/council\\_plans\\_and\\_strategies/planning\\_policy/neighbourhood\\_planning/neighbourhood\\_planning\\_toolkit.aspx](http://www.cheshirewestandchester.gov.uk/your_council/policies_and_performance/council_plans_and_strategies/planning_policy/neighbourhood_planning/neighbourhood_planning_toolkit.aspx)

	Proposal NEW SIDE ENTRANCE  Status Approved  None pending / current.
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<b><u>2. Availability</u></b>	
Is the landowner willing for their site to come forward for development?	Yes.
If yes, do you have written evidence? Eg letters	Representation submitted during Reg 14 consultation on neighbourhood development plan.
Any factors which might delay development eg tenancies, leases etc	Leases for allotments Lease for bowling club
Any further comments on availability?	<p>In addition to parts of the site in current use as allotments and bowling green, the car park is used by the nearby school and public.</p> <p>All the above constrain the potential of the site for re-use for housing as existing users are likely to object and have made representations to the neighbourhood plan during Reg 14 consultation. The site of the former club house may be the only viable part of the site for redevelopment. Reconfiguration of the car park / club house and relocation of allotments and bowling green may offer further opportunities but are likely to be controversial.</p>

### **3. Suitability**

Location in relation to Draft Plan Settlement boundary	
Within Draft Plan settlement boundary	5✓
Partly within settlement boundary	3
On the edge / adjoining settlement boundary	1
Outside settlement boundary	0

Would development of the site relate well to the existing area?	
Yes	5✓
Partly	3
No	0
Comments	

How is the site currently accessed? Is it easily accessible from the highway?	
Direct access onto A49	5
Direct access from High Street / Rode Street (A51) / Brook Road or other 2 carriageway road	3✓
Access from single carriageway road	1
Site is not easily accessible from highway	0
Comments	

Location in relation to local services such as shops, schools, health centre (metres) (Village centre point is defined as the post office)	
Less than 250m to village centre	5✓
250 – 500m to village centre	3
501 – 750m to village centre	1
Over 751m to village centre	0

Is the site within easy walking distance of a bus stop?	
Within 800m	5✓
801m to 1200m	3
1201m to 2000m	1
Over 2000m	0

There may be planning designations which affect the site and its potential for development. Refer to the Local Plan for details.

### **3a Suitability – Planning Policy**

Is the site affected by any of the following?

Is the site in the Green Belt or countryside?	
No	5✓
Partly – Over 50%	3
Partly – Below 50%	1
Yes	0
Comments – site in countryside	

Is the site within a Conservation Area?	
No	5
Partly – Over 50%	3
Partly – Below 50%	1
Yes	0✓
Comments	

Are there any landscape designations affecting the site (eg Area of County value)	
No	5✓
Possibly	3
Yes	0

Comments	
Any other Local Plan designations affecting the site or close by?	
No	5
Possibly	3
Yes	0✓
Comments	
Allotments and bowling green – protected open spaces.	

Other constraints may affect the potential of the site for development. Some sources of information about these constraints can be found in the attached schedule.

For sites which are shortlisted as being potentially suitable for development, it may well be necessary to obtain further information from other sources (such as Council records which are not available online).

### **3b Suitability – Other Site Constraints**

Is the site affected by any of the following?

Flood Risk?	
No	5✓
Partly	3
Yes	0
Comments	

Contamination?	
No	5
Possibly	3✓
Yes	0
Comments	
Mixed site, no known information on site condition but unlikely to be any constraining noise or contamination issues after adequate demolition. Probability of asbestos and infill on part of site.	

Topography? – Is there steep ground that may affect how the site could be developed?	
No	5
Partly	3✓
Yes	0
Comments	
Existing access is quite steep and narrow from High Street.	

Are there power lines, pipelines or other infrastructure crossing or affecting the site?	
No	5✓
Partly	3
Yes	0

Comments None known.	
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Could development result in conflict with surrounding uses?	
No	5
Possibly	3✓
Yes	0
Comments Potential loss of local facilities including car park, allotments and bowling green would need relocation / reconfiguration and is likely to be controversial depending upon public consultation and development solution.	

Are there any mature trees (which may be the subject of TPOs) which would need to be retained?	
No	5
Yes	0✓
Comments Mature trees and hedgerows on perimeter around site.	

Are there any listed buildings on or close to the site?	
No	5
Yes	0✓
Comments Tarporley Area of Archaeological; potential to west of High Street Listed buildings: 70 and 72 High Street Crown Hotel, High Street, Tarporley	

Are there any known heritage features, such as archaeological remains?	
No	5
Yes	0✓
Comments Site within Tarporley Area of Archaeological Potential.	

Does the site have ecological value (known or potential)? Could the site be home to protected species such as bats, great crested newts, badgers etc	
No	5
Possibly	3✓
Yes	0
Comments None known or identified on CWaC interactive map but allotment area and hedgerows may include wildlife interest eg hedgerows, mature trees etc.	

Are you aware of any other factors which could affect development?	
None known.	

For sites that have been identified in sections 1-3 as being potentially available and suitable for development, the next stage is to consider whether development can realistically be achieved, taking account of potential costs, returns and any major infrastructure requirements.

This part of the form includes some of the issues to start thinking about. There may be some information already available to help start to complete this section, but it is likely that further information will be required from relevant experts and service providers (e.g. utility companies, highways engineers, education providers).

#### 4. Deliverability

Estimate the developable area of the site (in hectares)  Work out site size. Take of parts of site that could not be developed eg areas of steep ground, mature trees etc  Or provide estimate provided by respondent / submission to Draft Plan.	
Comments 2.1 hectares total area but assuming only former club house and part of car park developable. Open space uses may be reconfigured or reprovided.	Hectares

Estimate how many houses could be accommodated on the developable area of the site.  Density at 25 dwellings per hectare.  Or provide estimate provided by respondent / submission to Draft Plan.	
Preliminary discussions with the developer have indicated around 9 units of market housing and retirement homes provided as apartments.	At least 9 units.

Infrastructure Requirements  Is there capacity within existing infrastructure to support new development, or would development of the site require additional infrastructure to be provided?
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Highways?	Yes - additional infrastructure required
Water Supply?	Yes - additional infrastructure required
Sewerage?	Yes - additional infrastructure required

**Is there sufficient capacity at local schools or would additional places be required?**

Primary school has suggested that it would need to grow from 7 classes to 10 to accommodate all children living in the village.

**Is the site viable for development?**

Taking account of the issues you have identified above, are there likely to be any major financial costs associated with preparing the site for development?

Could these costs be offset by the type of development coming forward?

If the developer intends to re-provide allotments and bowling green, suitable alternative provision will have to be provided.

**Potential timescale for development on the site**

Think about the issues identified above when estimating when development could happen on site

0-5 years	✓
6-10 years	
11-15 years	

**Strategic “fit” with the Neighbourhood Plan Policies and Proposals**

How does the proposed site overall meet the Strategy of the emerging Neighbourhood Development Plan?

Very Good Fit	5✓
Good Fit	4
Average	3
Poor Fit	1
Very Poor Fit	0



<p>Comments</p> <p>The proposed partial development of this site is considered to have a very good fit with the Strategy of the neighbourhood plan. The site is within the settlement boundary, close to existing services and facilities including the primary school. The proposed development would include the redevelopment of a vacant, brownfield site and the offers opportunities for re-provision / reconfiguration of existing open space uses including a bowling green and allotments and protecting / improving public parking provision in the village centre. Development proposals would have to be sensitive to the setting within the conservation area.</p>	
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**TOTAL SCORE:**

Overall score	
<b>Total</b>	60

### Tarporley Neighbourhood Development Plan Site Assessment Form for Housing (Criteria based on CWaC Site Assessment Template<sup>1</sup>)

Completed by: Louise Kirkup. Kirkwells  
Date: 30 June 2015

<b><u>1. General Location and Use</u></b>	
Site Reference	6
Site Name and Address	Land at Brook Road, Tarporley
Site Size (hectares)	2.1ha
Site Description	Agricultural – grazing land across eastern parts of 2 fields, separated by single dwelling (not included in the site). Fairly flat topography. Bounded by mature hedgerows and trees on all sides and adjoining / close to areas of new residential development.
Surrounding Land Uses	Agricultural – grazing and arable, and residential.
Is the site greenfield, brownfield, mixture or unknown?	Greenfield.
Existing use  Are there existing buildings which could be converted or would need to be demolished?	Agricultural grazing land.
If the land is currently vacant, what was the last known use?	N/A
Previous planning permissions or refusals?  Current applications?	None recently on the site.  Neighbouring sites include: <ul style="list-style-type: none"> <li>Ref. No: 13/03300/FUL   Received: Mon 29 Jul 2013   Status: Approved</li> <li><a href="#">Hybrid Planning Application seeking full planning permission for 90 residential</a></li> </ul>

<sup>1</sup> Cheshire West and Chester Neighbourhood Planning Toolkit Site Assessment Template  
[http://www.cheshirewestandchester.gov.uk/your\\_council/policies\\_and\\_performance/council\\_plans\\_and\\_strategies/planning\\_policy/neighbourhood\\_planning/neighbourhood\\_planning\\_toolkit.aspx](http://www.cheshirewestandchester.gov.uk/your_council/policies_and_performance/council_plans_and_strategies/planning_policy/neighbourhood_planning/neighbourhood_planning_toolkit.aspx)

	<a href="#"><u>dwelling and outline planning permission for up to 10 affordable dwellings and outdoor sports and recreation facilities with all matters reserved.</u></a>
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<b><u>2. Availability</u></b>	
Is the landowner willing for their site to come forward for development?	Yes
If yes, do you have written evidence? Eg letters	Representation including proposed site submitted during Reg 14 consultation on neighbourhood development plan.
Any factors which might delay development eg tenancies, leases etc	None known.
Any further comments on availability?	N/A

### **3. Suitability**

Location in relation to Draft Plan Settlement boundary	
Within Draft Plan settlement boundary	5
Partly within settlement boundary	3
On the edge / adjoining settlement boundary	1✓
Outside settlement boundary	0

Would development of the site relate well to the existing area?	
Yes	5
Partly	3
No	0✓
Comments Although the site is close to new housing development sites to the north and west, development of this site would enclose the proposed area of public open space to be provided for sports / recreational use, and would extend the built form to an unacceptable degree into the open countryside area to the south east of the village. Development would also impact on the setting of the village when viewed from the open countryside to the south east.	

How is the site currently accessed? Is it easily accessible from the highway?	
Direct access onto A49	5
Direct access from High Street / Rode Street (A51) / Brook Road or other 2 carriageway road	3✓
Access from single carriageway road	1

Site is not easily accessible from highway	0
Comments Site has potential access to Brook Road and Eaton Lane (2 carriageway roads) and also adjoins Bowmere Road (single track road)	

Location in relation to local services such as shops, schools, health centre (metres) (Village centre point is defined as the post office)	
Less than 250m to village centre	5
250 – 500m to village centre	3
501 – 750m to village centre	1
Over 751m to village centre	0✓

Is the site within easy walking distance of a bus stop?	
Within 800m	5✓
800m to 1200m	3
1201m to 2000m	1
Over 2000m	0

There may be planning designations which affect the site and its potential for development. Refer to the Local Plan for details.

### **3a Suitability – Planning Policy**

Is the site affected by any of the following?

Is the site in the Green Belt or countryside?	
No	5
Partly – Over 50%	3
Partly – Below 50%	1
Yes	0✓
Comments – site in countryside	

Is the site within a Conservation Area?	
No	5✓
Partly – Over 50%	3
Partly – Below 50%	1
Yes	0
Comments	

Are there any landscape designations affecting the site (eg Area of County value)	
No	5✓
Possibly	3
Yes	0
Comments The site overlooks an important open space identified in the Village Design Statement to the west of Brook Road.	

Any other Local Plan designations affecting the site or close by?	
No	5

Possibly	3✓
Yes	0
Comments Neighbouring site identified for playing fields.	

Other constraints may affect the potential of the site for development. Some sources of information about these constraints can be found in the attached schedule.

For sites which are shortlisted as being potentially suitable for development, it may well be necessary to obtain further information from other sources (such as Council records which are not available online).

### **3b Suitability – Other Site Constraints**

Is the site affected by any of the following?

Flood Risk?	
No	5✓
Partly	3
Yes	0
Comments	

Contamination?	
No	5✓
Possibly	3
Yes	0
Comments Existing operations include manufacture and distribution of aerosol and chemical products and operations are licensed under COMAH regulations. Activities constrained by residential properties adjacent to the site. Greenfield site, no known issue re site condition.	

Topography? – Is there steep ground that may affect how the site could be developed?	
No	5✓
Partly	3
Yes	0
Comments	

Are there power lines, pipelines or other infrastructure crossing or affecting the site?	
No	5
Partly	3✓
Yes	0
Comments Telegraph wires	

Could development result in conflict with surrounding uses?	
No	5
Possibly	3✓
Yes	0
Comments Site is surrounded by open countryside with some residential properties. Possible conflict with agricultural uses? Noise unlikely to be a constraint.	

Are there any mature trees (which may be the subject of TPOs) which would need to be retained?	
No	5
Yes	0✓
Comments Mature trees and hedgerows on perimeter around site. No TPOs.	

Are there any listed buildings on or close to the site?	
No	5
Yes	0✓
Comments Listed building to the north of the site at Rooks Nest.	

Are there any known heritage features, such as archaeological remains?	
No	5✓
Yes	0
Comments None known or identified on CWaC interactive map.	

Does the site have ecological value (known or potential)? Could the site be home to protected species such as bats, great crested newts, badgers etc	
No	5
Possibly	3
Yes	0✓
Comments Existing pond to the north of the site.	

Are you aware of any other factors which could affect development?	
None known.	

For sites that have been identified in sections 1-3 as being potentially available and suitable for development, the next stage is to consider whether development can realistically be achieved, taking account of potential costs, returns and any major infrastructure requirements.

This part of the form includes some of the issues to start thinking about. There may be some information already available to help start to complete this section, but it is likely that further information will be required from relevant experts and service providers (e.g. utility companies, highways engineers, education providers).

#### 4. Deliverability

<p>Estimate the developable area of the site (in hectares)</p> <p>Work out site size. Take of parts of site that could not be developed eg areas of steep ground, mature trees etc</p> <p>Or provide estimate provided by respondent / submission to Draft Plan.</p>	
<p>Comments</p> <p>2.1 hectares total area</p> <p>Assuming 75% of site developable (existing site coverage)</p> <p>75% of 2.1ha = 1.6ha</p>	<p>Hectares</p> <p>1.6</p>

<p>Estimate how many houses could be accommodated on the developable area of the site.</p> <p>Density at 25 dwellings per hectare.</p> <p>Or provide estimate provided by respondent / submission to Draft Plan.</p>	
<p>1.6 x 25 = 40</p>	<p>No. of Houses</p> <p>40 approx.</p>

<p>Infrastructure Requirements</p> <p>Is there capacity within existing infrastructure to support new development, or would development of the site require additional infrastructure to be provided?</p>	
Highways?	Yes - additional infrastructure required
Water Supply?	Yes - additional infrastructure required
Sewerage?	Yes - additional infrastructure required

**Is there sufficient capacity at local schools or would additional places be required?**

Primary school has suggested that it would need to grow from 7 classes to 10 to accommodate all children living in the village.

**Is the site viable for development?**

Taking account of the issues you have identified above, are there likely to be any major financial costs associated with preparing the site for development?

Could these costs be offset by the type of development coming forward?

None known.

**Potential timescale for development on the site**

Think about the issues identified above when estimating when development could happen on site

0-5 years	✓
6-10 years	
11-15 years	

**Strategic “fit” with the Neighbourhood Plan Policies and Proposals**

How does the proposed site overall meet the Strategy of the emerging Neighbourhood Development Plan?

Very Good Fit	5
Good Fit	4
Average	3
Poor Fit	1
Very Poor Fit	0✓
Comments The development of this site for new housing is not considered to fit well with the Strategy of the neighbourhood plan.  Although the site is close to new housing development sites to the north and west, development of this site would enclose the proposed area of public open space to be provided for sports / recreational use, and would extend the built form to an	



unacceptable degree into the open countryside area to the south east of the village. Development would also impact on the setting of the village when viewed from the open countryside to the south east. The site lies outside the proposed settlement boundary.

**TOTAL SCORE:**

Overall score	
<b>Total</b>	48