

Tarporley Submission Neighbourhood Development Plan

Paragraph 8 of Schedule 4b

‘Basic Conditions’ Statement

September 2015

1.0 Legal Requirements

The Submission Plan is being submitted by a qualifying body

This Submission Plan is being submitted by a qualifying body, namely Tarporley Parish Council.

What is being proposed is a neighbourhood development plan

The plan proposal relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

The proposed Neighbourhood Plan states the period for which it is to have effect

The proposed Neighbourhood Plan states the period for which it is to have effect. That period is from 2010 up to 2030 (the same period as the Adopted Cheshire West and Chester Local Plan (Part One) Strategic Policies).

The policies do not relate to excluded development

The Neighbourhood Plan proposal does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

The proposed Neighbourhood Plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.

The Neighbourhood Plan proposal relates to the Tarporley Designated Neighbourhood Area and to no other area. There are no other Neighbourhood Plans relating to that neighbourhood area.

2.0 Basic Conditions

Have Appropriate Regard to National Policy

The Tarporley Neighbourhood Plan has been produced with appropriate regard to the guidance contained within the National Planning Policy Framework (NPPF). Paragraphs 183-185 of the NPPF outline specific guidance in relation to the production of Neighbourhood Plans. Paragraph 184 states that “The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the local area. Neighbourhood Plans must be in general conformity with the strategic policies of the local plan.” The Neighbourhood Plan has been drafted with regard to the planning policies of Cheshire West and Chester Council, and the comprehensive evidence base that supports these policies.

Paragraph 184 also states that Neighbourhood Plans should “not promote less development than set out in the Local Plan or undermine its strategic policies”. The Tarporley Neighbourhood Plan does not undermine the strategic policies of Cheshire West and Chester Council; the Plan aims to support these policies by identifying a settlement boundary and site allocation and policies to meet the required level of housing, economic and retail development appropriate for a key service centre, protecting local built and natural heritage assets from insensitive new development, and supporting the possible relocation of existing community and health facilities and services to meet local needs.

The Plan has regard to the twelve core planning principles set out within paragraph 17 of the Framework, as set out in Table 1 below:

Table 1 NPPF Core Planning Principles and the Tarporley Submission Neighbourhood Development Plan

NPPF Core Planning Principle	Regard that Tarporley NDP has to guidance
Planning should be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and Neighbourhood Plans setting out a positive vision for the future of the area. Plans should be kept up to date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.	The Parish Council has produced the Submission Plan in line with this guidance. It will provide a framework to ensure that development is genuinely plan-led, and through involvement of the local community in shaping its policies and proposals through informal and formal consultation, the Plan will empower local people to shape their surroundings. The vision, objectives, policies and proposals in the Plan have been developed with a thorough approach to community engagement. The Plan sets out a positive vision for the area up to 2030. The Plan sets out a concise and practical suite of policies and proposals (20 in total) to guide development control decisions.

Planning should not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.	The Submission Neighbourhood Plan offers the local community the opportunity to shape the future development of Tarporley Parish in a creative way, ensuring that the quality of the place is enhanced by including policies which protect the built heritage and rural landscape setting, and which support the provision of new housing over a phased period and on a site identified within the settlement boundary through the consultation process on the Draft Plan. The Plan includes policies to promote high quality design and the protection of built and natural heritage assets including local green space designations.
Planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.	This Submission Neighbourhood Plan refines and amplifies CWaC-wide policies and proposals set out in CWaC's Local Plan (Part One) Strategic Policies. The Submission Neighbourhood Plan supports appropriate business and economic growth in the Parish in Policies TE1 - 5. Policy TIFC5 supports investment in new communications technologies.
Planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.	The Submission Neighbourhood Plan sets out policies which encourage high quality design in new development (TEH3), protect and enhance local landscape character and identify local green space (TEH1) which will help to ensure that amenity is protected.
Planning should take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic	The Submission Neighbourhood Plan takes regard of this guidance fully in plan-making and decision- taking. The Plan recognises the rural character and high quality historic built environment of this Parish, and the important role of local

character and beauty of the countryside and supporting thriving rural communities within it.	facilities and community activities in the Parish which support the health and wellbeing of local people.
Support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).	<p>Policy TH1 identifies a settlement boundary and promotes a compact urban form to promote a sustainable pattern of development which supports accessibility to local services, a mix of uses within a relatively small area and the re-use of brownfield sites.</p> <p>The Submission Neighbourhood Plan takes into consideration the need to promote walking and cycling as travel options which together could assist with reducing carbon emissions associated with high levels of dependency on the private car associated with rural areas (Policy TIFC4).</p> <p>Policy TEH3 promotes sustainable design.</p>
Planning should contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in the Framework.	<p>The Submission Neighbourhood Plan is fully consistent with this principle.</p> <p>The Plan provides a policy framework for the protection and enhancement of this highly sensitive rural landscape in Policy TEH1. This policy encourages the preservation and enhancement of local habitats and wildlife and use of appropriate local species in landscaping schemes.</p>
Planning should encourage the effective use of land by reusing land that has been previously developed (Brownfield land), provided that it is not of high environmental value.	<p>The Submission Plan includes a settlement boundary drawn fairly tightly around the existing built up area and a housing / mixed use allocation site.</p> <p>The re-use of existing buildings for tourism uses is supported in Policy TE5. Policy TH2 supports the sensitive adaptation and re-use of redundant or disused rural buildings.</p>
Planning should promote mixed-use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as	Overall the Plan supports an approach which should provide a sustainable future for this rural community, providing policies which protect existing community facilities in the village, support a mix of new housing and enterprise

wildlife, recreation, flood risk mitigation, carbon storage or food production).	appropriate to the local character, and which protect the open countryside and valued green spaces.
Planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations	The Submission Neighbourhood Plan is fully in line with this principle. Policy TEH1 encourages high quality design sensitive to the character of existing built heritage assets in the area.
Planning should actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable	The Submission Neighbourhood Plan seeks to promote the use of sustainable forms of transport through policies promoting walking and cycling in Policy TIFC4.
Planning should take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural services to meet local needs	The Neighbourhood Plan is fully in accord with this principle. Policies in the plan safeguard and seek to improve open countryside and rural landscape setting and promote walking and cycling.

Have Special Regard to the Desirability of Preserving any Listed Building or its Setting or any Features of Special Architectural or Historic Interest

The Submission Neighbourhood Plan has special regard to the desirability of preserving features of architectural or historic interest within the Parish through Policy TEH4.

Have Special Regard to the Desirability of Preserving or Enhancing Character or Appearance of any Conservation Area

The Plan area has a Conservation Area and this is referred to throughout the Plan.

The making of the neighbourhood development plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010(2)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007(3)) (either alone or in combination with other plans or projects).

The Neighbourhood Plan has been subject to a separate Screening Process for Strategic Environmental Assessment prepared by Cheshire West and Chester that accompanies the Submission Plan and this Basic Condition Statement. Plans that may have a significant effect on European Sites have to undertake a Habitat Regulations Assessment (HRA). Responses were received from Natural England and English Heritage on the Screening Assessment and these are detailed in the accompanying Consultation Statement. The accompanying Consultation Statement for Tarporley Neighbourhood Plan includes the full responses from Natural England and English Heritage.

Contribute to the Achievement of Sustainable Development

The Submission Neighbourhood Development Plan contributes strongly to the achievement of sustainable development. Paragraphs 6-10 of the National Planning Policy Framework outline the Government's definition of sustainable development. The UK Government's interpretation of the concept of sustainable development builds on that of the UN resolution 24/187, which is 'meeting the needs of the present without compromising the ability of future generations to meet their own needs.'

The NPPF amplifies this simple definition, at paragraph 7, stating that sustainable development has three dimensions, economic, social and environmental. Planning needs to perform a number of roles in relation to these issues:

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

In Paragraph 6, the NPPF states that “the policies in paragraphs 18-219, taken as a whole, constitute the Government’s view of what sustainable development in England means in practice for the planning system”.

Table 1 above gives a clear and comprehensive narrative of how the framework complies with the Core Planning Principles of the NPPF, and by corollary, the achievement of sustainable development. Table 2 below summarises how the policies and allocations in the Submission Plan contribute to the economic, social and environmental aspects of sustainable development.

Table 2 Submission Plan's contribution to the economic, social and environmental aspects of sustainable development.

Sustainable Development Role	Neighbourhood Development Plan's Contribution
Economic	The Submission Neighbourhood Plan seeks to support appropriate local economic development which is sensitive to the rural landscape and setting of the Parish, for example through protection of existing businesses and employment sites, supporting the vitality and viability of the village centre and supporting the use of former agricultural buildings for tourism.
Social	The plan protects local community facilities and recognises the role of the landscape and countryside in supporting health and wellbeing of parish residents. The Plan supports the relocation of community and health facilities and services to meet local needs and supports new market and local needs housing and a mix of tenures, types and sizes of houses.
Environmental	<p>The Submission Neighbourhood Plan sets out policies that protect local wildlife and biodiversity and protects rural landscapes.</p> <p>The Plan seeks to promote more sustainable transport patterns through walking and cycling.</p> <p>Policies seek to promote the local distinctiveness of the area, and recognise the significance of locally important natural and built heritage assets to local residents as an important aspect of the Group Parish's identity.</p>

Be in General Conformity with Strategic Local Planning Policy

The Submission Neighbourhood Plan is in general conformity with strategic Local Plan policies contained in the Policies of the Cheshire West and Chester Local Plan (Part One) Strategic Policies 2015 and the Saved Policies of the Vale Royal Local Plan, 2006.

Planning Practice Guidance 2014 para 009 advises that “*Neighbourhood plans, when brought into force, become part of the development plan for the neighbourhood area. They can be developed before or at the same time as the local planning authority is producing its [Local Plan](#).*”

A draft neighbourhood plan or Order must be in general conformity with the strategic policies of the development plan in force if it is to meet the [basic condition](#). A draft Neighbourhood Plan or Order is not tested against the policies in an emerging Local Plan although the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested.”

Table 3 below sets out the way that the Neighbourhood Plan conforms to the relevant strategic policies from the Adopted Plan. Note is also made of the relevant policies in the Saved Policies of the Vale Royal Local Plan, 2006, although these will be superseded by the Cheshire West and Chester Local Plan (Part Two). The Local Plan (Part Two) Land Allocations and Detailed Policies will set out further allocations and detailed policies, following on from the strategic framework set out in the Local Plan (Part One) Strategic Policies.

Table 3 Conformity with Local Strategic Policy

<i>Tarporley Neighbourhood Development Plan</i>	<i>Cheshire West and Chester Council Local Plan (Part One) Strategic Policies 2015</i>	<i>Saved Policies of the Vale Royal Local Plan, 2006</i>
<u>Economy Policies</u>	<p>STRAT 1</p> <p>Sustainable development</p> <p>The Local Plan seeks to enable development that improves and meets the economic, social and environmental objectives of the borough in line with the presumption in favour of sustainable development. Proposals that are in accordance with relevant policies in the Plan and support the following sustainable development principles will be approved without delay, unless material considerations indicate otherwise:</p> <p>....</p> <p>Provide for mixed-use developments which seek to provide access to homes, employment, retail, leisure, sport and other facilities, promoting healthy and inclusive communities whilst reducing the need to travel.</p> <p>.....</p> <p>Encourage the use and redevelopment of previously developed land and buildings in</p>	<p>General Requirements for Employment Use</p> <p>E1</p> <p>All development for employment purposes should meet the following requirements:</p> <ul style="list-style-type: none"> i. it should not have a detrimental effect on the amenities of people who live nearby; ii. where appropriate, it should have adequate space for the manoeuvring and loading/unloading of vehicles within the site; iii. it should have adequate space within the site to accommodate satisfactorily all external storage. Outside storage areas should be screened from public view; iv. it should provide appropriate incidental open space and

	<p>sustainable locations that are not of high environmental value.</p> <p>STRAT 2</p> <p>Strategic development</p> <p>The Local Plan will promote strong, prosperous and sustainable communities by delivering ambitious development targets whilst protecting the high quality environment that contributes to the attractiveness and success of Cheshire West and Chester as a place to live and work.</p> <p>Over the period of 2010 to 2030 the Plan will deliver at least:</p> <p>22,000 new dwellings</p> <p>365 hectares of land for employment development to meet a range of types and sizes of site</p> <p>Development will be brought forward in line with the following settlement hierarchy:</p> <p>(1)</p> <p>2. To maintain the vitality and viability of rural areas, an appropriate level of new development will be brought forward to support new homes and economic and social development. Development will be focused in the key service centres of Cuddington and Sandiway, Farndon, Frodsham, Helsby, Kelsall, Malpas, Neston and Parkgate,</p>	<p>landscaping in accordance with policy ne8 and ne9;</p> <p>v. where development, because of its size, would be likely to have a significant impact on its surroundings the council will look to substantial tree planting as a means of assimilating that new development into its surroundings;</p> <p>vi. it should have access to public transport and wherever possible, should have access to the existing rail network;</p> <p>vii. the orientation and form of development has due regard to the promotion of energy efficiency.</p>
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	<p><u>Tarporley</u>, Tattenhall and Tarvin, which represent the most sustainable rural locations.</p> <p>STRAT 8</p> <p>Rural Area</p> <p>Within the rural area the Council will support development that serves local needs in the most accessible and sustainable locations to sustain vibrant rural communities.</p> <p>Within the rural area provision will be made for at least 4,200 new dwellings and 10ha of additional land for employment development.</p> <p>Development should be appropriate in scale and design to conserve each settlement's character and setting.</p>	
<p>Policy TE1 - Additional Business Premises and Employment Opportunities</p> <p>The development of new local employment opportunities will be supported within Tarporley providing that:</p> <p>A. They are consistent with the vision for Tarporley and the objectives of the neighbourhood plan; and</p>	<p>ECON 1</p> <p>Economic growth, employment and enterprise</p> <p>The Council will promote sustainable economic growth in the borough and wider sub-region, supporting existing businesses, encouraging indigenous business growth and attracting new inward investment. The creation of new job</p>	<p>Redevelopment of Employment Land for Employment Purposes</p> <p>E3</p> <p>The redevelopment of business, industrial or warehousing premises for employment purposes will be permitted provided that:</p> <ul style="list-style-type: none"> i. the redevelopment does not, compared with the existing use, materially worsen the impact on

<p>B. They maintain the surrounding residential amenity; and</p> <p>C. Open space or green infrastructure is not lost; and</p> <p>D. There are no severe impacts from traffic and there is adequate provision of parking for employees and visitors; and</p> <p>E. They are located within the settlement boundary, or comprise the redevelopment of or small scale expansion of existing sites or involve the sympathetic re-use of existing rural buildings; and</p> <p>F. New development proposals do not lead to the loss of existing employment or employment premises.</p> <p>Proposals for mixed use development which provide a mix of office and business accommodation or “live / work units” within and in close proximity to proposed new residential units</p>	<p>opportunities across a range of sectors will be supported.</p> <p>The Council will promote competitive town centre environments and bring forward sites to meet a range of town centre uses including commercial, retail, leisure, culture and office uses.</p> <p>A flexible supply of land for industrial and business use (falling within use classes B1, B2 and B8) will be provided to meet a range of types and sizes of site in locations across the borough. This supply will be met through existing planning commitments and new sites allocated for employment use.</p> <p>.....</p> <p>.</p>	<p>the environment of the site and its surroundings. Where the existing use has an unacceptable impact on the environment of the site and the surrounding area a new development will be expected to secure an overall improvement; and</p> <p>ii. the redevelopment is sensitive to adjoining land uses and built development and includes measures to mitigate any adverse effects of the development; and</p> <p>iii. the development complies with E1; and</p> <p>iv. redevelopment does not result in the loss of buildings which have a particular significance to a locality due to their historical or design value; and</p> <p>v. outside settlement boundaries redevelopments should not have any greater impact on the character of the countryside.</p>
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will be supported, subject to the above criteria.		In the Green Belt, only sites identified in policy E10 may be redeveloped under this policy.
<p>Policy TE2 - Protecting Existing Employment Premises – Business and Industrial Developments Falling Within Use Classes B1, B2, B8 Or Sui Generis</p> <p>Existing sources of local employment will be protected. Re-development or change of use of existing employment premises will only be permitted when:</p> <p>A. The employment premises have been empty for a year and during that time actively marketed for employment use at the current market rate without securing a viable alternative employment use; or</p> <p>B. Equivalent, or better, provision is made, elsewhere within the settlement boundary, to replace the proposed loss of local employment space.</p> <p>C. Where works or premises are subject to specific restrictions (such as COMAH) in relation to their current activities, should they become unviable for commercial or other reasons, support will be</p>	<p>ECON 1</p> <p>Economic growth, employment and enterprise</p> <p>The refurbishment and enhancement of existing sites and premises for continued employment use will be supported. Redevelopment to non-employment uses will be permitted where the proposed use is compatible with existing retained employment uses in the locality and where:</p> <p>the proposal would not limit the range, choice and quality of employment sites available to meet future employment needs; or</p> <p>it can be demonstrated that the continued use of the premises for employment use is no longer commercially viable or environmentally acceptable</p>	<p>Redevelopment of Existing and Proposed Employment Land for Non-Employment Purposes</p> <p>E4</p> <p>Planning permission for residential development on existing or allocated business, industrial, or warehousing (b1, b2 and b8 or similar employment generating uses) sites or premises will not be allowed. Changes to other non-residential uses will only be allowed where reasonable attempts have been made to let or sell the premises in that location for employment uses, and no tenant/purchaser has been found.</p>

<p>given for re-development for other employment use, consistent with other policies in this Plan.</p>		
<p>Policy TE3 - Supporting A Range Of Goods and Services in the Village Centre Shopping Area</p> <p>Proposals for new retail and service facilities which enhance the vitality and viability of the existing village centre will be supported, particularly where the new development would support the provision of specialist and small scale every day retail and independent shopping facilities.</p> <p>Changes of use of local retail premises to mixed offices and residential accommodation are considered acceptable, but loss of retail premises to wholly residential use will be resisted. This will be monitored over time. At least 80% of road level units within the defined shopping area of Tarporley should remain within Class A1 retail or other uses appropriate to the village centre.</p> <p>New commercial / retailing development will be required to demonstrate that its range of goods and services are complementary to the existing offer. Development should be located either within or on</p>	<p>STRAT 8</p> <p>Rural Area</p> <p>Within the rural area the Council will support development that serves local needs in the most accessible and sustainable locations to sustain vibrant rural communities.</p> <p>.....</p> <p>Development should be appropriate in scale and design to conserve each settlement's character and setting.</p> <p>.....</p> <p>The settlements listed below are identified as key service centres for surrounding areas which provide a good range of facilities and services and will be the focus for new development in the rural area. The key service centres will accommodate at least the amount of residential development set out below.:</p> <p>Tarporley – 300 dwellings.</p>	<p>General Policy</p> <p>STC1</p> <p>Proposals for the development of shopping uses (A1) in the defined shopping areas which are of a scale which reflects the shopping areas' existing catchment and their position in the retail hierarchy will be allowed.</p> <p>Proposals for leisure, commercial, public offices and entertainment facilities as appropriate will be encouraged in Northwich and Winsford town centres and in large village centres and local centres subject to policy STC8.</p> <p><u>Large village centres:</u></p> <p>Tarporley</p>

the outskirts of the defined village centre shopping area and proposals should be of a scale and design which are sympathetic to the distinctive character of the historic core.	<p>....</p> <p>The retention of rural shops and community facilities, and the provision of new facilities at an appropriate scale to the settlement, will be supported.</p> <p>Development should not exceed the capacity of existing services and infrastructure unless the required improvements can be made.</p>	
<p>Policy TE4 - Car Parking</p> <p>Proposals for new public car parking facilities within or adjoining Tarporley village centre will be supported in their entirety or as part of new developments on suitable sites where:</p> <p>A. There is appropriate vehicular and pedestrian accessibility, and</p> <p>B. Appropriate hard and soft landscaping is provided to ensure the designs are sensitive to the setting of the conservation area and nearby historic buildings.</p>	<p>STRAT 10</p> <p>Transport and Accessibility</p> <p>In accordance with the key priorities for transport set out in the Local Transport Plan, development and associated transport infrastructure should:</p> <p>...</p> <p>Contribute to safer and secure transport and promote forms of transport that are beneficial to health</p> <p>Improve accessibility to jobs and key services which help support greater equality of opportunity Ensure that transport helps improve quality of life and enhances the local environment</p> <p>.....</p> <p>New developments will be expected to provide adequate levels of car and cycle parking in</p>	<p>Car Parking</p> <p>T13</p> <p>Developments should provide car parking in accordance with the maximum car parking standards.</p> <p>Levels less than the standards may be acceptable where:</p> <ul style="list-style-type: none"> i. the proposal is within the town centre policy boundary of Northwich or Winsford or the defined shopping area of Frodsham; or ii. the proposal is in an area that is highly accessible by public transport and by cycling; or

<p>Where new developments are located near to the centre of the village, developers will be encouraged to include public car parking provision which is available to non-residents during working hours, as well as parking for residents and visitors. Greater weight will be given to proposals where the public parking provision is increased.</p>	<p>accordance with the Council's parking standards, taking account of:</p> <p>The accessibility of the development</p> <p>The type, mix and use of the development</p> <p>The availability of, and opportunities for, public transport</p> <p>Local car ownership levels</p> <p>Parking provision should support the viability of town centres whilst minimising traffic congestion.</p>	<p>iii. the proposal is within a short walking distance of an area of public car parking; or</p> <p>iv. the reduced level of provision would not lead to a reduction of residential amenity in the surrounding area, through more on street parking.</p> <p>Where reduced levels of car parking are provided in accordance with the above criteria, contributions will be sought to either provide car parking off-site or contribute towards measures to facilitate access by public transport, walking or cycling.</p> <p>The Borough Council may seek to reduce car parking provision on sites where a travel plan has been implemented.</p> <p>Car Parking in Town and Village Centres</p> <p>T14</p> <p>The Council will seek to ensure an appropriate supply of attractive, convenient and safe parking for shoppers and other short-term parkers in town and village centres. Development which involves the loss of public parking which</p>
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		<p>provides for shoppers and visitors in defined town and village centres will only be permitted if:</p> <ul style="list-style-type: none"> i. an appropriate level of replacement provision can be accommodated as part of the development; ii. an appropriate level of replacement provision can be made at a convenient location in proximity to the town or village centre.
<p>Policy TE5 – Promoting and Supporting Tourism in Tarporley</p> <p>Development which improves the quality and diversity of existing tourist or “destination” facilities, attractions, accommodation and infrastructure will be supported providing:</p> <ul style="list-style-type: none"> A. It is designed and sited sensitively to complement the special qualities of the historic environment and the distinct character of the rural landscape and settlements ; B. It does not adversely affect the surrounding infrastructure, particularly local road 	<p>ECON 3</p> <p>Visitor economy</p> <p>The expansion of existing tourism assets or the creation of new tourism opportunities will be supported where this would enhance the existing tourism offer, benefit the local economy and be of a suitable scale and type for its location.</p> <p>.....</p> <p>Smaller scale development will preferably be located in urban areas, key service centres or local service centres or in the countryside where proposals are of a suitable scale, type and protect the character of the countryside.</p>	<p>Tourist Accommodation within the towns of Northwich and Winsford and the villages of Anderton, Barnton, Cuddington, Davenham, Hartford, Lostock Gralam, Lower Marston, Lower Wincham, Moulton, Rudheath and Tarporley and the inset villages of Frodsham, Helsby, Higher Wincham and Weaverham.</p> <p>RT7</p> <p>within the settlement policy boundaries at Northwich, Winsford, Anderton, Barnton, Cuddington, Davenham, Harford, Lostock Gralam, Lower Marston,</p>

<p>networks, parking provision and water supply and sewerage;</p> <p>C. It benefits the local community, through for instance, provision of local employment opportunities and improvements to local service provision, and is proportionate to the size of settlement in which it located; and</p> <p>D. Where feasible, the development involves the re-use of existing buildings or is part of farm diversification.</p>		<p>Lower Wincham, Moulton, Rudheath, Tarporley, Frodsham, Heslby, Higher Wincham and Weaverham proposals for new development or the change of use of an existing building for a hotel, guest house or other visitor accommodation will be allowed provided the proposed development:</p> <ul style="list-style-type: none"> i. does not require significant alteration to the building; ii. does not have an unduly detrimental effect on the amenities of the people living nearby; iii. does not conflict with the relevant policies contained in the Built Environment and Natural Environment chapters; iv. fits in with the surroundings, with regard to siting, scale, design, materials and landscaping; v. satisfies the Highway Authority's requirements for access and parking.
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		Proposals for new build hotels and guest houses outside the policy boundaries of these settlements will not be allowed.
Environment and Heritage Policies	<p>STRAT 1</p> <p>Sustainable development</p> <p>The Local Plan seeks to enable development that improves and meets the economic, social and environmental objectives of the borough in line with the presumption in favour of sustainable development. Proposals that are in accordance with relevant policies in the Plan and support the following sustainable development principles will be approved without delay, unless material considerations indicate otherwise:</p> <p>Mitigate and adapt to the effects of climate change, ensuring development makes the best use of opportunities for renewable energy use and generation.</p> <p>Provide for mixed-use developments which seek to provide access to homes, employment, retail, leisure, sport and other facilities, promoting healthy and inclusive communities whilst reducing the need to travel.</p> <p>Protect, enhance and improve the natural and historic environment whilst enhancing and</p>	<p>PROTECTION OF THE NATURE CONSERVATION RESOURCE</p> <p>Policy NE1</p> <p>IN DETERMINING PLANNING APPLICATIONS FOR DEVELOPMENT AND WHEN CONSIDERING ITS OWN DEVELOPMENT SCHEMES THE COUNCIL WILL TAKE INTO FULL ACCOUNT THE EFFECT ON WILDLIFE, VEGETATION AND GEOLOGICAL/GEOMORPHOLOGICAL FEATURES. THE COUNCIL WILL REQUIRE THE FOLLOWING, WHERE IT IS KNOWN OR SUSPECTED THAT THE SITE IS IMPORTANT FOR NATURE CONSERVATION:</p> <p>(i) A SITE INVESTIGATION TO IDENTIFY ANY FEATURES OF NATURE CONSERVATION IMPORTANCE, INCLUDING GEOLOGICAL/GEOMORPHOLOGICAL FEATURES;</p> <p>(ii) PROPOSALS FOR THE PROTECTION AND MANAGEMENT OF FEATURES OF</p>

	<p>restoring degraded and despoiled land, seeking opportunities for habitat creation.</p> <p>Encourage the use and redevelopment of previously developed land and buildings in sustainable locations that are not of high environmental value.</p> <p>Minimise the loss of greenfield land and high grade agricultural land. Ensure the prudent use of our natural finite resources whilst promoting the re-use, recovery and recycling of materials.</p> <p>STRAT 8</p> <p>Rural Area</p> <p>Within the rural area the Council will support development that serves local needs in the most accessible and sustainable locations to sustain vibrant rural communities.</p> <p>....</p> <p>Development should be appropriate in scale and design to conserve each settlement's character and setting.</p>	<p>NATURE CONSERVATION IMPORTANCE IDENTIFIED FOR RETENTION DURING AND AFTER DEVELOPMENT:</p> <p>(iii) PROPOSALS FOR COMPENSATING FOR ANY NATURE CONSERVATION FEATURES UNAVOIDABLY DAMAGED OR DESTROYED DURING THE DEVELOPMENT PROCESS:</p> <p>AND WILL NEGOTIATE WITH DEVELOPERS TO SECURE AN AGREEMENT TO SAFEGUARD THE NATURE CONSERVATION RESOURCE IF THE COUNCIL WOULD OTHERWISE HAVE BEEN MINDED TO REFUSE PERMISSION, INCLUDING MEASURES OF MITIGATION SUCH AS HABITAT CREATION OR IMPROVEMENT ON, OR IN THE LOCALITY OF THE DEVELOPMENT SITE.</p> <p>SUCH DEVELOPMENT PROPOSALS MAY REQUIRE TO BE ACCOMPANIED BY AN ENVIRONMENTAL ASSESSMENT.</p>
<u>Policy TEH1 – Rural Character</u>	<p>ENV 2</p> <p>Landscape</p>	<p>WILDLIFE CORRIDORS AND GREEN WEDGES</p>

<p>Developers will be required to demonstrate that the design and layout of new developments enhance and protect local distinctiveness and the rural landscape character of Tarporley. Developers must take into consideration the principles set out in the Village Design Statement.</p> <p>Any new development must consider existing landscape and townscape character and site boundaries. For any development adjoining open countryside a considered approach should be demonstrated; such as sympathetic transition from built form to rural, the protection of key landscape features and views, considered design layout, appropriate boundary treatment and high quality built form detailing.</p> <p>Landscaping schemes should be designed to protect and enhance wildlife corridors. Opportunities should be taken to incorporate features into new build or retro fitted buildings which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes and these should also be considered as part of any new development proposal.</p>	<p>The Local Plan will protect and, wherever possible, enhance landscape character and local distinctiveness. This will be achieved by:</p> <p>The identification of key gaps in the Local Plan (Part Two) Land Allocations and Detailed Policies Plan between settlements outside the Green Belt that serve to protect and maintain their character</p> <p>Supporting the designation of Local Green Space Protecting the character of the borough's estuaries and undeveloped coast.</p> <p>Development should:</p> <p>Take full account of the characteristics of the development site, its relationship with its surroundings and where appropriate views into, over and out of the site.</p> <p>Recognise, retain and incorporate features of landscape quality into the design.</p> <p>ENV 3</p> <p>Green Infrastructure</p> <p>The Local Plan will support the creation, enhancement, protection and management of a network of high quality multi-functional Green Infrastructure. This will be achieved by:</p> <p>Development incorporating new and/or enhanced Green Infrastructure of an appropriate type,</p>	<p>Policy NE6</p> <p>DEVELOPMENT WITHIN OR ADJACENT TO WILDLIFE CORRIDORS AND GREEN WEDGES AS DEFINED ON THE PROPOSALS MAPS WILL NOT BE ALLOWED IF IT DESTROYS OR SERIOUSLY IMPAIRS THEIR VALUE FOR NATURE CONSERVATION, AMENITY, RECREATION, LANDSCAPE, OR OTHER PURPOSES, BUT WILL BE ALLOWED IF IT PRESERVES OR ENHANCES THEIR VALUE THROUGH APPROPRIATE NATURAL LANDSCAPING, PROVIDED THERE ARE NO OTHER OBJECTIONS TO THE PROPOSALS.</p> <p>PROTECTION AND ENHANCEMENT OF LANDSCAPE FEATURES</p> <p>Policy NE7</p> <p>PROPOSALS FOR DEVELOPMENT SHOULD RECOGNISE FEATURES OF LANDSCAPE QUALITY SUCH AS WALLS, TREES, HEDGEROWS, STREAMS, AND PONDS ON, OR IN THE IMMEDIATE VICINITY OF, THE SITE ON WHICH IT IS TO TAKE PLACE. WHEREVER POSSIBLE THESE FEATURES SHOULD BE RETAINED AND INCORPORATED INTO THE LAYOUT OR IF THEY ARE TO BE UNAVOIDABLY LOST OR DAMAGED, THEY SHOULD BE REPLACED</p>
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<p>New developments on the best and most versatile agricultural land, and especially those on land with high quality soil, will be resisted.</p> <p>All new developments will be required to demonstrate consideration of the following rural character principles:</p> <p>A. <u>Trees, hedgerows, boundaries and ponds</u></p> <ol style="list-style-type: none"> Where open views across the countryside are already obscured, trees must be planted on the boundaries of development sites to act as a visual screen and shelter belts/wildlife corridors. Built edges and views of infrastructure should be softened by introducing small scale planting schemes using native broadleaved species. Rural views should be protected. The location and setting of tree planting should be designed to conserve and enhance local character and native tree species should be used. 	<p>standard and size or contributing to alternative provision elsewhere.</p> <p>Increased planting of trees and woodlands, particularly in urban areas and the urban fringe.</p> <p>ENV 4</p> <p>Biodiversity and geodiversity</p> <p>The Local Plan will safeguard and enhance biodiversity and geodiversity through the identification and protection of sites and/or features of international, national and local importance.</p> <p>Sites will be protected from loss or damage taking account of:</p> <p>The hierarchy of designations of international, national and local importance The irreplaceability of habitats, sites and/or features and contribution to the borough's ecological network of sites and features</p> <p>Impact on priority habitats and protected/priority species</p> <p>Development should not result in any net loss of natural assets, and should seek to provide net gains. Where there is unavoidable loss or damage to habitats, sites or features because of exceptional</p>	<p>ELSEWHERE ON SITE OR OFF SITE PROVIDED THE HABITAT CAN BE SUCCESSFULLY RECREATED. IN THE DESIGN AND ARRANGEMENT OF BUILDINGS, STRUCTURES, LANDSCAPING AND OTHER WORKS, ALL PROPOSALS SHOULD MAINTAIN OR IMPROVE THE QUALITY AND VARIETY OF THE LANDSCAPE IN WHICH THE DEVELOPMENT OCCURS.</p> <p>PROVISION AND ENHANCEMENT OF LANDSCAPE IN NEW DEVELOPMENT</p> <p>Policy NE8</p> <p>IN APPROPRIATE CIRCUMSTANCES APPLICATIONS FOR NEW DEVELOPMENT SHOULD INCLUDE A LANDSCAPE SCHEME WHICH AIMS TO:</p> <p>(i) ACHIEVE AN APPROPRIATE BALANCE BETWEEN THE OPEN SPACE AND BUILT FORM OF DEVELOPMENT IN RELATION TO THE CHARACTER OF THE SURROUNDING AREA;</p> <p>(ii) ENHANCE THE QUALITY OF THE LAYOUT, SETTING AND DESIGN OF THE DEVELOPMENT;</p> <p>(iii) PROTECT AND MANAGE VALUABLE ECOLOGICAL AND LANDSCAPE FEATURES;</p>
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<p>3. Existing mature and juvenile trees must be retained and protected on development sites. In the case of a tree which is deemed diseased or unsafe by a tree specialist, a suitable replacement native tree must be planted.</p> <p>4. The copse of trees and bushes located on both sides of the A49 and A51 (see 1 and 2 in Map 5 below) must be maintained.</p> <p>5. The “green roadways/corridors” or shelter belts of trees and bushes within the village must be protected and extended when new developments take place. These are shown on Map 5 and are listed in Appendix I Table iv.</p> <p>6. Existing hedgerows must be retained, especially those on the side of roads within the Parish. Sections of hedgerows should only be removed for public road and footpath access to development sites. Any damaged hedgerows must be replanted with native hedgerow species.</p>	<p>overriding circumstances, mitigation and compensation will be required to ensure there is no net loss of environmental value.</p>	<p>(iv) PROVIDE EFFECTIVE SCREENING TO NEIGHBOURING USES WHERE APPROPRIATE;</p> <p>(v) PROVIDE GOOD QUALITY LANDSCAPE TREATMENT TO ALL SITE BOUNDARIES THROUGH THE PROVISION OF PLANTED LANDSCAPE BUFFERS USING LOCALLY NATIVE SPECIES, PARTICULARLY WHERE THE SITE ABUTS THE EDGE OF THE BUILT AREA, OR A TRANSPORT CORRIDOR;</p> <p>(vi) UTILISE PLANT SPECIES WHICH ARE IN SYMPATHY WITH THE CHARACTER OF EXISTING VEGETATION IN THE GENERAL AREA AND AT THE SPECIFIC SITE;</p> <p>(vii) MAKE SATISFACTORY PROVISION FOR MAINTENANCE AND AFTERCARE OF NEW PLANTING AND RETAINED TREES, BOTH DURING CONSTRUCTION AND ONCE DEVELOPMENT IS COMPLETE;</p> <p>(viii) REVERSE HABITAT FRAGMENTATION AND SPECIES ISOLATION BY CREATING WILDLIFE HABITATS, RESTORING DEGRADED HABITATS OR CREATING NEW EFFECTIVE WILDLIFE CORRIDORS.</p> <p>AND MEET WHERE APPROPRIATE THE REQUIREMENTS OF POLICY BE1 AND</p>
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<p>7. New hedgerows are encouraged as boundary treatments around and within new developments.</p> <p>8. Existing sandstone walls, including those which are part of hedgerows, must be retained and kept in good order.</p> <p>9. Within the Conservation Area, general boundary features should be in keeping with the existing character of the immediate area and should include conservation of existing or inclusion of new red sandstone walling and black and white railings ("Cheshire railings"). Suburban style garden boundaries will be resisted. Outside the Conservation Area open plan gardens will be permitted.</p> <p>10. Features that suburbanise the landscape such as close boarded fencing, kerbs, signage and lighting are inappropriate and should be avoided.</p> <p>11. The rural character of the lanes adjoining new developments must be protected, for</p>		<p>POLICIES NE1, NE2 AND NE3 AS APPROPRIATE TO THE SITE.</p> <p>TREES AND WOODLAND</p> <p>Policy NE9</p> <p>DEVELOPMENT WILL NOT BE ALLOWED WHICH WOULD NECESSITATE THE FELLING OF OR WOULD ENDANGER TREES, GROUPS OF TREES, WOODLANDS, TREES PROTECTED BY A TREE PRESERVATION ORDER, OR IDENTIFIED AS ANCIENT WOODLANDS OR IN A CONSERVATION AREA WHERE THESE MAKE A CONTRIBUTION TO THE CHARACTER OF A SITE OR LOCALITY, OR TO NATURE CONSERVATION UNLESS THE REMOVAL OF ONE OR MORE TREES WOULD:</p> <p>(i) BE IN THE INTERESTS OF GOOD ARBORICULTURAL PRACTICE; OR;</p> <p>(ii) THE DESIRABILITY OF THE PROPOSED DEVELOPMENT OUTWEIGHS THE AMENITY VALUE OF THE PROTECTED TREES.</p> <p>WHERE THE COUNCIL PERMIT THE REMOVAL OF ONE OR MORE TREES WHICH MAKE A CONTRIBUTION TO THE CHARACTER OF A SITE OR LOCALITY IT</p>
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<p>example by minimising signage and lighting, and not altering existing boundary features.</p> <p>12. Existing water courses and wetland features such as ponds should be retained to enhance local biodiversity.</p> <p>B. <u>Views</u></p> <p>13. Important views out of and into the village must be retained. These views, updated from the Village Design Statement, are listed in Appendix I Table (i) and identified on Map 4 below. Where developments are in close proximity to open areas of countryside, they must be designed to limit adverse impacts on visual links to the countryside from within the development and from the public roads and open spaces.</p> <p>C. <u>Green Spaces</u></p> <p>14. Existing green spaces within the village must be retained. The protected Local Green Spaces (under paragraphs 76-78 of the NPPF)</p>		<p>MAY REQUIRE THAT NEW TREES BE PLANTED OF LOCALLY NATIVE SPECIES ON OR NEAR THE SITE.</p> <p>TREES THAT ARE TO BE RETAINED, AS PART OF A DEVELOPMENT SHOULD BE PROTECTED FROM DAMAGE DURING THE COURSE OF THAT DEVELOPMENT.</p> <p>SAFEGUARDING AND IMPROVING THE QUALITY OF THE ENVIRONMENT</p> <p>Policy BE1</p> <p>PROPOSALS FOR ALL NEW DEVELOPMENT WILL BE EXPECTED TO ACHIEVE A HIGH STANDARD OF DESIGN. TO SAFEGUARD THE QUALITY OF THE EXISTING BUILT ENVIRONMENT AND, WHEREVER POSSIBLE IMPROVE AND ENHANCE THE ENVIRONMENT ALL DEVELOPMENT WILL BE ASSESSED AGAINST THE FOLLOWING CONSIDERATIONS; WHERE THEY ARE RELEVANT TO THE DEVELOPMENT:</p> <p>(xi) IT SHOULD TAKE FULL ACCOUNT OF THE CHARACTERISTICS OF THE DEVELOPMENT SITE, ITS RELATIONSHIP WITH ITS SURROUNDINGS, AND WHERE APPROPRIATE VIEWS INTO, OVER AND OUT OF THE SITE. THIS SHOULD BE ACHIEVED THROUGH ITS SITING, SCALES,</p>
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<p>are identified on Map 6 below and listed in Table (ii) Appendix I.</p> <p>15. Outdoor Sports and Leisure Land is identified on Map 7 below and listed in Table (iii) Appendix IV. New developments must include the provision of open green spaces easily accessible to the public.</p> <p>16. Allotment spaces must be made available where possible.</p>		<p>LAYOUT, DENSITY, DESIGN AND LANDSCAPE TREATMENT;</p> <p>(xii) IT SHOULD BE COMPATIBLE WITH THE LOCAL CHARACTER, AND ENCOURAGE LOCAL DISTINCTIVENESS THROUGH USE OF BUILDING MATERIALS, ARCHITECTURAL DETAILING, FLOORScape AND BOUNDARY TREATMENT (REFERENCE SHOULD BE MADE TO ANY RELEVANT VILLAGE DESIGN STATEMENT);</p> <p>(xiii) THERE SHOULD BE ADEQUATE PROVISION FOR AMENITY AND OPEN SPACE;</p>
<p>Policy TEH2 - Settlement Pattern</p> <p>All new developments will be required to demonstrate consideration of the following settlement pattern principles:</p> <p>A. Tarporley's Conservation Area must be retained, and any development within it (whether new or to existing buildings) must preserve and enhance that area.</p>	<p>ENV 5</p> <p>Historic environment</p> <p>Development should safeguard or enhance both designated and non-designated heritage assets and the character and setting of areas of acknowledged significance. The degree of protection afforded to a heritage asset will reflect its position within the hierarchy of designations.</p> <p>Development will be required to respect and respond positively to designated heritage assets</p>	<p>SAFEGUARDING AND IMPROVING THE QUALITY OF THE ENVIRONMENT</p> <p>Policy BE1</p> <p>PROPOSALS FOR ALL NEW DEVELOPMENT WILL BE EXPECTED TO ACHIEVE A HIGH STANDARD OF DESIGN. TO SAFEGUARD THE QUALITY OF THE EXISTING BUILT ENVIRONMENT AND, WHEREVER POSSIBLE IMPROVE AND ENHANCE THE ENVIRONMENT ALL DEVELOPMENT WILL BE ASSESSED AGAINST THE FOLLOWING</p>

<p>B. In keeping with the majority of Tarporley's residential developments, new residential developments should be limited to small to medium numbers of dwellings, and individual schemes should not exceed 20 dwellings on each site – see Policy TH2.</p> <p>C. Layouts of houses should be in small clusters to promote a sense of community.</p> <p>D. Wherever possible developers should construct vehicular exit routes out of the village which avoid The High Street.</p> <p>E. No new separate dwellings should be built in existing gardens in the Conservation Area or in small residential gardens under 1/3 acre (0.12 ha).</p>	<p>and their settings, avoiding loss or harm to their significance.</p>	<p>CONSIDERATIONS; WHERE THEY ARE RELEVANT TO THE DEVELOPMENT:</p> <p>(xi) IT SHOULD TAKE FULL ACCOUNT OF THE CHARACTERISTICS OF THE DEVELOPMENT SITE, ITS RELATIONSHIP WITH ITS SURROUNDINGS, AND WHERE APPROPRIATE VIEWS INTO, OVER AND OUT OF THE SITE. THIS SHOULD BE ACHIEVED THROUGH ITS SITING, SCALES, LAYOUT, DENSITY, DESIGN AND LANDSCAPE TREATMENT;</p> <p>(xii) IT SHOULD BE COMPATIBLE WITH THE LOCAL CHARACTER, AND ENCOURAGE LOCAL DISTINCTIVENESS THROUGH USE OF BUILDING MATERIALS, ARCHITECTURAL DETAILING, FLOORScape AND BOUNDARY TREATMENT (REFERENCE SHOULD BE MADE TO ANY RELEVANT VILLAGE DESIGN STATEMENT);</p> <p>(xiii) THERE SHOULD BE ADEQUATE PROVISION FOR AMENITY AND OPEN SPACE;</p> <p>(xiv) IT SHOULD CREATE DIRECT AND INTEGRATED ROUTES THROUGH THE SITE WHICH PROVIDE EASY ACCESS TO THE EXISTING STREET NETWORK, NEARBY FACILITIES AND PUBLIC TRANSPORT;</p>
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		(xv) IT SHOULD ENSURE THAT STREETS, SPACES, PEDESTRIAN AND CYCLE ROUTES, AND CAR PARKING AREAS ARE OVER LOOKED BY BUILDINGS TO ALLOW FOR NATURAL SURVEILLANCE AND THAT THE DESIGN AND LAYOUT OF BUILDINGS PROMOTE COMMUNITY SAFETY AND DETER VANDALISM AND CRIME;
<p>Policy TEH3 – Design</p> <p>All new developments and alterations to existing properties will be required to demonstrate consideration of the following design principles and the detailed guidance contained within the Village Design Statement:</p> <p>General Principles</p> <p>A. Reduction of visual impact should be a key consideration when designing buildings.</p> <p>B. Sites should be planned so that light pollution is kept to a minimum and lighting at</p>	<p>ENV 6</p> <p>High quality design and sustainable construction</p> <p>The Local Plan will promote sustainable, high quality design and construction.</p> <p>Development should, where appropriate:</p> <p>Respect local character and achieve a sense of place through appropriate layout and design</p> <p>Provide high quality public realm</p> <p>Be sympathetic to heritage, environmental and landscape assets</p> <p>Ensure ease of movement and legibility, with priority for pedestrians and cyclists</p> <p>Promote safe, secure environments and access routes</p> <p>Make the best use of high quality materials</p>	<p>SAFEGUARDING AND IMPROVING THE QUALITY OF THE ENVIRONMENT</p> <p>Policy BE1</p> <p>PROPOSALS FOR ALL NEW DEVELOPMENT WILL BE EXPECTED TO ACHIEVE A HIGH STANDARD OF DESIGN. TO SAFEGUARD THE QUALITY OF THE EXISTING BUILT ENVIRONMENT AND, WHEREVER POSSIBLE IMPROVE AND ENHANCE THE ENVIRONMENT ALL DEVELOPMENT WILL BE ASSESSED AGAINST THE FOLLOWING CONSIDERATIONS; WHERE THEY ARE RELEVANT TO THE DEVELOPMENT:</p> <p>(i) IT SHOULD NOT HAVE A SIGNIFICANTLY DETRIMENTAL EFFECT ON THE AMENITIES OF THE PEOPLE LIVING NEARBY BY REASON OF OVERSHADOWING, OVERLOOKING,</p>

<p>pavement level, rather than overhead street lights is encouraged.</p> <p>C. Slate or plain tiles should be used for roofing purposes. Roofs should be pitched at not less than 35°. Garages should have pitched roofs.</p> <p>D. Incorporation of a mix of uses in the overall development is encouraged.</p> <p>New Residential Development</p> <p>E. A mix of housing types and sizes is encouraged within each development, to provide variety in shapes and styles (rather than uniform, “off the shelf” house types) and to provide a mix of tenures.</p> <p>F. The height of dwellings, away from High Street, should not be more than 2 storeys.</p>	<p>Provide for the sustainable management of waste</p> <p>Promote diversity and a mix of uses</p> <p>Incorporate energy efficiency measures and provide for renewable energy generation either on site or through carbon offsetting measures</p> <p>Mitigate and adapt to the predicted effects of climate change</p> <p>Meet applicable nationally described standards for design and construction.</p>	<p>VISUAL IMPACT, NOISE AND DISTURBANCE, ODOUR OR IN ANY OTHER MATERIAL WAY;</p> <p>(ii) IT SHOULD NOT HARM THE FEATURES OR AREAS OF PARTICULAR HISTORIC, ARCHAEOLOGICAL, NATURE CONSERVATION, GEOLOGICAL, GEOMORPHOLOGICAL OR LANDSCAPE VALUE (REF POLICY NE1);</p> <p>(iii) IT SHOULD NOT GENERATE SUFFICIENT TRAFFIC TO CAUSE NUISANCE OR DANGER NOR REQUIRE ANY MAJOR IMPROVEMENT OF THE ROAD NETWORK AND PARKING PROVISION AT UNACCEPTABLE PUBLIC EXPENSE (REF POLICY T14). IN ADDITION A TRANSPORTATION ASSESSMENT MAY BE REQUIRED (REF POLICY T2).</p> <p>(iv) IF UTILITY SERVICES ARE REQUIRED THEY SHOULD BE AVAILABLE OR CAPABLE OF BEING PROVIDED AT ECONOMIC COST.</p> <p>(v) IT SHOULD NOT PREJUDICE THE LONG TERM PLANNING OF THE AREA.</p> <p>(vi) IT SHOULD NOT PREJUDICE THE DEVELOPMENT OF MINERAL RESOURCES.</p>
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<p>G. The design of dwellings should not be limited to traditional house styles, although designs should respect their context and the use of locally appropriate materials is preferred. Where styles are not traditional, they will need to demonstrate exceptional innovative design or excellence in environmental sustainability (see Paragraph 55 of the NPPF)</p> <p>H. The construction of dwellings should demonstrate consideration of energy conservation. Resource efficiency measures such as water butts fed from roofs and sustainable low carbon technologies such as solar panels are encouraged where these do not adversely affect the character and appearance of the historic environment in the Conservation Area.</p> <p>I. Away from High Street, dwellings should have front gardens and be of sufficient size that shrubs and small trees can be planted.</p> <p>J. Where houses are built in terraces, and in properties with no side access to the rear, designated covered structures should be integrated into designs to support occupiers keeping their recycling bins at the front of their dwellings.</p>		<p>(vii) IT SHOULD NOT INCREASE LAND, AIR, NOISE, LIGHT OR WATER POLLUTION TO UNACCEPTABLE LEVELS AND WHERE POSSIBLE SHOULD REDUCE LEVELS.</p> <p>(viii) IT SHOULD NOT USE THE BEST AND MOST VERSATILE AGRICULTURAL LAND UNLESS THERE IS NO OTHER SUITABLE SITE FOR THE PARTICULAR PURPOSE.</p> <p>(ix) IT SHOULD NOT ADVERSELY AFFECT THE OPERATION OF IMPORTANT RECREATIONAL AND TOURIST FACILITIES.</p> <p>(x) ON SITES WHICH HAVE PREVIOUSLY BEEN DEVELOPED, NEW DEVELOPMENT PROPOSALS SHOULD MAKE USE OF EXISTING SUITABLE BUILDING MATERIALS WHEREVER POSSIBLE FOR APPROPRIATE USES IN ORDER TO RE-USE RECYCLABLE MATERIALS AND REDUCE THE AMOUNT OF IMPORTED MATERIALS.</p> <p>(xi) IT SHOULD TAKE FULL ACCOUNT OF THE CHARACTERISTICS OF THE DEVELOPMENT SITE, ITS RELATIONSHIP WITH ITS SURROUNDINGS, AND WHERE APPROPRIATE VIEWS INTO, OVER AND OUT OF THE SITE. THIS SHOULD BE ACHIEVED THROUGH ITS SITING, SCALES, LAYOUT, DENSITY, DESIGN AND LANDSCAPE TREATMENT;</p>
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<p>Development within or adjacent to the Conservation Area</p> <p>K. Designs should be sympathetic to the character setting of nearby historic buildings and the Conservation Area.</p> <p>L. Windows and doors that form part of the street scene in the centre of the village must respect traditional proportions and styles. For example large picture windows are not encouraged and 6 panel wooden doors with fan lights are preferred. If porches are provided they should be small and simple in design.</p>		<p>(xii) IT SHOULD BE COMPATIBLE WITH THE LOCAL CHARACTER, AND ENCOURAGE LOCAL DISTINCTIVENESS THROUGH USE OF BUILDING MATERIALS, ARCHITECTURAL DETAILING, FLOORScape AND BOUNDARY TREATMENT (REFERENCE SHOULD BE MADE TO ANY RELEVANT VILLAGE DESIGN STATEMENT);</p> <p>(xiii) THERE SHOULD BE ADEQUATE PROVISION FOR AMENITY AND OPEN SPACE;</p> <p>(xiv) IT SHOULD CREATE DIRECT AND INTEGRATED ROUTES THROUGH THE SITE WHICH PROVIDE EASY ACCESS TO THE EXISTING STREET NETWORK, NEARBY FACILITIES AND PUBLIC TRANSPORT;</p> <p>(xv) IT SHOULD ENSURE THAT STREETS, SPACES, PEDESTRIAN AND CYCLE ROUTES, AND CAR PARKING AREAS ARE OVER LOOKED BY BUILDINGS TO ALLOW FOR NATURAL SURVEILLANCE AND THAT THE DESIGN AND LAYOUT OF BUILDINGS PROMOTE COMMUNITY SAFETY AND DETER VANDALISM AND CRIME;</p> <p>(xvi) IT SHOULD INCORPORATE ADEQUATE ARRANGEMENTS FOR ACCESS, SERVICING AND IN PARTICULAR</p>
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		<p>PROVISION SHOULD BE MADE FOR SAFE VEHICULAR ACCESS AND EGRESS ARRANGEMENTS AND SAFE PEDESTRIAN ACCESS;</p> <p>(xvii) IT SHOULD ENSURE THAT THE NEEDS OF PEOPLE WITH DISABILITIES ARE CONSIDERED (POLICY T15);</p> <p>(xviii) IT SHOULD RETAIN IMPORTANT TREES, HEDGEROWS AND OTHER VALUABLE LANDSCAPE FEATURES AND TAKE OPPORTUNITIES TO ENHANCE THE WILDLIFE POTENTIAL OF THE SITE, WHEREVER PRACTICABLE;</p> <p>(xix) IT SHOULD ACHIEVE THE HIGHEST PRACTICABLE DEGREE OF ENERGY AND WATER EFFICIENCY (REF POLICY NE16) THROUGH ITS BUILDING TYPE, LAYOUT, ORIENTATION AND LOCATIONS;</p> <p>(xx) IN LARGE NEW DEVELOPMENTS, SUFFICIENT PROVISION FOR THE INSTALLATION OF TELECOMMUNICATIONS SYSTEMS SHOULD BE PROVIDED UNDERGROUND THROUGH THE LAYING OF ADEQUATE DUCTING TO MEET REASONABLY FORSEEABLE DEMANDS.</p> <p>(xxi) IN NEW RESIDENTIAL DEVELOPMENTS, IT SHOULD HELP</p>
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		<p>CREATE MIXED AND INCLUSIVE COMMUNITIES WHICH OFFER A CHOICE OF HOUSING TO MEET THE NEEDS OF THOSE IN THE COMMUNITY (REF POLICY H13).</p> <p>(xxii) IT SHOULD INCORPORATE, WHERE POSSIBLE, ON-SITE RENEWABLE ENERGY PRODUCTION.</p>
<p>Policy TEH4 – Protecting Heritage Assets</p> <p>Designated and non-designated heritage assets enhance local distinctiveness and should be preserved in a manner appropriate to their significance. All development should seek to protect and, where possible enhance, both designated and non-designated heritage assets and historic landscape character, and put in place measures to avoid or minimise impact or mitigate damage.</p>	<p>ENV 5</p> <p>Historic environment</p> <p>The Local Plan will protect the borough's unique and significant heritage assets through the protection and identification of designated and non-designated heritage assets* and their settings.</p> <p>Development should safeguard or enhance both designated and non-designated heritage assets and the character and setting of areas of acknowledged significance. The degree of protection afforded to a heritage asset will reflect its position within the hierarchy of designations.</p> <p>Development will be required to respect and respond positively to designated heritage assets and their settings, avoiding loss or harm to their significance. Proposals that involve securing a viable</p>	<p>HISTORIC ENVIRONMENT - LISTED BUILDINGS</p> <p>Policy BE5</p> <p>PROPOSALS FOR THE DEVELOPMENT OF LAND WHICH RESULT IN DECAY, DESTRUCTION OR DAMAGE TO BUILDINGS AND STRUCTURES OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST OR THEIR SETTINGS INCLUDING ANY CURTILAGE BUILDINGS WILL NOT BE ALLOWED.</p> <p>HISTORIC ENVIRONMENT - CONSERVATION AREAS</p> <p>Policy BE10</p> <p>WITHIN DESIGNATED CONSERVATION AREAS LISTED BELOW, AND AS SHOWN ON THE PROPOSALS MAP, AND</p>

	<p>future use or improvement to an asset on the Heritage at Risk register will be supported.</p> <p>Development which is likely to have a significant adverse impact on designated heritage assets and their settings which cannot be avoided or where the heritage asset cannot be preserved in situ will not be permitted.</p> <p>Where fully justified and assessed, the Council may consent to the minimal level of enabling development consistent with securing a building's future in an appropriate viable use.</p> <p>Development in Chester should ensure the city's unique archaeological and historic character is protected or enhanced.</p> <p>*Heritage assets are defined as a building, monument, site, place, structure, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and non-designated heritage assets identified in the Cheshire Historic Environment Record, including local assets.</p>	<p>INCLUDING ANY CONSERVATION AREAS THAT ARE SUBSEQUENTLY DESIGNATED OR REVISED WITH EFFECT FROM THE DATE OF SUCH DESIGNATIONS OR REVISION, DEVELOPMENT SHOULD PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA.</p> <p>TARPORLEY</p> <p>DEVELOPMENT OF SITES OUTSIDE THE CONSERVATION AREA</p> <p>Policy BE11</p> <p>PROPOSALS FOR DEVELOPMENT ON SITES WHICH LIE OUTSIDE THE CONSERVATION AREA BUT WHICH WOULD AFFECT ITS SETTING OR VIEWS IN OR OUT OF THE AREA, WILL BE ALLOWED PROVIDED THEY PRESERVE OR ENHANCE THE CHARACTER OR APPEARANCE OF THE CONSERVATION AREA.</p>
Housing	<p>STRAT 1</p> <p>Sustainable development</p>	None

	<p>The Local Plan seeks to enable development that improves and meets the economic, social and environmental objectives of the borough in line with the presumption in favour of sustainable development. Proposals that are in accordance with relevant policies in the Plan and support the following sustainable development principles will be approved without delay, unless material considerations indicate otherwise:</p> <p>Mitigate and adapt to the effects of climate change, ensuring development makes the best use of opportunities for renewable energy use and generation.</p> <p>Provide for mixed-use developments which seek to provide access to homes, employment, retail, leisure, sport and other facilities, promoting healthy and inclusive communities whilst reducing the need to travel.</p> <p>Locate new housing, with good accessibility to existing or proposed local shops, community facilities and primary schools and with good connections to public transport</p> <p>STRAT 2</p> <p>Strategic development</p> <p>The Local Plan will promote strong, prosperous and sustainable communities by delivering ambitious development targets whilst protecting the high</p>	
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	<p>quality environment that contributes to the attractiveness and success of Cheshire West and Chester as a place to live and work.</p> <p>Over the period of 2010 to 2030 the Plan will deliver at least:</p> <p>22,000 new dwellings</p> <p>365 hectares of land for employment development to meet a range of types and sizes of site</p> <p>Development will be brought forward in line with the following settlement hierarchy:</p> <ol style="list-style-type: none"> 1. The majority of new development will be located within or on the edge of the city of Chester and towns of Ellesmere Port, Northwich and Winsford to maximise the use of existing infrastructure and resources and allow homes, jobs and other facilities to be located close to each other and accessible by public transport. 2. To maintain the vitality and viability of rural areas, an appropriate level of new development will be brought forward to support new homes and economic and social development. <p>Development will be focused in the key service centres of Cuddington and Sandiway, Farndon, Frodsham, Helsby, Kelsall, Malpas, Neston and Parkgate, Tarporley, Tattenhall and Tarvin, which represent the most sustainable rural locations.</p>	
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	<p>STRAT 8</p> <p>Rural Area</p> <p>Within the rural area the Council will support development that serves local needs in the most accessible and sustainable locations to sustain vibrant rural communities.</p> <p>Within the rural area provision will be made for at least 4,200 new dwellings and 10ha of additional land for employment development.</p> <p>Development should be appropriate in scale and design to conserve each settlement's character and setting.</p> <p>The settlements listed below are identified as key service centres for surrounding areas which provide a good range of facilities and services and will be the focus for new development in the rural area. The key service centres will accommodate at least the amount of residential development set out below.</p> <p>Tarporley 300 dwellings</p> <p>...</p> <p>Development should not exceed the capacity of existing services and infrastructure unless the required improvements can be made.</p>	
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<p>Policy TH1 – Supporting New Development within the Settlement Boundary</p> <p>Within the defined settlement boundary for Tarporley (see Map 8 below) at least 300 net new homes and other development appropriate to the key service centre will be provided over the plan period up to 2030.</p> <p>In the wider rural area the sensitive adaptation and re-use of redundant or disused rural buildings for small scale housing schemes may also be acceptable where buildings are of permanent construction, and their re-use would lead to an enhancement to the immediate setting.</p> <p>A site allocation, TH1/1 Former Royal British Legion Site is identified on Map 9 below for a mix of uses including new housing.</p> <p>Development proposals over and above 300 houses, may be permitted if:</p>	<p>STRAT 8 Rural Area – as above.</p>	<p>None</p>
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<p>A. Significant community benefit is provided, through facilitating the relocation and delivery of major community facilities from the village centre to the outskirts in line with Policy TIFC3, and</p> <p>B. Within or adjoining the settlement boundary proposals are brought forward under a community right to build order or neighbourhood development order.</p>		
<p>Proposal TH1 /1 Site Allocation – Royal British Legion Site, Tarporley</p> <p>The site of the Royal British Legion Hall and associated car park as shown on Map 9 below is allocated for new development. Proposals should include an appropriate mix of the following uses:</p> <ul style="list-style-type: none"> Housing development Car parking – Car parking is a significant issue for the community so no loss in the number of spaces from the existing car park would be permitted to maintain safe vehicular access to the Tarporley 	<p>STRAT 8 Rural Area – as above.</p> <p>SOC 5</p> <p>Health and well-being</p> <p>In order to meet the health and well-being needs of our residents proposals will be supported that:</p> <p>provide new or improved health facilities across the borough, particularly in areas of recognised need</p> <p>support improved links to healthcare in rural areas</p> <p>promote safe and accessible environments and developments with good access by walking, cycling and public transport</p> <p>support opportunities to widen and strengthen the borough’s cultural, sport, recreation and leisure offer</p>	<p>None</p>

<p>Church of England Primary School, bowling green and allotments;</p> <ul style="list-style-type: none"> Education use – Consideration should be given to supporting a possible expansion of the Tarporley Church of England Primary School. 	<p>consider the specific requirements of different groups in the community (e.g. families with children, older people, people with disabilities, service families) in all relevant development</p> <p>work to reduce poverty and deprivation across the borough, particularly in areas of identified need</p> <p>promote high quality greenspace, and access to this across the borough, particularly in areas of recognised need.</p> <p>Development that gives rise to significant adverse impacts on health and quality of life (e.g. soil, noise, water, air or light pollution, and land instability, etc) including residential amenity, will not be allowed.</p> <p>SOC 6</p> <p>Open space, sport and recreation</p> <p>The Council will seek to protect, manage and enhance existing open spaces, sport and recreation facilities to provide a network of diverse, multi-functional open spaces.</p> <p>Proposals will be supported that:</p> <p>Improve the quality and quantity of accessible open space, sport and recreation facilities in the local area</p> <p>Provide innovative solutions to improving the network of existing open spaces, increase</p>	
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	<p>accessibility to green corridors, and enhance biodiversity</p> <p>Improve access to open space for disabled people, pedestrians and children's play facilities</p> <p>Proposals on existing open space, sport and recreation facilities will only be permitted where:</p> <p>A. Equivalent or better replacement quality and quantity open space, sport or recreation facilities will be provided in a suitable location; or</p> <p>B. An assessment has clearly demonstrated the site to be surplus for its current open space, sport or recreation function;</p> <p>And</p> <p>C. It could not fulfil other unsatisfied open space, sport or recreation needs;</p> <p>And</p> <p>D. In circumstances where the open space, sport or recreation facility has been demonstrated to be surplus to need for that function in accordance with part C of this policy any proposed replacement will remedy a deficiency in another type of open space, sport or recreation facility in the local area; or</p> <p>E. The development will be incidental to the use of the open space, sport or recreation facility.</p>	
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	<p>Development will be required to incorporate or contribute towards the provision of an appropriate level and quality of open space, sport and recreation provision.</p> <p>ENV 3 Green Infrastructure – as above.</p>	
<p>Policy TH2 – Scale of New Housing Development</p> <p>Development proposals for housing schemes of up to 20 dwellings will be supported within the settlement boundary of Tarporley village, subject to Policy TH1, and the overall figure of at least 300 houses.</p> <p>No development of 5 or more dwellings will be permitted on a site adjacent to one that has previously been granted planning permission for housing of 5 or more dwellings until at least 5 years has passed since the occupation of the last dwelling on the adjacent site.</p> <p>Exceptions may be permitted where additional housing development involves any of the following:</p>	STRAT 8 Rural Area – as above.	None

<p>A. The redevelopment of brownfield land and any assets of environmental value on the site are protected and enhanced; or</p> <p>B. The sensitive conversion of existing buildings; or</p> <p>C. Schemes delivering major health, community facilities, open space or sports provision for the village where market housing is required as part of enabling development to support the viability and delivery of these facilities; or</p> <p>D. Affordable housing-led 'exception' schemes where it can be demonstrated that a small subsidiary element of market housing is essential to enable the delivery of affordable housing to meet local needs.</p>		
<p>Policy TH3 - Housing Mix and Densities</p> <p>In accordance with Cheshire West and Chester Local Plan (Part One) Strategic Policies Policy SOC3 Housing Mix and Type, new housing developments must contain a balanced mixture of house types and sizes.</p>	<p>SOC 3</p> <p>Housing mix and type</p> <p>In order to support mixed, balanced and sustainable communities, the Council will seek to provide a mix of housing types, tenures and sizes of both market and affordable housing. Proposals for new housing should take account of the needs of that particular area and especially of:</p>	<p>None</p>

<p>Developments should meet the needs of first time buyers and older people and include a proportion of smaller 1 to 2 bedroomed properties. In order to facilitate this, developments of 5 or more dwellings should have a maximum average gross internal floor area of 130 square metres per dwelling.</p> <p>Development densities should be no greater than 25 dwellings per hectare on greenfield sites. However developments within the built up area of Tarporley may exceed this figure if it can be demonstrated that they are in keeping with surrounding development and prevailing character.</p>	<p>the provision of small family homes to assist households into home ownership and for older people who may wish to downsize.</p> <p>the provision of a range of accommodation types to meet the long term needs of older people.</p> <p>This could include the provision of Lifetime Homes, bungalows and extra care housing.</p> <p>The Council will support the provision of specialised student accommodation within Chester in appropriate, accessible locations, convenient for the facilities at the University of Chester.</p> <p>The Council will work with organisations such as Community Land Trusts to help bring forward land and schemes for self-build groups and individuals.</p>	
<p>Policy TH4 - Affordable Housing</p> <p>In accordance with Cheshire West and Chester Local Plan (Part One) Strategic Policies 30% of new development will be required to be affordable homes on developments of three dwellings or more or which comprise an area of 0.1 hectares or more.</p> <p>Affordable housing will be required to contribute towards meeting the affordable housing needs of the community in terms of types and sizes of dwelling, levels of affordability, and mix of tenures.</p>	<p>SOC 1</p> <p>Delivering affordable housing</p> <p>Affordable homes will be sought within all new residential development, including as part of mixed use schemes on sites that:</p> <p>in the urban areas have a capacity for ten or more dwellings or comprise an area of 0.3 hectares or more; and</p> <p>in the rural areas have a capacity of three or more dwellings or comprise an area of 0.1 hectares or more.</p>	<p>None</p>

<p>Affordable housing should be allocated to those with a local connection as defined in Table 1 below.</p> <p>Affordable housing should be fully integrated (i.e. “pepper potted”) with market housing in new development and should only be provided off-site or located away from other housing types within a development scheme in exceptional circumstances and where it can be robustly justified.</p> <p>In relation to “Affordable Rental Units”, due to the very high value of the market in Tarporley, the rent should be set at the Local Housing Allowance level. In terms of “Shared Ownership Units” the rent charged on the retained equity should be equal to 2% pa because of the gap between build cost and market value in Tarporley. Shared ownership units are to be offered with a range of share from 25% to 75%.</p> <p>Viability issues will be taken into consideration where schemes can demonstrate delivery of other major community benefits such as those associated with Policies TH1, TH2 and TIFC3.</p> <p>These target thresholds will be considered on a site by site basis and will be reviewed overall as part of</p>	<p>Affordable housing provision will be sought on site unless there are exceptional circumstances which can be demonstrated to justify off site contributions.</p> <p>The Council will seek to maximise the proportion of affordable housing provided up to a target of 30%. Within this target, the proportion, type, tenure and size of affordable housing sought in each case will depend on site specific circumstances and the overall effect on the viability of the scheme and will take account of the most up to date assessment of affordable housing needs.</p> <p>Where scheme viability may be affected and where proposals do not meet the identified proportion, mix and type of affordable housing, then applicants will be expected to justify any alternative proposals through the submission of a full open book viability appraisal.</p> <p>Affordable housing must be dispersed throughout the site unless there are specific circumstances or benefits that warrant otherwise. Market and affordable homes on sites should be indistinguishable and achieve the same high quality design.</p> <p>Affordable housing should include provisions to remain at an affordable price for future households or for the subsidy to be recycled to enable the delivery of new or additional affordable housing.</p>	
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<p>the proposed review of the Neighbourhood Plan within 5 years.</p> <p>These requirements will be a condition of any planning permission.</p>	<p>New and innovative ways to provide affordable housing will be encouraged, along with the re-use of long term empty homes.</p>	
<p>Policy TH5 - Housing for Older People</p> <p>New housing will be encouraged which is designed to meet older peoples' needs, either as part of mixed developments or as separate schemes.</p> <p>In suitable locations proposals for nursing homes and other older persons' accommodation will be supported in principle.</p>	<p>SOC 3</p> <p>Housing mix and type</p> <p>As above</p>	<p>None</p>
<p>Improving Facilities and Connections</p>	<p>STRAT 1</p> <p>Sustainable development</p> <p>The Local Plan seeks to enable development that improves and meets the economic, social and environmental objectives of the borough in line with the presumption in favour of sustainable development. Proposals that are in accordance with relevant policies in the Plan and support the following sustainable development principles will</p>	<p>Village Facilities</p> <p>RT6</p> <p>Proposals for the development of village facilities, e.g. village halls, community centres and recreational clubs, where they serve to improve provision and satisfy the needs of local people will be allowed. Where possible, such facilities should be located within settlement policy boundaries.</p>

	<p>be approved without delay, unless material considerations indicate otherwise:</p> <p>Mitigate and adapt to the effects of climate change, ensuring development makes the best use of opportunities for renewable energy use and generation.</p> <p>Provide for mixed-use developments which seek to provide access to homes, employment, retail, leisure, sport and other facilities, promoting healthy and inclusive communities whilst reducing the need to travel.</p> <p>Locate new housing, with good accessibility to existing or proposed local shops, community facilities and primary schools and with good connections to public transport</p> <p>Protect, enhance and improve the natural and historic environment whilst enhancing and restoring degraded and despoiled land, seeking opportunities for habitat creation.</p> <p>Encourage the use and redevelopment of previously developed land and buildings in sustainable locations that are not of high environmental value.</p> <p>Minimise the loss of greenfield land and high grade agricultural land.</p>	
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	<p>Support regeneration in the most deprived areas of the borough and ensure those reliant on non-car modes of transport can access jobs and services.</p> <p>Ensure the prudent use of our natural finite resources whilst promoting the re-use, recovery and recycling of materials.</p> <p>STRAT 10</p> <p>Transport and Accessibility</p> <p>In accordance with the key priorities for transport set out in the Local Transport Plan, development and associated transport infrastructure should:</p> <p>Provide and develop reliable and efficient transport networks that support sustainable economic growth in the borough and the surrounding area</p> <p>Reduce carbon emissions from transport and take steps to adapt our transport networks to the effects of climate change</p> <p>Contribute to safer and secure transport and promote forms of transport that are beneficial to health</p> <p>Improve accessibility to jobs and key services which help support greater equality of opportunity Ensure that transport helps improve quality of life and enhances the local environment</p> <p>In order to minimise the need for travel, proposals for new development should be located so as they</p>	
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	<p>are accessible to local services and facilities by a range of transport modes.</p> <p>New development will be required to demonstrate that:</p> <p>Additional traffic can be accommodated safely and satisfactorily within the existing, or proposed, highway network</p> <p>Satisfactory arrangements can be made to accommodate the additional traffic before the development is brought into use</p> <p>Appropriate provision is made for access to public transport and other alternative means of transport to the car</p> <p>Measures have been incorporated to improve physical accessibility and remove barriers to mobility, especially for disabled and older people. The safety of all road users should be taken into account in the design and layout of new developments.</p> <p>Opportunities to improve public transport facilities will be taken wherever possible, through improved services, interchange facilities and parking at railway stations. Developments that would generate significant amounts of movement should be accompanied by a Transport Assessment and Travel Plan, in accordance with Council guidance.</p>	
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	<p>New developments will be expected to provide adequate levels of car and cycle parking in accordance with the Council's parking standards, taking account of:</p> <p>The accessibility of the development</p> <p>The type, mix and use of the development</p> <p>The availability of, and opportunities for, public transport</p> <p>Local car ownership levels</p> <p>Parking provision should support the viability of town centres whilst minimising traffic congestion.</p> <p>Proposals should seek to maximise use of sustainable (low carbon) modes of transport, by incorporating high quality facilities for pedestrians, cyclists and public transport and where appropriate charging points for electric vehicles.</p> <p>Opportunities will be sought to extend and improve access to local footpath and cycle networks, including greenways, canal towpaths and the Public Rights of Way networks.</p> <p>Proposals for new industrial and warehousing development should maximise opportunities to transport products by non-road modes of transport.</p> <p>Sites alongside the Manchester Ship Canal, Weaver Navigation and rail network may be particularly suitable for freight use and these opportunities</p>	
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	<p>should be integrated into development proposals where feasible. Existing or potential freight movement opportunities will be safeguarded from development which could preclude continued or future freight use.</p> <p>Current and disused transport corridors and infrastructure, including roads, railway lines, sidings and stations, will be safeguarded from development which would preclude their future transport use.</p>	
<p>Policy TIFC1 - Provision and Protection of Facilities and Services</p> <p>Development which contributes towards the improvement of existing or provision of new community facilities and services such as education, health or other social provision will be supported provided that:</p> <p>A. It meets the needs of the population; and</p> <p>B. It is appropriate in terms of scale and design; and</p>	<p>SOC 5</p> <p>Health and well-being</p> <p>In order to meet the health and well-being needs of our residents proposals will be supported that:</p> <p>provide new or improved health facilities across the borough, particularly in areas of recognised need</p> <p>support improved links to healthcare in rural areas</p> <p>promote safe and accessible environments and developments with good access by walking, cycling and public transport</p> <p>support opportunities to widen and strengthen the borough's cultural, sport, recreation and leisure offer</p> <p>consider the specific requirements of different groups in the community (e.g. families with</p>	RT6 – as above

<p>C. Suitable developer contributions are provided.</p> <p>The change of use of existing facilities to other uses or redevelopment will not be permitted unless the following can be demonstrated:</p> <ol style="list-style-type: none"> 1. The proposal includes alternative provision, in a suitable location, of equivalent or enhanced facilities; and 2. Such sites must also be accessible to all by public transport, walking, cycling, by car and have adequate car parking; or 3. There is no longer a village need for the facility. 	<p>children, older people, people with disabilities, service families) in all relevant development</p> <p>work to reduce poverty and deprivation across the borough, particularly in areas of identified need</p> <p>promote high quality greenspace, and access to this across the borough, particularly in areas of recognised need.</p> <p>Development that gives rise to significant adverse impacts on health and quality of life (e.g. soil, noise, water, air or light pollution, and land instability, etc) including residential amenity, will not be allowed.</p>	
<p><u>Policy TIFC2 – Community Leisure Facility</u></p> <p>Development which contributes to the provision of new multi-purpose sport and recreation facilities will be supported provided that the proposal:</p>	<p>SOC 5 Health and Wellbeing– as above</p>	<p>RT6 = as above</p>

<p>A. Meets the needs of the current and future population of all ages;</p> <p>B. Is appropriate in terms of scale and design; and</p> <p>C. Is accessible to all.</p>		
<p>Policy TIFC3 - Relocation of Existing Facilities</p> <p>Proposals for the re-location of existing major community facilities to suitable locations outside the settlement boundary will be supported, where:</p> <p>A. The proposed relocation site adjoins the settlement boundary; and</p> <p>B. The relocation site is as close as possible to the village centre and would provide improved facilities, services and accessibility; and</p> <p>C. New development would provide improved health and / or major community facilities and services; and</p> <p>D. The former site is brought forward for new employment related development, parking,</p>	<p>SOC 5 Health and Wellbeing– as above</p>	<p>RT6 – as above</p>

<p>affordable or market value housing, open space and / or other community uses; and</p> <p>E. The proposed new development demonstrates community approval through a Neighbourhood Development Order or Community Right to Build Order.</p> <p>F. In any event there is a need to ensure that any developer contributions support investment in local healthcare provision in order to ensure that patients' needs continue to be met.</p>		
<p>Policy TIFC4 – Transportation, Car Parking and Accessibility</p> <p>All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment to be produced by an independent consultant. Developers will be required to identify the realistic level of traffic which development proposals are likely to generate, and to consider the impact of additional traffic on other road users and pedestrian safety. For residential developments of 10 or more units, schemes will be required to include proposals for the mitigation of adverse impacts and to implement improvements to transport and accessibility in Tarporley.</p> <p>Development which demonstrates and contributes to measures that reduce impacts on congestion and car</p>	<p>STRAT 10 Transport and Accessibility – as above</p>	<p>Travel Plans</p> <p>T20</p> <p>The Council will require travel plans to be produced in support of proposals for new development that will generate significant levels of traffic. Travel plans must demonstrate how the development will:</p> <ul style="list-style-type: none"> i. (i) reduce single occupancy vehicle trips to the site; ii. (ii) increase travel to the site by sustainable modes of transport through improvements to public transport, walking and cycling;

<p>parking in the centre of the village will be supported in principle.</p> <p>Proposals for improved traffic access to the High School will be supported.</p> <p>Where appropriate, new developments will be required to incorporate the following measures:</p> <p>A. Developments must be built with the provision of safe walking and cycling pathways of hard surface materials. They must be designed to provide easy access to the schools, shops and the services in the village centre without the need to use cars. These pathways should be of a standard suitable for people to ride mobility scooters and to push buggies and wheelchairs.</p> <p>B. Provision of cycle racks along the High Street.</p> <p>C. Linkages to public rights of way that extend out of the development into the surrounding countryside toward the existing public rights of way network and into open fields across which new paths should be established.</p>		<p>iii. (iii) reduce traffic impact and speeds through environmental traffic management;</p> <p>iv. (iv) improve road safety, particularly for pedestrians and cyclists.</p>
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<p>D. Existing footpaths within development sites must be retained. New ones should be created as links to existing footpaths and roadways and to the village centre.</p> <p>E. Two parking spaces per dwelling should be considered the minimum.</p>		
<p>Policy TIFC5 – Communications Infrastructure</p> <p>All new developments will be required to make provision for high speed broadband and latest communication network technologies.</p> <p>Improvement and development of new mobile telecommunication infrastructure will be supported provided that:</p> <p>A. Its design and placement is sympathetic to the village/local environment;</p> <p>B. Its design and siting does not impact on the village Conservation Area, historical features and buildings, visually sensitive landscape or views.</p>	<p>STRAT 11</p> <p>Infrastructure</p> <p>To ensure the delivery of infrastructure improvements, to secure the future of sustainable communities throughout Cheshire West and Chester, and meet the wider sustainability objectives of the borough, the Council will:</p> <p>support the provision of appropriate new infrastructure, including schemes intended to mitigate</p> <p>and adapt to climate change and any cross boundary schemes necessary to deliver the priorities</p> <p>of the Local Plan where this will have no significant adverse impact upon recognised environmental assets.</p>	

	<p>support measures to protect, enhance or improve access to existing facilities, services and amenities that contribute to the quality of life of residents, businesses and visitors, including access to information and communication technologies (ICT).</p> <p>facilitate the timely provision of additional facilities, services and infrastructure to meet identified needs, whether arising from new developments or existing community need, in locations that are appropriate and accessible.</p> <p>To facilitate the delivery of the above, new development will, where appropriate, be required to contribute towards the Council's identified infrastructure priorities in accordance with Circular 5/2005,</p> <p>Community Infrastructure Levy regulations or successor regulations/guidance.</p> <p>Other planning obligations will be directly related to the nature and potential impact of a development taking into account material considerations including viability of a development.</p> <p>The timing of provision of infrastructure and facilities will be carefully considered in order to ensure that appropriate provision is in place before development is occupied.</p>	
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Be Compatible with EU Obligations

The Submission Neighbourhood Plan is fully compatible with EU Obligations.

The Neighbourhood Plan has been subjected to an SEA Screening Assessment undertaken by Cheshire West and Chester Council.

The Submission Neighbourhood Plan is fully compatible with the European Convention on Human Rights. It has been prepared with full regard to national statutory regulation and policy guidance, which are both compatible with the Convention. The Plan has been produced in full consultation with the local community. The Plan does not contain policies or proposals that would infringe the human rights of residents or other stakeholders over and above the existing strategic policies at national and district-levels, as demonstrated below.

The Human Rights Act 1998 incorporated into UK law the European Convention on Human Rights (“The Convention”). The Convention includes provision in the form of Articles, the aim of which is to protect the rights of the individual.

Section 6 of the Act prohibits public bodies from acting in a manner, which is incompatible with the Convention. Various rights outlined in the Convention and its First Protocol are to be considered in the process of making and considering planning decisions, namely:

Article 1 of the First Protocol protects the right of everyone to the peaceful enjoyment of possessions. No one can be deprived of possessions except in the public interest and subject to the conditions provided by law and by the general principles of international law. The Submission Neighbourhood Plan is fully compatible with the rights outlined in this Article. Although the Submission Plan includes policies that would restrict development rights to some extent, this does not have a greater impact than the general restrictions on development rights provided for in national law, namely the Planning and Compulsory Purchase Act 2004 and the Localism Act 2011. The restriction of development rights inherent in the UK’s statutory planning system is demonstrably in the public interest by ensuring that land is used in the most sustainable way, avoiding or mitigating adverse impacts on the environment, community and economy.

Article 6 protects the right to a fair and public hearing before an independent tribunal in determination of an individual’s rights and obligations. The process for Neighbourhood Plan production is fully compatible with this Article, allowing for extensive consultation on its proposals at various stages, and an independent examination process to consider representations received.

Article 14 provides that “The enjoyment of the rights and freedoms set forth in ... [the] ... European Convention on Human Rights shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status.” The Town Council has developed the policies and proposals within the Plan in full consultation with the community and wider stakeholders to produce as inclusive a document as possible. In general, the policies and proposals will not have a discriminatory impact on any particular group of individuals.

