

Tarporley Submission Draft Neighbourhood Development Plan

Consultation Statement

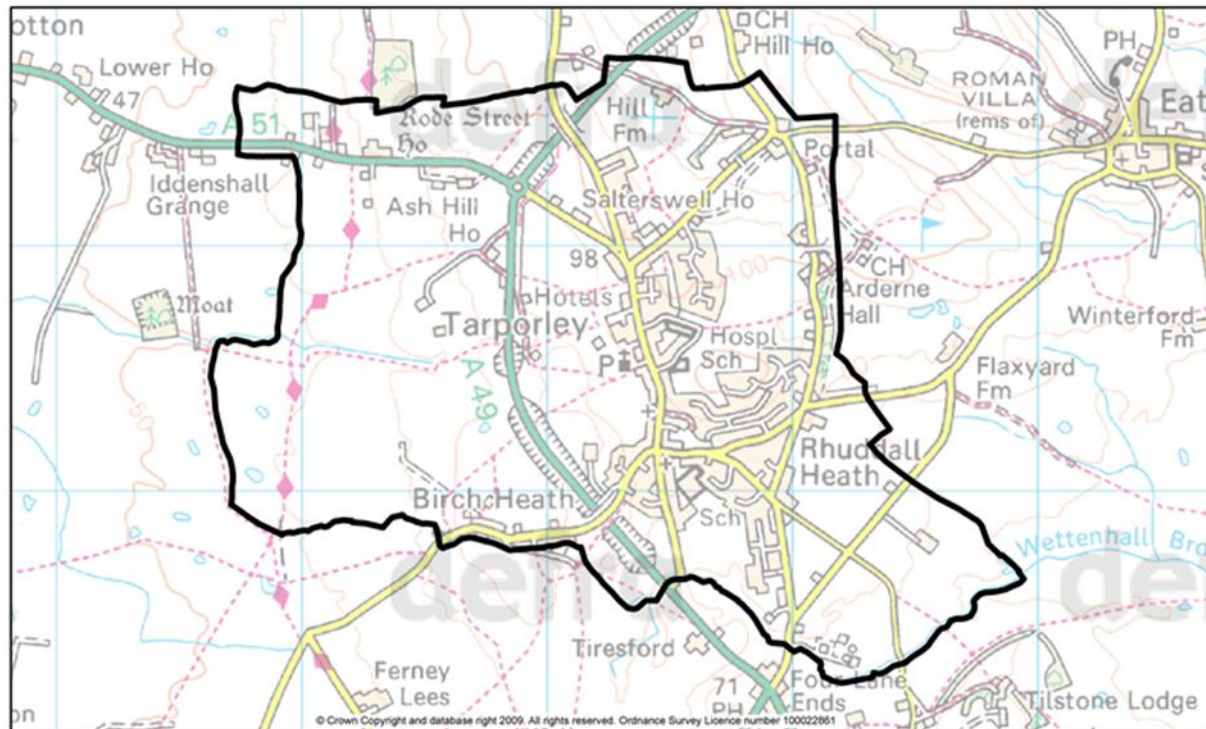
September 2015

Map 1 Tarporley Designated Neighbourhood Area

@Crown copyright and database rights [2015] Ordnance Survey 100055940

Tarporley Parish Council (Licensee) License number 100052402

Tarporley Parish



Source: 2001 Census Output Area boundaries. Crown Copyright.
Crown Copyright material is reproduced with the permission of the controller of HMSO
Produced by Oxford Consultants for Social Inclusion, www.ocsai.co.uk, May 2010



1.0 Introduction and Background

- 1.1 This Consultation Statement has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Paragraph 15 (2)¹ which defines a “consultation statement” as *a document which –*
- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;*
 - (b) explains how they were consulted;*
 - (c) summarises the main issues and concerns raised by the persons consulted; and*
 - (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.*
- 1.2 Tarporley Neighbourhood Development Plan has been prepared in response to the Localism Act 2011, which gives parish councils and other relevant bodies, new powers to prepare statutory Neighbourhood Plans to help guide development in their local areas. These powers give local people the opportunity to shape new development, as planning applications are determined in accordance with national planning policy and the local development plan, and neighbourhood plans form part of this Framework. Other new powers include Community Right to Build Orders whereby local communities have the ability to grant planning permission for new buildings.
- 1.3 In the autumn of 2011 Cheshire West and Chester Council applied for Government funding to support the Parish Council in producing a neighbourhood plan. On 5 March 2012 the Department for Communities and Local Government approved funding for Tarporley to prepare a neighbourhood plan as one of the Government’s “Front Runners”.
- 1.4 The Parish Council held an open meeting at the Community Centre on 19 March 2012 for people to hear about the Neighbourhood Planning process and to find out how to take part. About 130 people attended and a list was taken of all those who wanted to be involved. Meetings on 19 April and 2

¹ <http://www.legislation.gov.uk/ukxi/2012/637/contents/made>

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

2.0 Draft Neighbourhood Plan Development and Informal Public Consultation

2.1 On 20 June 2012 permanent membership of the Steering Committee was agreed. The Terms of Reference of the Steering Committee were agreed and these were published on the Neighbourhood Plan website². Four Theme Groups were established to consider the following key issues:

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

2.2 The Theme Groups and Steering Committee met on a regular basis to develop ideas and undertake research to support emerging policy areas for the Neighbourhood Plan. Minutes and background papers were made available at all stages of the Neighbourhood Plan development on the dedicated Neighbourhood Plan website.

2.3 The Parish Council formally applied to Chester West and Chester Council for Designation as a Neighbourhood Area on 19 November 2013 and the local authority published the application for 6 weeks consultation from 8 January 2014. The Neighbourhood Area was designated on 28 February 2014 and the designated Neighbourhood Area is shown on Map 1 above.

Questionnaire Survey, 2013

2.4 A Questionnaire Survey was undertaken between April and July of 2013. The questionnaire was distributed to all 1,176 households in the Parish of Tarporley, and to all local businesses to provide information about local employment issues. Of the 1176 questionnaires sent out, 567 were returned completed, giving a response rate of 51%, which is considered high. The corresponding response rate for businesses was 67%. Comparison with the 2011 Population Census indicated that the response was broadly representative of the Parish population as a whole in terms of age and housing

² <http://www.tarporleyplan.org.uk/>

tenure. The results have informed the development of the Draft Neighbourhood Plan for Tarporley, enabling the local community to take the lead in setting out what they value, what development is needed and what could be changed for the better in the village and the wider Parish.

2.5 The detailed results of the Questionnaire Survey are provided in Appendix I and summaries were built into the supporting text for the Neighbourhood Plan Policies. Key issues emerging from the consultation include the following:

- A high proportion of respondents (86%) stated that new housing development in the Parish should be limited to 300 new homes or fewer, with a mix of styles and tenures in small to medium sized developments of up to 19 units, which meet the needs of local people. The CWaC Local Plan target is 300 homes.
- The high quality built and rural environment of Tarporley is highly valued. A majority supported the retention and enhancement of green spaces, and suggested that developments should incorporate high quality landscaping and open spaces in schemes. Open views should be protected and opportunities taken to improve linkages for walking and cycling.
- The strong sense of local community and good access to a range of services and facilities in Tarporley are highly valued, but parking and traffic in the village centre and at other locations such as near the high school are significant issues which requires action.
- About half of those in employment work in the village and about a fifth work from home. There was general support for improving opportunities for new businesses in Tarporley, such as increasing the range of leisure, retailing and restaurant / café type facilities, offices and light industrial accommodation and promoting tourism. Improved broadband and mobile phone services would assist existing businesses, as would improvements in transport links and parking.
- Ideas for improvements in community facilities in the area included better youth facilities, indoor sports and fitness.

2.6 The results of the Questionnaire were considered carefully and used to inform the early work in preparing the Draft Neighbourhood Plan, along with the research and information gathering undertaken by the Neighbourhood Plan Steering Committee and associated Theme Groups from 2012 – 2014. Early drafting work on the key issues and emerging draft planning policies were prepared by the Theme Groups, and this information was reviewed and revised by the Steering Committee, with advice from Planning Officers from Cheshire West and Chester Council, and planning consultants Kirkwells. The structure of the Draft Plan was prepared following the themes explored through the established Theme Groups. Each section included relevant planning policies, linking to the overall Neighbourhood Development Plan Objectives, relevant Local Plan policies and other Parish Council Actions or future actions or aspirations which are non-planning related.

Informal Public Consultation on the Emerging Draft Plan

- 2.7 Further informal public consultation on the draft vision, objectives and emerging policies was undertaken over 4 weeks in October 2014. A summary leaflet and response form (see Appendix II) were delivered to all households and businesses in the Parish and an informal drop-in event was held in the Community Centre on 18th October 2014. Responses were invited until 25th October 2014 and 97 completed or partially completed forms were returned as well as a letter from a developer (Redrow). The responses are summarised in Appendix II. These were considered carefully and used to inform the amended vision, objectives and policies in the Draft Plan. The consultation responses indicated that there was overall support from respondents for the emerging Plan's Vision, Objectives and Draft Policies and showed that car parking and traffic management remain the major issue for the village.

3.0 Regulation 14 Consultation - Tarporley Draft Neighbourhood Development Plan from 17 February to 5pm 31 March 2015.

3.1 The public consultation on the Tarporley Draft Neighbourhood Plan was carried out in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Pre-submission consultation and publicity, paragraph 14. This states that:

Before submitting a plan proposal to the local planning authority, a qualifying body must—

- (a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area*
 - (i) details of the proposals for a neighbourhood development plan;*
 - (ii) details of where and when the proposals for a neighbourhood development plan may be inspected;*
 - (iii) details of how to make representations; and*
 - (iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;*
- (b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and*
- (c) send a copy of the proposals for a neighbourhood development plan to the local planning authority.*

Consultation on the Draft Tarporley Neighbourhood Development Plan

3.1 The Draft Neighbourhood Plan was published for public consultation for 6 weeks from 17 February to 5pm 31 March 2015. The Draft Plan was available for viewing and downloading from the Neighbourhood Plan website (<http://www.tarporleyplan.org.uk/>). Hard copies of the Draft Plan were available for viewing in the following locations during normal opening hours:

- Tarporley Library (within Tarporley High School, Eaton Road)
- Tarporley Health Centre – Park Road.
- High Street Coffee shops:
 - Latté da
 - No 6 – The Tea Room
 - The Old Fire Station Chocolate Shop.

- 3.2 Hard copies were also available on request from the Deputy Clerk to Tarporley Parish Council email: deputyclerk@tarporley.org.uk in writing to 19 Walkers Lane, Tarporley, CW6 0BX.
- 3.3 A flyer promoting the public consultation was distributed to all households and businesses in Tarporley. A copy is provided in Appendix III.
- 3.4 An Open Drop In event was arranged for stakeholders to find out more about the Draft Plan and to discuss any ideas and issues with members of the Steering Committee. This event took place on Saturday 7 March 2015 10am – 2pm at the Community Centre.
- 3.5 An e-mail or letter was sent to all Consultation Bodies, providing information about the consultation dates, and the locations where the Draft Plan and accompanying documents could be viewed and downloaded. Copies of the letters were sent or emailed out to local businesses and local community organisations. Respondents were invited to complete the Response Form and to submit completed forms / other comments by email or by post to the Parish Clerk. A copy of the letter and the complete list of Consultation Bodies and other groups / organisations consulted is provided in Appendix III. The list of Consultation Bodies was kindly provided by Cheshire West and Chester Council.
- 3.6 Responses were invited in writing or by email. A Response Form was prepared for submitting comments and this was available for downloading from the website or on request from the Parish Clerk see Appendix III. Responses were invited to be sent to the Deputy Clerk to Tarporley Parish Council by email to deputyclerk@tarporley.org.uk or by post to 19 Walkers Lane, Tarporley, CW6 0BX by 5pm 31 March 2015.
- 3.7 Cheshire West and Chester Council were advised of the publication and submitted detailed comments.

4.0 Summary of Consultation Responses to the Draft Neighbourhood Plan

- 4.1 A large number of representations were submitted from around 40 organisations and individuals, including a late submission from the Tarporley Church of England Primary School. Comments were received from 13 local residents / households, and several local groups and organisations including Tarporley Royal British Legion Allotment Holders, the Governing Body of Tarporley High School and Sixth Form College and Tarporley Brass Band. Responses were received from several Consultation Bodies including:
- English Heritage
 - Environment Agency
 - Natural England
 - West Cheshire Clinical Commissioning Group
- 4.2 The majority of the representations made constructive, detailed comments on the plan. There were a number of supportive comments, for instance West Cheshire Clinical Commissioning Group advised “I was pleased to see the vision for Tarporley by 2030 contained specific reference to Tarporley being a healthy place to live” and a resident wrote to “congratulate the Parish Council on putting together this plan”. There was a large volume of very detailed responses to the wording of the policies and supporting text from around 10 developers/landowners/agents, and a large number of objections. In summary these were largely based around:
- concerns that the settlement boundary was drawn too tightly to accommodate the required level of housing and economic development of a key service centre (Policy TH1)
 - the need for greater flexibility in policies to ensure a more positive planning framework (All policies)
 - concerns that the policies were in conformity with the previous version of the Local Plan (Submission version) rather than the Adopted Local Plan (Part One), particularly in relation to housing numbers (TE1, TE2, TH1, TH2 and several others)
 - Proposals for site allocations, most of which were outside the identified settlement boundary and
 - Concerns about whether the Plan met the Basic Conditions.
- 4.3 Cheshire West and Chester Council submitted comments from a number of different services including Planning Policy, Transport, Landscape, Housing, Biodiversity, Archaeology, Conservation and Design officers. The comments were very detailed and covered three main areas; main policy issues which could affect general conformity, detailed policy comments considered necessary to correct factual errors to clarify the interpretation of

the draft policies and improve their effectiveness, and additional comments on landscape, archaeology, conservation and design. The Parish Council has strived to take on board as many of these comments and proposed amendments as possible.

- 4.4 Due to the high volume of representations, the Steering Group took the comments from CWaC Council as the starting point for amending the plan and then considered the responses from other individuals, bodies and developers / landowners / agents in great detail. Again the Parish Council has strived to take on board as many of these comments and proposed as many amendments as possible.
- 4.5 Table 1 below sets out a summary of the responses submitted to the Draft Neighbourhood Plan, together with information about how these responses have been considered by the Parish Council and have informed the amendments to the Submission Neighbourhood Plan.
- 4.6 Complete versions of the Response Tables are provided as separate, accompanying documents.
- 4.7 Responses from the Consultation Bodies to the SEA Screening Report were provided directly to Cheshire West and Chester Council and supported the final SEA Screening Determination that there are unlikely to be any significant environmental effects arising from the Tarporley Neighbourhood Plan, and therefore a full SEA and / or HRA are not required.

Table 1 Summary of Consultation Responses and Consideration of Responses, Tarporley Draft Neighbourhood Development Plan.

Vision / Objective / Policy	Summary of Comments	Parish Council Consideration	Amendments to Plan
Vision	No comments received.	N/A	None.
Objectives			
Objective 3	Reword to: To ensure sensitive, sustainable development which protects and enriches the landscape and built setting heritage assets, and respects the Village Design Statement.	Accepted.	Amended.
Objective 7	Requires strengthening. Change “recognise” to “protect and enhance”.	Accepted.	Amended.
Policies			
<u>Economy</u>			
Policy TE1 - Additional Business Premises and Employment Opportunities	Various suggested amendments to criteria including: D – change to “severe impacts” E – amend to “They are located within the settlement boundary, or comprise the redevelopment of or small scale expansion of existing sites or involve	Generally accepted.	Policy amended with some further revisions to improve clarity.

	<p>the sympathetic re-use of existing rural buildings.”</p> <p>F – Amend to “New development proposals do not lead to the loss of existing employment or employment premises”</p> <p>New additional sentence: “Proposals for mixed use development which provide a mix of office and business accommodation or “live / work units” within and in close proximity to proposed new residential units will be supported, subject to the above criteria.”</p>		
Policy TE2 - Protecting Existing Employment Premises – Business and Industrial Developments Falling Within Use Classes B1, B2, B8 or Sui Generis	Include “employment use” in criteria A.	Accepted.	Policy amended.
	Representation from agent for Rode Street Works suggested increased flexibility in this and other policies should be provided to support mixed use development on the site including housing, to support relocation of business.	<p>Not accepted.</p> <p>The Plan seeks to protect existing employment sites and support investment in new business development as part of the sustainable development of Tarporley. The site is not considered suitable for residential development as it is outside the settlement boundary and does not relate well to the existing village.</p>	Final paragraph criteria C strengthened to increase protection for existing employment sites.

Policy TE3 - Supporting A Range Of Goods and Services in the Village Centre Shopping Area	Policy should refer to defined shopping area in local plan. Clarity required for part of policy referring to protection of retail frontages.	Accepted.	Policy amended to include reference to defined shopping area and a target figure for retail frontages.
	Policy should provide more flexibility to support larger retail units.	Partially accepted.	Further sentence added to provide a balanced approach requiring larger retail facilities to demonstrate how they complement the existing offer.
Policy TE4 - Car Parking	Increased flexibility required in wording: change “schemes should” to “developers will be encouraged to”.	Accepted.	Policy amended.
Policy TE5 – Promoting and Supporting Tourism in Tarporey	Refer to “the special qualities of the historic environment” in criteria.	Accepted.	Policy amended.
<u>Environment and Heritage</u>			
Policy TEH1 – Rural Character	Various detailed comments on wording changes submitted by officers from CWaC Council and agencies such as Natural England. Further information is required to justify protected local green spaces and any views which are different from those in the VDS.	Generally accepted.	Policy and supporting text amended.
	Concerns submitted about the need to protect RBL site allotments.	Generally accepted.	Site allocation below seeks to retain or require re-provision of allotments and bowling green.

Policy TEH2 - Settlement Pattern	Cross reference to TH2.	Accepted.	Policy amended.
Policy TEH3 – Design	Policy requires editing to provide criteria under sub headings e.g. general principles, new residential development, conservation area etc.	Accepted.	Policy amended.
	Various detailed comments about wording. Refer to Village design statement and need to promote a mix of uses.	Generally accepted.	Policy amended.
Policy TEH4 – Protecting Heritage Assets	New policy suggested by CWaC.	Accepted.	New policy included with supporting text.
Supporting Text	Substantial sections of supporting text providing detail on historical development and landscape character should be included in the Plan.	Largely accepted.	Supporting text amended and expanded to include detail as recommended.
<u>Housing</u>			
Policy TH1 – Supporting New Development within the Settlement Boundary	There were several detailed and lengthy objections and representations from developers, landowners and their agents relating to this policy. Overall there were concerns that the boundary was drawn too tightly to allow for the sustainable growth of Tarporley as required in the NPPF and Local Plan (Part One) Strategic Policies. The objections therefore were on the grounds that the Plan did not meet the Basic Conditions as it was not in general conformity with national and local strategic planning policies.	The Parish Council is committed to retaining the settlement boundary as proposed in the draft plan. The justification for this is set out in the plan and background documents and includes: - Taking into consideration existing commitments and recent developments, the housing target for Tarporley is now at least 33 units.	The Plan retains the proposed settlement boundary and provides a more detailed justification for this. A site assessment process was undertaken using CWaC methodology to consider submitted sites against criteria. The highest scoring site was a site within the settlement boundary. This is set out in a background report. A new site allocation for a mix of uses including housing is provided in the plan – see below.

	<p>Several proposed sites were put forward for consideration as site allocations in the plan.</p> <p>There were also comments submitted by CWaC who expressed similar concerns and the need for the plan to either widen the boundary and include one or more site allocations or for the plan and supporting evidence base to provide a robust case for the retention of the boundary as proposed.</p>	<ul style="list-style-type: none"> - Evidence of windfall development since the beginning of the plan period within the settlement boundary demonstrates that it is likely that 1 or 2 new houses per annum will continue to be provided. - Protected local green spaces have been reduced in number. - A site allocation has been provided on the former RBL site within the settlement boundary for uses including at least 9 houses. - Proposed relocation of community / health facilities is likely to provide opportunities on the former site and will trigger a review of the settlement boundary as part of identification of a new site on the edge within 3 years. 	
Proposal TH1 /1 Site Allocation – Former Royal British Legion Site, Tarporley	Site proposed by agents for RBL.	Accepted.	Part of site included as a site allocation for an appropriate mix of uses including some housing.

Policy TH2 – Scale of New Housing Development	Policy requires amendment to reflect changes to adopted Local Plan (Part One) i.e. to refer to “at least 300” new houses.	Accepted.	Policy amended to reflect adopted Local Plan housing requirement.
	Needs to be greater justification to “20 unit” figure. Objections to this figure by various landowners / developers etc.	Not accepted. The justification comes from the results of the questionnaire where local people supported smaller scale schemes. This is already set out in the supporting text. The 20 unit figure caused some confusion as this was also the housing requirement in the draft plan, which has subsequently been amended to 33 following a change to the commitment figure resulting from an appeal decision.	Minor amendment to wording to improve clarity: “Development proposals for housing schemes of up to 20 dwellings”
	Policy needs greater flexibility in criteria e.g. to support improved viability and refer to proposal for new community / health facilities.	Partially accepted.	Policy amended with steering group’s further changes.
	Policy should refer to opportunities for re-use of rural buildings in wider rural area.	Accepted.	Additional sentence included in policy.
Policy TH3 - Housing Mix and Densities	CWac were concerned about the evidence base to support maximum size thresholds.	Partially accepted. The Parish Council are keen to retain this part of the policy in order to promote more, smaller houses which meet local need rather than larger, executive type	Further supporting information is provided in the Plan.

		properties favoured recently by house builders.	
	Change “settlement boundary” to “built up area”.	Accepted.	Policy amended.
Policy TH4 - Affordable Housing	<p>CWaC and local landowners suggested that the policy should be revised to increase flexibility and support viability.</p> <p>Reference should be made to the SHMA and Local Housing Allowance and affordable units negotiated on a site by site basis.</p>	<p>Partially accepted.</p> <p>However the Parish Council considers that some of the detail should be retained as affordability is a significant issue and this is demonstrated in responses to the questionnaire in 2013 and further research undertaken by members of the Parish Council.</p>	Policy amended with most proposed changes to wording / additional text taken on board.
Policy TH5 - Housing for Older People	Additional text suggested including “in suitable locations” and “other older persons’ accommodation” to clarify and extend the policy beyond nursing homes.	Accepted.	Policy amended as suggested.
<u>Improving Facilities and Connections</u>			
Policy TIFC1 - Provision and Protection of Facilities and Services	<p>The policy should be widened to include “and services such as education, health or other social provision”.</p> <p>Increased flexibility was suggested for the criteria to include offset by commuted sum or other provision.</p>	<p>Partially accepted.</p> <p>The policy should be widened but the Parish Council considers that the increased flexibility provided in re-provision through commuted sums should not be included.</p>	Policy amended to include “such as education, health or other social provision” and other minor wording changes.

Policy TIFC2 – Community Leisure Facility	No changes proposed.	N/A	N/A
Policy TIFC3 - Relocation of Existing Facilities	A number of detailed comments were submitted by CWaC providing greater detail to the criteria including that the proposed development adjoins the settlement boundary, provides improved accessibility, and includes health and community facilities.	Accepted.	Policy amended largely as suggested with further wording changes included from steering group.
	Suggestion to widen evidence of community support to include “or other appropriate interactive consultative mechanism”	Not accepted. The Parish Council wish to progress this proposal through a neighbourhood development order or community right to build order only.	No change.
Policy TIFC4 – Transportation, Car Parking and Accessibility	Policy should include wording: “All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment.” And “where appropriate” to increase flexibility.	Accepted.	Policy amended largely as suggested.
	The High School suggested that support should be demonstrated in the plan for proposals to improve accessibility for bus services.	Accepted.	Additional text included in the policy: “Proposals for improved traffic access to the High School will be supported. These proposals will include the development of a new bus entrance, bus park and turning circle off Nantwich Road.”
Policy TIFC5 – Communications Infrastructure	No changes proposed.	N/A	N/A

General Points	Maps should include the neighbourhood area.	Generally accepted.	Maps amended throughout the plan.
	The Plan should be revised in accordance with the recently adopted Local Plan (Part One) Strategic Policies, and significantly to reflect changes in wording regarding housing provision and to include the term “at least 33 houses”.	Accepted.	The plan policies and proposals have been revised in line with the adopted local plan.
	Further evidence is required to support the overall direction of the plan; namely the retention of the proposed settlement boundary.	Accepted.	A new section, Strategy has been included with the Vision and Objectives and this sets out the overall approach to the plan. A further background document assessing submitted sites has also been prepared and is published and submitted alongside the plan.
CEDMHD5	Encroachment of Plan Boundaries and Consultation Zones The following consultation zones are within the proposed neighbourhood plan boundary. <i>The neighbourhood plan boundary encroaches upon the inner, middle and outer consultation zone associated with a MAHP operated by National grid Gas Plc (NTS Extra)</i> 25 Feeder Bridge Farm/Birch Heath Transco Ref No : 2680 HSE Ref No: 8420	Advice sought from CWaC. Agreed not to include these zones in the NDP as it would not be appropriate. The information is held by CWaC and would be used to inform proposals coming forward through the development management process.	No change.
Mersey Forest	The plan area falls within the Mersey Forest and reference should be made the Mersey Forest Plan.	Accepted.	Plan amended to include additional supporting text.

Appendix I

Results of the Questionnaire Survey, 2013

Tarporley Neighbourhood Plan Survey

Analysis of Response

The survey was conducted during June and July 2013. Self-completion questionnaires were delivered by hand to approximately 1200 addresses in Tarporley parish. Completed questionnaires were returned by post from 567 addresses. This gave a response rate of 47%.

In addition, questionnaires were delivered to 129 local businesses. Of these 87 were returned completed, giving a response rate of 67%.

The same questionnaire design was used for both households and businesses. The questionnaire contained questions specifically for businesses.

The response rate of 47% is very encouraging for a survey such as this. It shows a considerable degree of commitment by residents. How can we say that the percentage of people expressing a particular view would have been the same if all households had responded? In words how biased are the results reported? To assess this we can look at what is called "sampling error" and we can compare the characteristics of the households responding with those of the total population.

Sampling Error

If we assume the sample of 567 respondents was selected at random then the maximum margin of error for any percentage from the survey responses would be + or - 4.1%. In statistical sampling theory this is the 95% confidence interval. In other words if 50% of respondents in the sample said 'yes' to a question then we can say that there is a 95% probability that had all households responded the true percentage would have been between 45.9 and 54.1.

The accuracy of the results is further influenced by the fact of a high response rate. This has the effect of reducing the maximum margin of error through what is called the finite population correction factor (fpc). For this sample and response the correction factor is 0.73. When the sampling error (+/-4.1) and the fpc (.73) are multiplied together this produces an adjusted margin of error of +/- 2.98%. This suggests a high degree of accuracy for the survey. However, this assumed that the sample was randomly selected. Since it was a self-selecting sample we cannot be certain that reasons for responding or not responding were evenly distributed across the parish. What we can do is look for indications of bias by looking at the characteristics of responding households compared to the overall population.

Survey Respondents Compared to Parish Population

The tables below provide comparisons, where possible, between the characteristics (e.g. age) of the respondents to the survey and the overall population of the parish (according to the 2011 Census of Population). In this way we can judge to what extent the opinions expressed in the survey are a true reflection of the overall population

The first table shows that the age structure of those residents from households that responded to the survey follows the age structure of the parish quite closely apart from a slightly higher proportion of over 65s compared to the Census population.

Question 5: How many people, including children, usually live in your household?

Age Structure	NP Survey		Census 2011	
	Number	%	Number	%
Under 5	68	5.1	114	4.4
5 to 11	91	6.8	178	6.8
12 to 17	93	6.9	212	8.1
18 to 39	207	15.4	436	16.7
40 to 64	497	36.9	1,046	40.0
Over 64	390	29.0	627	24.0
Total	1,346	100.1	2,613	100.0

The second table below compares the housing tenure of respondents with that of all households in the parish. It shows that owner occupier households were to some degree over-represented in the survey compared to, say, households in rented accommodation, although owner occupiers are very much in the majority and would still dominate overall results even if they made up the same proportion as in the Census.

Question 6: What is the Tenure of your Current Home?

Tenure	NP Survey		Census 2011	
	Number	%	Number	%
Owner/occupier (inc. Mortgaged)	504	89.4	922	78.4
Private Rented	35	6.2	126	10.7
Housing Association Rented	18	3.2	87	7.4

Housing Association Shared	6	1.1	21	1.8
Other	1	0.2	20	1.7
Total	564	100.1	1,176	100.0

The third table compares house type of respondents with the Census. The classifications used in the survey did not match exactly those of the Census. Bungalows were not shown separately in the Census tables and would have been included in other categories, esp. semi-detached and detached. With this exception, there is a reasonably close parallel between the survey and the Census.

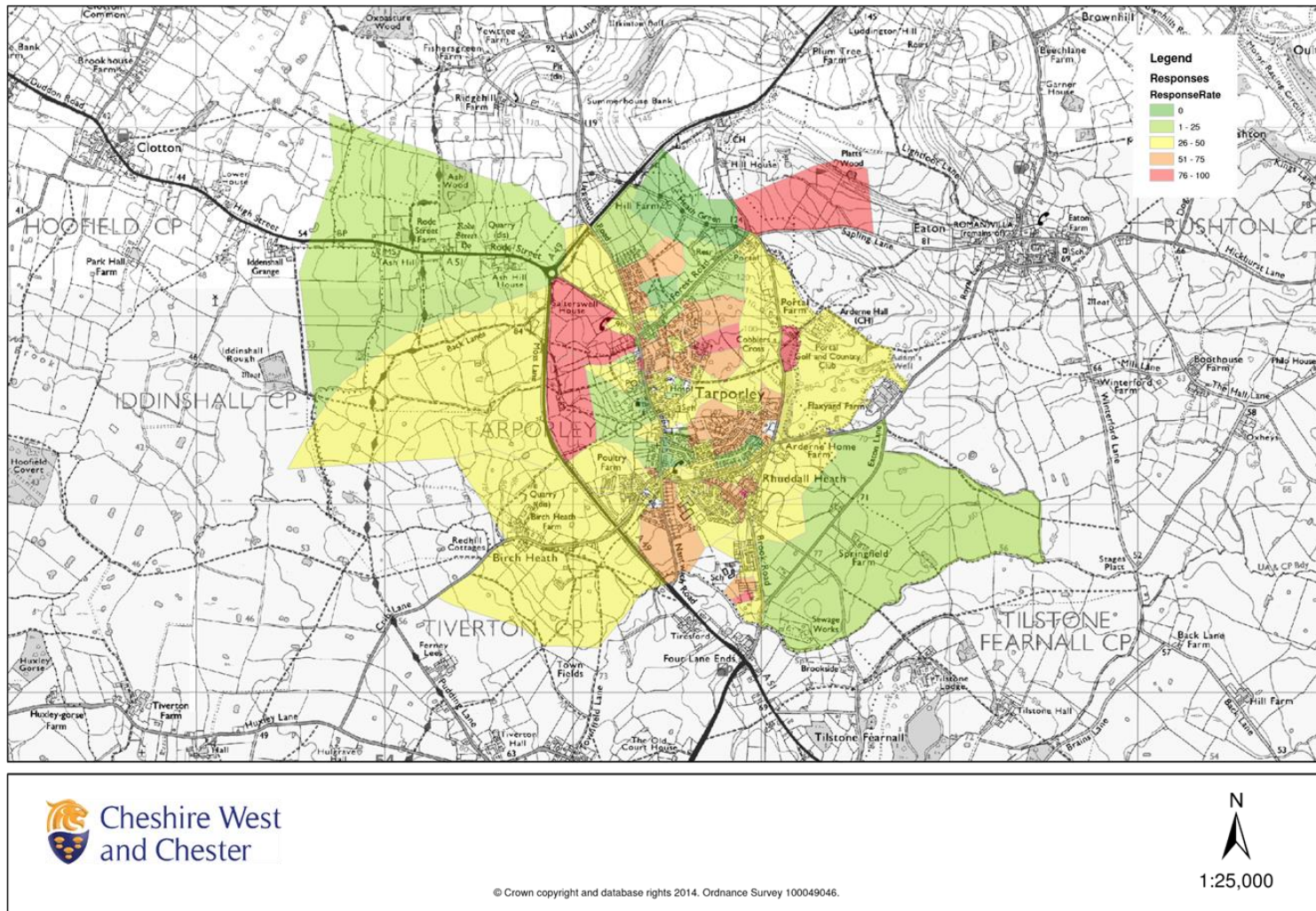
Question 7: What type of house do you currently live in?

Housing Type	NP Survey		Census 2011	
	Number	%	Number	%
Flat or Maisonette	18	3.2	87	7.4
Bungalow	55	9.7		
Terraced house	64	11.3	173	14.7
Semi-detached house	138	24.3	357	30.3
Detached House	286	50.4	558	47.4
Sheltered/retirement	1	0.2		
Care Home	0	0	0	0
Other	5	0.9	1	0.1
Total	567	100.0	1,176	99.9

The map below shows by postcode the percentage of households responding to the questionnaire and how the response rate varied across the parish. The postcode boundaries do not exactly correspond to the parish boundary but are a close approximation. It shows that only 2 postcodes did not respond at all. Otherwise response rates appear to be distributed randomly across postcodes with no discernible pattern.

These analyses suggest that the response to the survey likely to be a fair reflection of opinion overall.

Questionnaire 2013 – Distribution of Responses
 Tarporley Parish Council (Licensee) License No. 100052402



Headline Results of the Questionnaire Survey, 2013

Housing

The key results of the 2013 Questionnaire for the Housing Group are as follows:

Question 1 - How many new homes do you think should be built in Tarporley in the period 2010 to 2030?

- 67.2% responded 150 to 224 new homes.
- 86.0% responded 150 to 299 new homes.

Question 2 - Would you prefer any housing development to take place over a small number of larger developments or a greater number of individual smaller developments?

- 78.8% preferred new development to be limited to up to 19 new homes.

Question 3 - Developments should contain a mixture of housing types, sizes and tenures. Do you agree or disagree with this statement?

- 78.2% strongly agreed or agreed with the statement.

Question 4 - Affordable housing should only be built to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Do you agree or disagree with this statement?

- 86.9% strongly agreed or agreed with the statement.

Question 5 - How many people, including children, usually live in your household (include students away at University)?

Question 6 - What is the tenure of your current home?

Question 7 - What type of house do you currently live in?

These questions gathered information on the numbers and ages of the people in each household which responded to the questionnaire, and the types and tenures of their homes.

Question 8 - Do you expect your current home to meet your household's housing needs for at least the next 5 years?

Only 12.9% (71 households) responded 'No' to this question. Those that answered 'Yes' should have moved on to Section C, however between 11 and 19 more respondents went on to answer the subsequent questions in Section B.

Question 9 - What do you consider your household's expected housing needs to be over the next 5 years?

Based on all responses (see comment against Qu 8 above):

- 26 households stated that they needed or would need a larger home.
- 27 households stated that they wanted or would want to downsize.
- 5 households stated that they planned to move away from Tarporley.
- 8 households stated that they had or would have a need for housing for grown up children.

Question 10 - What type of housing and tenure would you require?

Based on all responses (see comment against Qu 8 above):

- 8 respondents had a need for a Flat or Maisonette (5 Private, 2 Social Housing, 1 undefined).
- 8 respondents had a need for a Starter Home (6.5 Private, 1.5 Social Housing).
- 17 respondents had a need for a Bungalow (15 Private, 2 Social Housing,
- 6 respondents had a need for Sheltered or Retirement Accommodation (3 Private, 2 Social Housing, 1 undefined).
- respondents require a house with a 'granny flat' (2 Private, 1 Social)
- 12 respondents had a need for a Semi-Detached Family House (10 Private, 2 Social, 1 undefined).
- 31 respondents had a need for a Detached Family House (26 Private, 1 Social, 4 undefined).

Question 11 - Will any of these properties replace your existing dwelling, or are they in addition to your current home?

- 91.5% responded that their housing requirement was in replacement of their existing home.

Question 12 - Do you have any other comments you would like to make about housing in the Parish?

Some analysis of these text responses has been carried out and referenced in the analysis above, where appropriate. Key recurring themes were:

Growth issues – Concerns over housing growth outpacing infrastructure capacity, too much development already/planned, development should be spread over the 20 year plan period.

Affordability issues – Concerns across all home sizes on affordability, more properties for private 1st time buyers.

Older population issues – More properties suitable for older people incl. bungalows.

House size issues – Variety of sizes not just large, more mid-size, more smaller homes/flats/maisonettes.

Improving Facilities and Connections

The key results of the 2013 Questionnaire for the Community Facilities and Connections Group are as follows:

Question 13 – What additional or improved facilities would you like to see in the village?

There were a total of 1221 individual responses to this question for which the Top 5 per household response was requested, the Top responses were as follows:

- 23.5 % responded 'Youth Facilities'
- 15.7 % responded 'Indoor Sports Facilities'
- 14.8 % responded 'Fitness Facilities'

Predominant Specific comments request Public Swimming Pool & Outdoor Sports Facilities

Question 14 – If a new or upgraded sport/leisure facility was provided for in the village, which facilities, clubs or organisations would you most like to see based there?

There were a total of 2209 individual responses to this question for which the Top 5 per household response was requested, the Top responses were as follows:

- 14.1% responded 'Swimming' specifically
- 13.6% responded 'Yoga / Pilates / Dancing' combined
- 16.4% responded Squash / Badminton / Tennis'
- 12.5 % responded 'Indoor / outdoor Football / Cricket

Question 15 – How do you travel into the centre of Tarporley?

There were a total of 1241 individual responses to this question, the question requested a single choice from 6 options, and the Top responses were as follows:

- 29.3 % responded 'Walk' Daily / 12.2 % responded 'Walk Weekly'
- 10.6% responded 'Car' Daily / 12.5 % responded 'Car Weekly'

Question 16 – If you use a car what if anything would encourage you to leave it at home?

It is not possible to confirm the specific number of responses to this specific question, however the Top responses from verbatim comments were as follows:

- 'Lack of Parking'
- 'Home delivery service' for shopping

From the comments it is clear that the parking concerns in Tarporley actually discourage the use of car for those people who have the option to do so.

Question 17 – What Infrastructure improvements would you like to see in the village?

There were a total of 2328 individual responses to this question for which the Top 5 per household response was requested, the Top responses were as follows:

- 17.6 % 'More Off Street Parking' for High Street
- 13.4% 'More Off Street Parking' for Medical Centre / Hospital
- 11.4% 'Improved Road Surfaces'

- 10.2% 'Better Pavements'
- 9.8 % 'Reduced Speed Limits'

Question 18 – Would you be supportive of a traffic management solution to reduce congestion around the High School?

There were a total of 523 responses to this question, the key result from this is as follows:

- 91.7% of respondents were 'In Support'

Question 19 – Have you been unable to secure a place for your children in a school in Tarporley in the last 5 years?

There were a total of 503 responses to this question, the summary of results are as follows:

- 80% - Not Applicable
- 1.4% Unable to secure a place
- 18.6% Able to secure a place

Additional analysis of the Data for those who were unable to secure a place at a school does not fully correlate with above data (Summary shown below).

- 13 people –Unable to secure a place at Primary School
- 6 – Unable to secure a place at Pre School
- 10 – Unable to secure a place at High School

A further evaluation / study would need to be conducted at a future date and also the transient effects of people moving into out of the village will constantly affect this.

Question 20 – Do your children require more Leisure and Socialising Facilities in the village?

There were a total of 492 responses to this question, the summary of responses are as follows:

- 71.5% -Responded 'Not Applicable'

- 20.5% - Require more Facilities
- 8% - Do not require more facilities

Where more facilities identified, there were a further 165 responses to this sub-question, summary of this data is as follows:

- 0-5 years = 15%
- 6-10 years = 32%
- 11–15 years = 24%
- 16-19 years = 29%

Some differences in the data responses have been identified, The key point /issue from data points towards a significant amount of village population not having children or children in this age bracket and more analysis required but facilities need to cater for both Children / Adults / Senior Citizens.

Question 21 – Do you have adequate Mobile Phone Coverage?

There were a total of 566 individual responses to this question, summary of the results are:

- No Phone Coverage = 5.3% (Main Issue with Orange / Vodafone)
- Poor Phone Coverage = 56.8% (Orange / Vodafone referred to as main issue)
- Good Phone Coverage = 37.9% (O2 identified / referred to)

Question 22 – Are you satisfied with your internet speed?

There were a total of 490 individual responses to this question, summary of results are as follows:

- Totally Satisfied = 30%
- Partially Satisfied = 44.9%
- Not Satisfied = 25.1%

Environment

Q23 – How important is it that new development, of say over 10 houses, have areas of green space actually within the developments themselves?

Of the 551 respondents,

- 64% thought it very important and 22% thought it important to have such green spaces.
- 9% thought it neither important or unimportant,
- 4% thought it either unimportant or very unimportant.

Q24 – How important is it to have shelter belts of trees and bushes around new developments, in order to reduce the sight of buildings and the appearance of urban sprawl?

Amongst the 549 respondents,

- 69% thought it very important and 23% important to have such plantings
- 7% thought it neither important or unimportant,
- 2% thought it either unimportant or very unimportant.

Q25 – How important is it to maintain the existing views of the fields across the Cheshire Plain from High Street?

Of the 550 respondents

- 64% thought it very important and 19% thought it important.
- 11% thought it neither important or unimportant,
- 6% thought it was unimportant or very unimportant.

Q26 – How important is it that that green spaces reach into the village to High Street?

Again the 555 replies to this question showed that the majority of people thought this was either very important (66%) or important (20%).

- 8% had no preference,
- 6% indicated that they thought it was either unimportant or very unimportant.

Q27 – How important is it that people should not be permitted to build new additional dwellings in their existing gardens?

From the 545 replies, the views were more widespread,

- 37% thought it was very important and 24% important.
- 21% thought it neither important or unimportant,
- 18% thought it was either unimportant or very unimportant.

Q28 – Open green spaces for public use should be developed in Tarporley. Do you agree or disagree?

From the 547 responses,

- 43% agreed strongly and 36% agreed with this statement.
- 14% neither agreed or disagreed,
- 4% disagreed and 4% disagreed strongly.

Q29 – Circular walks and cycle routes should be developed around Tarporley. Do you agree or disagree?

Of the 548 respondents

- 42% agreed strongly and 37% agreed with this proposal,
- 16% had no preference
- 5% in total either disagreed or disagreed strongly.

Q30 – Would you prefer Tarporley to develop as:

a compact village with new developments close to the centre

a less compact village with interspersed open green spaces

no preference

Of the 541 respondents,

- 29% preferred the compact village option;
- 57% the less compact;
- 4% stated they had no preference.

Q31 How important is it to retain the rural character of Tarporley with its diversity of building styles which reflect its history?

There was a strong preference expressed here amongst the 555 respondents

- 82% stating this was very important and 15% saying it was important.
- 2% said it was neither important or unimportant
- 1% saying it was unimportant or very unimportant.

Q32 – What do you like about Tarporley?

500 respondents answered this question. The wide range of comments made (1075 in total) were grouped into themes, and the top 8 most frequently mentioned likes are listed below. All other comments were made by 10% or less of respondents.

village atmosphere/sense of community/friendliness	44 % of respondents
rural character/proximity and ease of access to countryside	22 %
amenities and services within walking distance, compact, convenient access	19%

reasonable/good/wide-ranging community facilities and services	18%
good range of local shops/independent shops/no chain stores	17%
visual attractiveness of the village and its setting	13%
love it/the village has everything you need – shops, businesses, amenities	13%
good/adequate bus services/able to commute to major centres	11%

Q33 – What do you dislike about Tarporley?

Fewer households (468) answered this question and fewer comments (469) were made. Again the comments were collated into themes and only 3 subjects were raised by over 10% of respondents.

Traffic – congestion and mainly along High St. school buses	39% of respondents
Parking – including lack of spaces, illegal, inconsiderate, not enforced	38%
Threat of new developments- impact on infrastructure, schools, traffic etc.	14%

Economy

Q34 – What is the employment status of the people in your household?

There were 553 respondents to question 34 (i.e. a 97% completion) who provided details for a total number of 1313 persons or residents in Tarporley.

Q34 Summary

The employment status of parishioners is revealing given we know the strong response rate is more than half of the census count, and that those responding, by age, are reflecting the overall demography of the village in the last census.

Employment status highlights

- 438 persons (33%) are retired.
- 568 persons (44%) are employed of which 300 persons (23%) are employed outside Tarporley and 269 (21%) are employed in Tarporley. In other words, of those employed, almost half are employed in Tarporley and just over half outside of Tarporley.
- 234 persons (18%) are in education.
- Only 73 persons (6%) are not employed. (This does not necessarily mean that they are unemployed and seeking employment).

The profile of the number of persons in a household

- Single person households – 130 persons accounted for 24% of respondents.
- Two person households – 262 persons accounted for 47% of respondents.
- Three and Four person households – 123 comprise of 22% of respondents.
- 38 Households of more than 4 persons comprise of 7 % of respondents.
- 70% of the respondent households comprise of only 1- 2 persons.

Further analysis of the response shows that:

- 80 of the 130 single person households are retired persons i.e. 14% of households.
- 139 of the 262 two person households i.e. 25% of households have 2 retired persons.
- Only 47 retired persons i.e. 10% of retired persons live in 3 or more person households.
- 30% of 2 person households have both persons in full or part time employment.
- 234 persons in education from 553 households indicate an average number of children per household in Tarporley of at least 0.42 (plus the children under school age). This contrasts with National Planning Guidelines of 0.31 children per household.

Q 35 – What developments would you like to see in Tarporley that would create more employment opportunities?

There were 480 respondents to this question.

Q 35 summary

When asked about what developments people would like to see that would create more employment opportunities, there are some clear messages, although some risk that wanting things that preserve the village character and increase community benefits has driven respondents more than employment possibilities per se. For example, the largest response wanted Sports and Leisure facilities, which are unlikely to add much employment.

- More than 50% of the respondents feel that Sports and leisure facilities (57%) and Independent retail or service outlets (53%) in Tarporley would create more employment opportunities.
- Approx. 20% of the respondents indicated that they would like to see offices, light industrial , restaurants and live work units as employment opportunities in Tarporley
- Less than 10 % of the respondents supported retail chain or large supermarkets,
- Less than 2% of the respondents wanted no developments

Q 36 – What goods and/or services are missing in Tarporley?

There were only 282 respondents to this question (i.e. a 50% completion) – many noting one or more goods or services.

Note the lower % completion rate for this question may possibly indicate either

1. A text response rather than a multiple choice put people off answering, or
2. People did not think that any goods or services were missing and so ignored the question.

Q 36 summary

- The most respondents – 29% were for a fruit and vegetable shop – requests related to a quality or genuine one. Other comments included “Perhaps in the form of weekly stall – Van’
- The next highest of the respondents were 13% for a fresh fish monger,
- 10% for a fish and chip shop – “a decent one” or “traditional one”.
- 12% of the respondents indicated nothing was missing – i.e. no change required.

- 7% indicated a supermarket – with only 2.5% supporting a large supermarket on the village outskirts – comments as follows “High quality small supermarket e.g. M&S food/Waitrose/Sainsbury local in place of either the Spar or the Co-op” or “A good mini supermarket (e.g. Sainsbury’s local/Tesco express) with parking & room for deliveries”
- 7% indicated a sports and leisure facility or gym with comments such as “an accessible gym (affordable)”, “Village Green & cricket pitch (too much emphasis on football)” or “A decent sports facility which is public are open to all”.

Q 37 – Which of the following would you support relocating to the outskirts of Tarporley if an improvement in the facilities / services could be offered at their new location?

There were 461 respondents to this question.

Q 37 summary

- More than 92% of the respondents supported moving 1 or more of these facilities or services,
- 60% supported 2 or more of these facilities or services
- 35% supported 3 or more of these facilities or services
- This is versus only 8% who indicated that nothing should move.
- More than 50% of the respondents would support the Royal Mail sorting office (57%) relocating to the outskirts of Tarporley.
- More than 25% of the respondents would support the move of the Health Centre, the primary school or the tennis courts.
- There were also alternative suggestions for facilities to consider moving, such as the telephone exchange.

Q38 – What kind of alternative developments would you support in their place?

There were 428 respondents to this question.

Q 38 summary

- 63% of the respondents regard car parking as the most important

- 40% considered green space as being the next most important
- 30% of the respondents would support more independent retail or service outlets.
- 29% support more housing
- 19% support more restaurant and cafes
- 10% would support live work units
- Only 6% would support chain retail outlets

Q 39 – How important is it for Tarporley to develop as a tourist destination?

There were 543 respondents to this question. It should be noted that the response to this question was particularly high – 95% completion so adding some weight to the question's overall response.

Q 39 summary

- 55% of the respondents felt that it was important or very important that Tarporley developed as a tourist destination
- 18% of the respondents felt that it was either unimportant or very unimportant that Tarporley developed as a tourist destination

Business Summary

Tarporley is a rural service centre for the surrounding villages and countryside with over 129 businesses and a 67% response to the questionnaire. There is a diverse range of independent retail shops, health and beauty facilities, pubs and restaurants, professional, financial and domestic services, education and healthcare providing predominantly skilled and semi-skilled employment for the local population.

Two thirds of employees are part time. Three quarters of employees commute between 1 and 10 miles to work in Tarporley and only 12% commute from over 10 miles away.

Local business confidence is high with few employers indicating they would employ fewer people in the future and a very high confidence that their business had a sustainable future. Few indicated that they were short of local skills, with local footfall, significantly improved car parking for both employees and visitors and improved mobile phone and broadband quoted as the most significant factors for future business growth.

There are very few vacant retail or office premises in Tarporley

Support of local business development is critical to ensure that the village remains as a sustainable rural employment and service centre.

Q 40 – Do you own your own business or are you a manager of a business that employs people in Tarporley?

There were 87 respondents to this question.

Q 40 summary

- 84% of the respondents confirmed that they were the business owner versus only 16% as the business manager.
- The fact that the majority of the business responses come from the business owner as opposed to just a manager should give a higher degree of weighting to the business responses.

Q 41 – What is the nature of your business?

There were 85 respondents to this question.

Q 41 summary

- The profile of the respondent businesses appears comparable with the profile of the known businesses, indicating that the responses may be regarded as representative.
- 26% of the respondents were in professional services
- 20% of the respondents were in retail
- 11% of the respondents were in health care and caring

Others included software, marketing, E-commerce, women's clothing, sandwich shop and education, women's clothing and accessories, window cleaning service, Interior design of construction, wholesale fragrance and furniture manufacturing.

Q 42 – Why did you choose to locate your business in Tarporley?

There were 86 respondents to this question.

Q 42 summary

- 50% of the respondents located their business in Tarporley as they live locally
- 31% of the respondents made the choice because the locality attracts the customer profile
- 23% of the respondents because they run the business from home.
- Only 3% considered access to Tarporley local services as important.

This perhaps shows the importance of having the range of housing and character of village that attracts and enables individuals to start and run their businesses within the Parish.

Q 43 – How many people do you employ in Tarporley and how far away do they live?

There were 56 respondents to this question.

Q 43 summary

- Approx. 2/3 of the employees are part time
- Approx. 75% of both the Part time and Full time employees, commute more than 1 mile to work in Tarporley
- 24% of the employees live less than a mile from their work
- Only 12% - 50 employees commute more than 10 miles to work in Tarporley
- Even for these 56 businesses, it accounts for more than 320 persons commuting over 1mile for work, so contributing many more car movements with the associated parking issues.

Q 44 – How many people do you employ in Tarporley who are manual, semi-skilled, skilled etc.?

There were 56 respondents to this question

Q 44 summary

- 60% of the employees are skilled or semi-skilled workers

- 27% of the employees are managerial or professional
- Only 13% are considered manual workers

Q 45 – In the future, are you going to employ more or less of the following in Tarporley?

There were 65 respondents to this question.

Q 45 summary

- Most businesses indicated that they will employ the same number of persons in the future.
- There were 43 respondents i.e. 35% of the respondents who indicated they would employ more persons, mainly with the skilled and semi-skilled profiles
- There were only 7 respondents indicating that they would employ fewer people in the future.

Q 46 – What, if any are the constraining factors that affect your business from growing?

There were 72 respondents to this question

Q 46 summary

- 42% of the respondents indicated high business rates or rents as a constraining factor.
- 32% of the respondents indicated that there was insufficient local demand or footfall.
- 32% of the respondents indicated that there were other factors:
 - 11% indicated parking with comments such as
 - “No parking for our customers on a daily basis”
 - “lack of parking puts people off coming”

- Around 20% cited poor transport links and lack of financial support. Around 10% cited insufficient local skill base, insufficient complimentary businesses and insufficient premises.
- Only 4% of the respondents gave insufficient housing for employees as a significant issue.

Q 47 – What changes, improvements or type of developments in Tarporley would help your business to grow?

There were 79 respondents to this question.

Q 47 summary

- 53% of the respondents indicated that more car parking would help their business grow.
- 48% indicated high speed broadband and 44% improved mobile phone network.
- 42% indicated better transport links with surrounding villages and towns.
- 35% indicated an increased population and 34% more promotion to visitors.
- Around 20% indicated: better road links, more business premises, business clusters and traffic calming
- However the highest response that considered what change as being unhelpful to business growth was also traffic calming.
- 6 persons provided additional comments such as a business or business support centre

Q 48 – How confident do you feel that Tarporley can sustain your business over the following time spans?

There were 78 respondents to this question

Q 48 summary

- The high response rate to this question and the high business confidence provided by the respondents should be noted.

- More than 80% of the respondents were confident or very confident that Tarporley could sustain their business over the next two or five years.
- Less than 13% of the respondents were not confident that Tarporley could sustain their business over the next two or five years.

Q 49 – Are there any other aspects that would help your business to grow?

There were 32 respondents to this question who provided additional comments such as:

25% of the respondents commented on parking and traffic with such comments as

- “Restrict all day parking on High St by introducing time limit! e.g. 2 hours”
- “Restricted on street parking to prevent people using the village as a park & ride for Chester & to prevent shop employees parking all day would dramatically improve footfall & people confidence that they could park easily & safely to use the amenities in the village”
- “The biggest negative comment I receive is lack of parking for visitors shopping in the village”.
- “Our biggest complaint is congestion & no parking which deters customers”.

22% of the respondents commented on the network and business support services such as

- “Local support services E.C. Marketing professionals”
- “There used to be a Tarporley Business network. This has failed due to lack of interest between retail and services. Networking is v. Important”
- “A means of better information dissemination to local people, especially those housebound. More volunteers”
- “Lower rates - less similar business locally. Encourage diverse businesses to bring more visitors”.
- “My office would relocate from Chester if were suitable office, competitive prices, Good phone + internet”.

19% of the respondents commented on a better promotion or marketing of the village such as

- “Promote village as a whole - various attractions + local area + events/activities/sport”
- “Become a destination village”

- "More footfall"
- "My shop is at the quieter end of Tarporley and I feel that business at this end are forgotten even down to Christmas lights etc. we have nothing visitors don't realise there is more than one part of the High St feel more could be done to promote this end".

16% of the respondents commented on housing such as

- More customer housing and population
- More housing sales
- Affordable homes for semiskilled and skilled tradesman
- We need more houses built in Tarporley if the council do not allow building they will kill of most of the retail outlets in the village we are desperate for more customers.

Appendix II

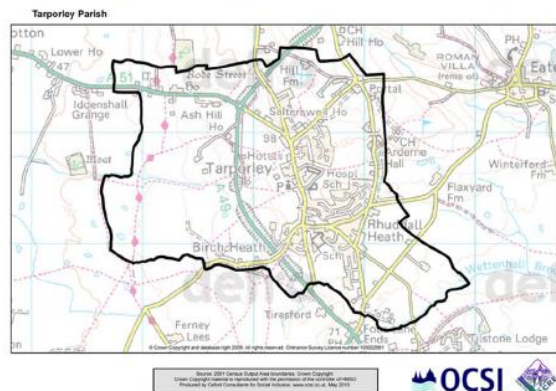
Informal Consultation on Emerging Draft Plan, October 2014

10 Page Summary leaflet



Tarporley Draft Neighbourhood Development Plan 2014 – 2030 Informal Public Consultation – Autumn 2014 First Draft Vision, Objectives and Planning Policies

Background – A Neighbourhood Plan for Tarporley



Tarporley Parish Council Licensee Licence No. 100052402

What is a Neighbourhood Plan and why is it important?

Neighbourhood Plans set out planning policies to help determine planning applications for new development and when made as statutory planning documents become part of the development plan alongside the "Local Plan" for the area. The policies in Neighbourhood Plans have to be in general conformity with the local authority's Local Plan and must take account of the National Planning Policy Framework. Significantly, neighbourhood plans can help to shape and direct development, but cannot propose less development than the Local Plan.

What has happened so far?

In 2011 Tarporley Parish Council decided to prepare a Neighbourhood Plan for Tarporley and secured "front runner" funding from the Government in 2012. The Parish Council held an open meeting at the community centre in March 2012 and in June 2012, the Steering Committee and four Theme Groups were established to consider the key issues of Economy, Environment and Heritage, Housing and Improving Facilities and Connections. The designated Neighbourhood Area was approved by CWaC Council on 28 February 2014 and this is shown on the Map above.

The emerging new Local Plan for Cheshire West and Chester proposes an allocation of 300 new houses for Tarporley up to 2030. Many of these are already committed, so it is important that the Neighbourhood Plan also addresses other significant issues in Tarporley, such as supporting the local economy, improving infrastructure, promoting high quality design and protecting built and natural

heritage. The Draft Neighbourhood Plan is currently being prepared by the Steering Group. Comments submitted during this informal stage of public consultation will be used to guide the wording of the Draft Plan. Please give us your thoughts about the Draft Vision, Objectives and Planning Policies.

Questionnaire Survey, 2013

A Questionnaire Survey was undertaken between April and July of 2013. The questionnaire was distributed to all 1,176 households in the Parish of Tarporley, and to all local businesses. Of the 1,176 questionnaires sent out, 567 were returned completed, giving a response rate of 51% which is considered high. The response rate for businesses was 67%. The results have informed the development of the Draft Neighbourhood Plan for Tarporley, enabling the local community to take the lead in setting out what they value, what development is needed and what could be changed for the better in the village and the wider Parish.

Draft Vision for Tarporley

By 2030 Tarporley will be:

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

Draft Objectives for the Neighbourhood Plan

Neighbourhood Plan Objectives

1. To deliver a housing growth strategy tailored to the needs and context of Tarporley as a Key Service Centre for the rural area.
2. To ensure sensitive development which protects and enriches the landscape and built setting, and respects the Village Design Statement.
3. To ensure continued provision of a comprehensive range of local shops, services and community facilities that meet local needs.
4. To encourage and enable growth in local employment opportunities.

5. To deliver integrated transport infrastructure proportional to the growth in local needs, improving traffic management, car parking, pedestrian and cycle routes to create a pleasant and safe environment.
6. To seek improvements to utility infrastructure and digital connectivity to meet the existing and future requirements of local residents.
7. To recognise the value of green space, the landscape and support nature conservation.
8. To maintain a green buffer zone around the perimeter of the Parish to ensure it does not merge with neighbouring settlements.
9. To involve local people on an ongoing basis in the process of plan-making, monitoring and delivery of development.
10. To maintain a diverse, cohesive, safe and healthy community with greater use of shared facilities.
11. To promote environmental sustainability and reduce carbon-dependent activities.

Draft Planning Policies



This section sets out the emerging draft planning policies of the Tarporley Draft Neighbourhood Plan. Once finalised these will be used to help determine planning applications in the Parish and so shape the future of the Parish as a place to live and work in, and to visit.

Neighbourhood Plans are required to be in general conformity with national and local planning policies. The Draft Policies have been prepared taking account of the National Planning Policy Framework (NPPF)¹ and local Planning Policies in the emerging Cheshire West and Chester Local Plan Part 1² and Adopted Vale Royal Local Plan³.

¹ <https://www.gov.uk/government/publications/national-planning-policy-framework-2>

² http://www.cheshirewestandchester.gov.uk/your_council/policies_and_performance/council_plans_and_strategies/planning_policy/emerging_local_plan.aspx

³ http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/old_lp/vr_lp

Please note these are early drafts of policies and so the wording may change once finalised and following consideration of the results of this informal consultation process.

KEY ISSUE 1. SUPPORTING AND GROWING THE LOCAL ECONOMY

What we have learnt from the Questionnaire

98% of respondents to the 2013 Questionnaire wanted to see developments that would create employment opportunities in Tarporley. A particularly strong response was for independent retail and service outlets and leisure facilities. Other responses supported offices, light industrial units, restaurants and live/work units. However responses to several questions recorded particularly low support for any developments involving retail chain shops or large supermarkets. 30% of respondents wanted to see specifically more independent retail or service outlets in the centre of the village if existing services were re-located to the outskirts.

Draft Policy TE1 - Additional business premises and employment opportunities

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

- A. are consistent with the vision for Tarporley and the objectives of the neighbourhood plan
- B. do not have a detrimental impact on surrounding residential amenity;
- C. do not lead to the loss of open space or green infrastructure;
- D. do not have a serious impact on traffic and there is adequate provision of parking for employees and visitors.
- E. are located centrally within or on the edge of the built up area, or comprise the small scale expansion of existing sites.
- F. do not threaten existing sources of local employment.

Proposals for mixed use development which provides a mix of office and business accommodation or "live / work units" in close proximity to or adjacent to residential units will be supported, subject to the above criteria.

Draft Policy TE2 - Protecting existing employment premises

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

- A. the employment premises have been empty for a significant period of time and during that time actively marketed without securing a viable alternative employment use; and
- B. equivalent, or better, provision is made, elsewhere within the built up area, to replace the proposed loss of local employment space.

Draft Policy TE3 - Supporting a range of goods and services in the village centre

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 retail and independent shopping facilities.

Changes of use of local retail premises to mixed offices and residential accommodation is considered acceptable, but loss of retail premises to wholly residential use will be resisted.

Draft Policy TE4 - Car parking

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

- A. there is adequate vehicular and pedestrian accessibility, and
- B. appropriate hard and soft landscaping is provided to ensure the designs are sensitive to the setting of the Conservation Area and nearby historic buildings.

Where new developments are located near to the centre of the village, schemes should include public car parking provision which is available to non-residents during working hours, as well as parking for residents and visitors.

Draft Policy TE5 – Supporting tourism in Tarporley

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

- A. does not have a detrimental effect on the distinct character of the rural landscape and settlements;
- B. does not adversely affect the surrounding infrastructure, particularly local road networks and water supply and sewerage;
- C. benefits the local community, through for instance, provision of local employment opportunities and improvements to local service provision, and is proportionate to the size of settlement in which it located; and
- D. where feasible, the development involves the re-use of existing buildings or is part of farm diversification.

KEY ISSUE 2. PROTECTING BUILT HERITAGE AND THE NATURAL ENVIRONMENT

What we have learnt from the Questionnaire

The Questionnaire Survey in 2013 showed that residents of Tarporley wish to maintain the rural character of the village. This is seen in their wish to maintain and include views over open countryside, the proximity to the countryside, shelterbelts of trees and bushes and internal green spaces. They would like a less compact village, with no new dwellings built in existing gardens and they would not like the village to grow into a town. Responses indicated that the aspects that people liked most about the village included its village atmosphere, sense of community and friendliness. Responses overwhelmingly indicated that the most disliked features of the village were the traffic congestion and lack of parking in the village centre and at the doctors’ surgery.

Draft Policy TEH1 – Rural character

Developers will be required to demonstrate that the design and layout of new developments enhance the rural character of Tarporley.

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

- A. Trees and hedgerows
 - 1. In the absence of views across the countryside, trees should be planted on the boundaries of development sites to act as a visual screen and shelter belts/wildlife corridors.

- 2. Existing mature and juvenile trees should 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 should be planted.
- 3. The copse of trees and bushes both sides of the A49 and A51 trunk roads should be maintained.
- 4. The “green roadways/corridors or shelter belts” of trees and bushes within the village should be protected and extended when new developments take place.
- 5. Existing hedgerows should 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.
- 6. New hedgerows are encouraged as boundary treatments around and within new developments.
- 7. Existing sandstone walls, including those which are part of hedgerows, should be retained and kept in good order.
- B. Views
 - 8. Important views out of and into the village must be retained. These views, as identified in the village design statement, are listed in appendix/section xxx and identified on (Map xx).
 - 9. Where developments are in close proximity to open areas of countryside, they should be designed to limit adverse impacts on visual links to the countryside from within the development and from the public roads and open spaces.
- C. Green spaces
 - 10. Existing open spaces within the village must be retained.
 - 11. New developments must include the provision of open green spaces easily accessible to the public.
 - 12. Allotment spaces should be made available where possible.

Draft Policy TEH2 - Settlement pattern

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

- 1. Tarporley’s Conservation Area must be retained, and any development within it (whether new or to existing buildings) must maintain and enhance that area.
- 2. 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.
- 3. Layouts of houses should be in small clusters to promote a sense of community.
- 4. Wherever possible developers should construct vehicular exit routes out of the village which avoid High Street.
- 5. No new separate dwellings should be built in existing gardens.

Draft Policy TEH3 – Design

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

- 1. Designs should be sympathetic to the setting of nearby historic buildings and the conservation area.

2. 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 suit all income levels.
3. The height of dwellings, away from high street, should not be more than 2 storeys.
4. Reduction of visual impact should be a key consideration when designing buildings, such as for example the incorporation of features such as “green” roofs.
5. The design of dwellings should not be limited to traditional house styles, although the use of locally appropriate materials are preferred.
6. 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.
7. Away from high street, dwellings should have front gardens and be of sufficient size that shrubs and small trees can be planted.
8. Sites should be planned so that light pollution is kept to a minimum and lighting at pavement level, rather than overhead street lights is encouraged.
9. Where houses are built in terraces, designated covered structures should be integrated into designs to support occupiers keeping their recycling bins at the front of their dwellings.
10. Two parking spaces per dwelling should be considered the minimum.
11. Slate or plain tiles should be used for roofing purposes. Roofs should be pitched at not less than 35° and be parallel to the road. Garages should have pitched roofs.
12. 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 a fan lights are preferred. If porches are provided they should be small and simple in design.

KEY ISSUE 3. PROVIDING A LOCAL PLANNING FRAMEWORK FOR NEW HOUSING

What we have learnt from the Questionnaire

The 2013 Questionnaire Survey results showed that 86% of respondents supported limiting housing development up to 2030 to a maximum of 300 homes. 79% preferred new house building to be limited to developments of a maximum of 20 houses and 78% strongly agreed that developments should contain a mixture of housing types, sizes and tenures. 87% agreed or strongly agreed that affordable housing should only be built to address the needs of the local community and a significant number of respondents indicated a need for small dwellings (flat, maisonette, starter home) and 71.8% of this requirement was for private sector housing. Among open comments made about housing in the Parish, recurring themes related to housing growth outstripping infrastructure, the need for more properties for first time buyers and (with an ageing population) more properties for older people.

Draft Policy TH1 – Quantity of new housing development

300 net new homes will be provided over the plan period. Subsequent development proposals over and above this limit may be permitted if significant community benefit is provided and proposals are brought forward under a community right to build order or neighbourhood development order.

Draft Policy TH2 – Scale of new housing development

Development proposals for up to 20 houses will be supported within or immediately adjacent to the built-up area of Tarporley village, subject to policy TH1, and the overall figure of 300 houses.

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

Exceptions may be permitted where additional housing development involves:

- A. the redevelopment of brownfield land and any assets of environmental value on the site are protected and enhanced;
- B. the sensitive conversion of existing buildings; and
- C. affordable housing-led ‘exception’ schemes.

‘Exception’ schemes may be permitted to contain an element of ‘enabling’ market housing, but this should be no more than 30% in any one individual scheme.

Draft Policy TH3 - Housing mix and densities

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

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

Draft Policy TH4 - Affordable housing

30% of new development will be required to be affordable homes on developments of three dwellings or more or which comprise an area of 0.1 hectares or more.

Affordable housing will be required to contribute towards meeting the affordable housing needs of the community in terms of types and sizes of dwelling, levels of affordability, and mix of tenures. Affordable housing should be allocated to those with a local connection. This requirement will be formalised in a S106 agreement, which will be a condition of any planning permission.

Affordable housing should be fully integrated (ie “pepper potted”) with market housing on any new development and should not be provided off-site or located away from other housing types within a development scheme.

In relation to “Affordable Rental Units” the rent to be charged should be equal to 65% of the local open market rent for the unit in question. In terms of “Shared Ownership Units” the rent charged on the retained equity should be equal to 2%.

Draft Policy TH5 - Housing for older people

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

Proposals for nursing homes will be supported in principle.

KEY ISSUE 4. IMPROVING FACILITIES AND CONNECTIONS

What we have learnt from the Questionnaire

The 2013 Questionnaire Survey showed that respondents would like to see more youth facilities (23%), indoor sports (16%), and a fitness centre (15%). The most widely supported suggestions for infrastructure improvements were for more off street parking at the High School (18%), more off street parking for the medical centre (13%), better roads (11%) and better pavement surfaces (10%). 92% of respondents supported a traffic management system to reduce congestion around the High School. Only 28% were totally satisfied with their internet speed.

Draft Policy TIFC1 - Provision and protection of facilities and services

Development which contributes towards the improvement of existing or provision of new community facilities will be supported provided that:

1. it meets the needs of the current and future population and;
2. it is appropriate in terms of scale and design.

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

- A. the proposal includes alternative provision, on a site within the locality, of equivalent or enhanced facilities. such sites should be accessible by public transport, walking and cycling and have adequate car parking; or
- B. there is no longer a need for the facility.

Draft Policy TIFC2 – Community leisure facility

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

1. meets the needs of the current and future population of all ages;
2. is appropriate in terms of scale and design; and
3. is accessible to all.

Draft Policy TIFC3 - Relocation of existing facilities

Proposals for the re-location of existing community facilities to suitable locations on the periphery of the village centre will be supported, where:

1. the relocation would provide improved facilities, services and accessibility and;
2. the former site provides opportunities for new employment related development, parking, affordable or local needs housing, open space and / or other community uses.

Draft Policy TIFC4 – Transportation, car parking and accessibility

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. Schemes will be required to include proposals for the mitigation of adverse impacts and to implement improvements to transport and accessibility in Tarporley.

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

New developments will be required to incorporate the following measures:

1. Developments should be built with the provision of safe walking and cycling pathways of hard surface materials. They should 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.
2. Provision of cycle racks along High Street and at the primary school and high school.
3. 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 could be established.
4. 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.

Draft Policy TIFC5 - Communications infrastructure

All new development will be required to make provision for high speed broadband and other communication networks. The improvement and development of new mobile telecommunication infrastructure will be supported provided that the design and placement is sympathetic to its environment.

Submitting your Comments

The Neighbourhood Plan Steering Committee welcome your thoughts and ideas on this document, to help them finalise the emerging Draft Neighbourhood Plan for Tarporley.

Please provide any comments you have on this document by completing the accompanying Response Form and sending it or emailing it to: The Parish Clerk, Chartwood House, 20 Nantwich Road, Tarporley CW6 9UW or emailing it to parishclerk@tarporleyorg.uk by 25th October 2014.

An informal Drop In Event has been arranged for Saturday 18th October 2014 at the Community Centre, from 10am to 2pm and all are welcome. Please come along and find out more about the Tarporley Neighbourhood Plan.

Next Steps

The Parish Council and Neighbourhood Plan Steering Group would like to thank you for your time and interest in the Neighbourhood Plan. Following careful consideration of all the Responses received, the Draft Plan will be amended and then published for 6 weeks' formal public consultation in early 2015.

The Plan will then be further amended and Submitted to Cheshire West and Cheshire Council. Cheshire West and Chester Council will then check the Plan and consult for a further 6 weeks, before the Plan is considered by an independent Examiner. There may be further changes made, before the Plan is subjected to a local Referendum. If there is a majority "Yes" vote at the Referendum. The final version of the Plan will be "made" by Cheshire West and Chester Council and will be used to guide decisions on planning applications in Tarporley. It is hoped that the Referendum will take place in 2015.

Comments Form



Tarporley's Draft Neighbourhood Plan Response Form



How do you see Tarporley developing in the next 15 years?

Do you share our vision for Tarporley?

Will the draft planning policies we have written ensure that Tarporley develops in the way you want it to?

Please take a look and tell us what you think.

You can find out about our emerging Draft Neighbourhood Plan by:

- reading the attached 10 page summary;
- coming to our Drop In event on Saturday 18th October 10 am - 2 pm at the Community Centre; and/or
- visiting www.tarporleyplan.org.uk

How do I tell you what I think?

1. Download a copy of this Response Form from the downloads section of www.tarporleyplan.org.uk and email it once completed to parishclerk@tarporley.org.uk
2. Come along to our Drop In event on the 18th Oct.
3. Post this completed Response Form to Parish Clerk, 20, Nantwich Road, Tarporley CW6 9UW.

BY 25TH OCTOBER 2014 PLEASE. THANK YOU.

What is Tarporley's emerging Draft Neighbourhood Plan?

It describes our vision for Tarporley and how we wish to see it develop. It contains a series of Draft Planning Policies, specific to Tarporley, which must be taken account of before CWaC can grant planning permission. However our Plan must comply with Cheshire West and Chester Borough Council's Local Plan.

It enables local people to have a say about the future of Tarporley; for example it covers what it will look like as a village; what types of buildings can be built; how its rural and traditional heritage will be protected; as well as seek to address its traffic and parking problems.

Your comments are very important to us and will be used to inform the final version of the Draft Plan before it is published for formal public consultation in early 2015.

Name

Address

Email

Please give your opinions on the Vision and Objectives for Tarporley Parish identified by the Parish Council and Neighbourhood Plan Steering Committee.

Draft Vision

By 2030 Tarporley will be a village:

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

Q1 Do you agree with the Draft Vision? (Please tick)

Yes	No	Don't Know
-----	----	------------

Please explain your answer and suggest anything else that may be relevant.

--

Draft Objectives

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

Q2 Do you agree with the Draft Objectives ? (Please tick)

Yes	No	Don't Know
-----	----	------------

Please explain your answer and suggest anything else that should be included.

--

Draft Planning Policies

Please consider the emerging Draft Planning Policies and use the tables below to let us know whether you support or object to each draft Policy, and to comment or suggest any changes. Full details of each draft Policy are in the attached 10 page summary.

Q3. Draft Policy TE1 - about the provision of additional business premises and employment opportunities and the conditions under which they can be provided. (Please tick)

Support	Object	Don't Know
---------	--------	------------

Comments/ Suggested Changes

Q4. Draft Policy TE2 - about protecting existing employment premises and business and industrial developments. (Please tick)

Support	Object	Don't Know
---------	--------	------------

Comments/ Suggested Changes

Q5. Draft Policy TE3 - about supporting the development of a range of goods and services in the village centre. (Please tick)

Support	Object	Don't Know
---------	--------	------------

Comments/ Suggested Changes

Q6. Draft Policy TE4 - about the provision of more public car parking spaces in the village. (Please tick)

Support	Object	Don't Know
---------	--------	------------

Comments/ Suggested Changes

Q7. Draft Policy TE5 – about supporting and developing tourism in Tarporley.

(Please tick)

Support		Object		Don't Know	
---------	--	--------	--	------------	--

Comments/ Suggested Changes

Q8. Draft Policy TEH1 – about protecting the rural character of Tarporley and how.
(Please tick)

Support		Object		Don't Know	
---------	--	--------	--	------------	--

Comments/ Suggested Changes

Q9. Draft Policy TEH2 – about settlement pattern, how the layout of village should develop.
(Please tick)

Support		Object		Don't Know	
---------	--	--------	--	------------	--

Comments/ Suggested Changes

Q10. Draft Policy TEH3 – about the design of new developments and buildings in Tarporley: what they should look like. (Please tick)

Support		Object		Don't Know	
---------	--	--------	--	------------	--

Comments/ Suggested Changes

Q11. Draft Policy TH1 – about the quantity of new housing development: how many houses should be built in the village. (Please tick)

Support		Object		Don't Know	
---------	--	--------	--	------------	--

Comments/ Suggested Changes

Q12. Draft Policy TH2 – about how large new housing developments should be.
(Please tick)

Support		Object		Don't Know	
---------	--	--------	--	------------	--

Comments/ Suggested Changes

Q13. Draft Policy TH3 – about having a mix of house sizes and types and how many houses per hectare should can be in new developments. (Please tick)

Support		Object		Don't Know	
---------	--	--------	--	------------	--

Comments/ Suggested Changes

Q14. Draft Policy TH4 – about the provision of affordable housing: how many and where within developments. (Please tick)

Support		Object		Don't Know	
---------	--	--------	--	------------	--

Comments/ Suggested Changes

Support		Object		Don't Know	
---------	--	--------	--	------------	--

Comments/ Suggested Changes

Q16. Draft Policy TIFC1 – about the improvement of the existing, and provision of new facilities and services in the village. (Please tick)

Support		Object		Don't Know	
---------	--	--------	--	------------	--

Comments/ Suggested Changes

Q17. Draft Policy TIFC2 – about the development of new community sports and leisure facilities. (Please tick)

Support		Object		Don't Know	
---------	--	--------	--	------------	--

Comments/ Suggested Changes

Q18. Draft Policy TIFC3 – about the relocation of existing facilities and services to the periphery of the village. (Please tick)

Support		Object		Don't Know	
---------	--	--------	--	------------	--

Comments/ Suggested Changes

Q19. Draft Policy TIFC4 – about traffic, car parking and accessibility. (Please tick)

Support		Object		Don't Know	
---------	--	--------	--	------------	--

Comments/ Suggested Changes

Q20. Draft Policy TIFC5 – about the village's communications infrastructure. (Please tick)

Support		Object		Don't Know	
---------	--	--------	--	------------	--

Comments/ Suggested Changes

Q21 Are there any other Planning Issues the Parish Council should consider together with possible planning policies for tackling them? (Please tick)

Yes		No		Don't Know	
-----	--	----	--	------------	--

If yes, please explain below.

Q22. Please use this space to add any further comments you have in relation to the Tarporley Neighbourhood Plan.

Thank you very much for your time and interest. The completed Response Forms and any other consultation responses received will help to inform the next stage of the plan – the Final Draft Neighbourhood Development Plan for Tarporley Parish. This will then be published for further formal consultation early next year.

Summary of Results of Informal Public Consultation, October 2014

Tarporley 's Draft Neighbourhood Plan Response Form Responses

11.11.2014

Draft Vision				Draft Objectives			
Q1				Q2			
Yes	No	Don't Know	Total	Yes	No	Don't Know	Total
91	6	0	97	92	5	0	97
94%	6%	0%	100	95%	5%	0%	100
TE1				TE2			
Q3				Q4			
Yes	No	Don't Know	Total	Yes	No	Don't Know	Total
85	9	2	96	92	2	2	96
89%	9%	2%	100	96%	2%	2%	100
TE3				TE4			
Q5				Q6			
Yes	No	Don't Know	Total	Yes	No	Don't Know	Total
83	7	6	96	80	9	3	92
86%	7%	6%	100	87%	10%	3%	100
TE5				TE6			
Q7				Q8			
Yes	No	Don't Know	Total	Yes	No	Don't Know	Total
83	3	9	95	80	7	4	91
87%	3%	9%	100	88%	8%	4%	100
TEH1				TEH2			
Q9				Q10			
Yes	No	Don't Know	Total	Yes	No	Don't Know	Total
92	2	1	95	77	10	3	90
97%	2%	1%	100	86%	11%	3%	100
TEH3				TEH4			
Q11				Q12			
Yes	No	Don't Know	Total	Yes	No	Don't Know	Total
65	19	7	91	65	16	11	92
71%	21%	8%	100	71%	17%	12%	100
TEH5				TEH6			
Q13				Q14			
Yes	No	Don't Know	Total	Yes	No	Don't Know	Total
77	8	9	94	77	10	6	93
82%	9%	10%	100	83%	11%	6%	100
TIFC1				TIFC2			
Q15				Q16			
Yes	No	Don't Know	Total	Yes	No	Don't Know	Total
86	2	7	95	82	4	8	94
91%	2%	7%	100	87%	4%	9%	100
TIFC3				TIFC4			
Q17				Q18			
Yes	No	Don't Know	Total	Yes	No	Don't Know	Total
85	1	7	93	67	13	12	92
91%	1%	8%	100	73%	14%	13%	100
TIFC5				TIFC6			
Q19				Q20			
Yes	No	Don't Know	Total	Yes	No	Don't Know	Total
86	5	3	94	85	1	7	93
91%	5%	3%	100	91%	1%	8%	100

Planning Issues			
Q21			
Yes	No	Don't Know	Total
34	15	26	75
45%	20%	35%	100

Tarporley High School - Student Responses to Draft Neighbourhood Development Plan,

October – November 2014

Questions 1 and 2 / Overall

- Agreed that Tarporley should be recognised in its own right as an area that tourists may wish to visit and explore.
- A lot of the heritage is forgotten about and should be more appreciated. Agree with the idea of developing tourism.
- Agrees with making it more well-known but runs the risk of turning into a town.
- Excessive to expand to gain supermarkets as it should keep the village identity.
- Gain more variety in shops, but these should be independent rather than encouraging the larger businesses to enter the village.
- Fear of building too many houses into area will make it more of a town than a village; make village too busy – understand reasoning but makes it too busy.
- Not enough parking – it's very busy. If it is going to be expanded then this needs to be accommodated.
- Nature conservation: contradicts idea by making more houses.
- Car park

Question 3

Support employment opportunities and adds more opportunities for young people. Won't need to travel out to places like Chester.

Question 4

Need to protect the shops that are here – the independent shops need to be supported.

This is what the people of the village rely on.

More consideration into what businesses are being created so that they don't fail within a year – look specifically at what is missing rather than adding more of the same thing.

Question 6

Yes to car parking!

Question 8

Housing could compromise the conservation of nature

Question 9

Need to consider the layout to avoid as many cars going through the high street – agree with the settlement pattern.

Question 10

Agree with design developments – blend in with the ones already built.

Question 11

Concerns towards how many houses are going to be built – it has taken away the quality of the village

Question 14

Would be worried about cost of housing – so needs to be affordable.

Question 17

To improve leisure facilities we could rent out areas of school to make it central to sports

Question 18

Spread it out a little bit more so that not everything is on the high street.

Question 20

Support the need for a mobile mast as signal is a major issue

Suggestions for Village Improvements Arising from Community Consultations

In the course of producing the Neighbourhood Plan, many ideas have surfaced on how to improve the village, together with comments and suggestions from various consultations. Many of these do not fit appropriately into policies or actions at this stage, nor are there funding solutions readily available. Some ideas, like relocation of certain central services to the periphery of the village, have been explored very broadly in community consultations, but no specifics or schemes have been tested for the necessary community support. Despite this, it is felt important to capture some of these ideas and suggestions given the quality and extent of input received; doing so may help some future scheme be generated from a Developer, Landowner or the local authority working with the community.

Car Parking:

- time limit parking on the High Street;
- private business car parks to have public use at weekends;
- increase off street parking by moving play area at back of Community Centre;
- extend Rising Sun car park by renting an overflow 'green' car park from the adjacent landowner and/or renting the private Rising Sun pub car park and better utilizing space;
- creating a transport hub with bus stop and car park so that commuters don't utilize prime parking locations in the village;
- limited permit parking on the High Street.

Traffic Management:

- one-way system on the High Street, including potential relief roads for better access;
- School buses not to use High Street (exiting only down Nantwich road to the Bypass);
- additional entrance for Tarporley High School off Nantwich Road to include school bus park as part of a transport hub;
- enforce 20mph zone on High Street.

Better utilisation:

- example of The Crown premises, its car park and surrounding land to the rear that has been for sale (extra public car parking, change of use to community Resource Centre etc.);
- land surrounding BT Exchange on Park Road to be opened up to car parking (even restricted to Health Centre staff)

Relocation of central facilities:

- Health Centre and Memorial Hospital move to village periphery with better accessibility and parking, freeing up prime central locations for re-development;
- tennis club moves to village periphery, possibly being incorporated in the Brook Road scheme;
- Primary School moves to new expanded premises with better accessibility.

Local Housing Need:

The Parish Council should consider undertaking a survey / study to identify which buildings or land the community would like to be listed by the Local Authority as an asset of community value.

Tarporley High School:

- various schemes to bring mutual benefit to the School and community with fuller utilization of the extensive playing fields, including sharing a community swimming pool/sports hall, second entrance as part of transport hub, combined site with primary school, even allowing some housing if it contributes substantially to the funding of a beneficial scheme for the community and school.

The above are illustrative of ideas and suggestions heard and received, and some may be useful as future schemes are developed and funded to ease infrastructure issues in the village

Appendix III

Regulation 14 Consultation

List of Consultation Bodies

Highways Agency
Marine Management Organisation
ARRIVA Chester
Sport England
Dee Valley Water plc
Natural England
Natural England
Highways Agency
Environment Agency
Northern Rail Ltd
English Heritage
Sport England (North West Region)
Countryside & Rights Of Way Office
Health & Safety Executive
Utkinton Parish Council
NHS Property Services
Cheshire Fire and Rescue Service
Cheshire Local Nature Partnership
National Grid Wireless
English Heritage
United Utilities Water PLC
The Coal Authority
The Coal Authority
The Coal Authority

Canal & River Trust
Highways Agency
Planning Inspectorate
Confederation of Passenger Transport
Cheshire Racial Equality Council
Cholmondeley and Chorley Parish Council
Friends of the Earth
High Speed 2 (HS2 Ltd)
Homes and Communities Agency
Natural England
NHS England Primary Care Commissioning
NHS England Public Health Commissioning
Sport England (North West Region)
Vale Royal Clinical Commissioning Group

Other Organisations on Consultation Database

Utkinton & Cotebrook Parish Council
Clotton Hoofield Parish Council (Inc Hoofield)
Tiverton and Tilstone Fearnall Parish Council
Rushton Parish Council
Goodwin Planning
Oulton Estate
Allied Export
Thomson Planning Partnership Ltd
Peckforton Developments Limited
bartonwillmore.co.uk
Redrow Homes NW
Allotment Association

Beer Festival
Bell Ringers
Cheshire Fire Service
Citizens Advice Bureau
Citizens Advice Bureau
Decibellas Ladies Choir
Decorative Arts Society
Done Room Pre-School;
Done Room Pre-School
Fire Cadets
Inner Wheel Club of Tarporley
NCT
OPAL
Probus Club of Tarporley
Rotary Club of Tarporley
Rural Community Services - West Cheshire
Tarporley 41 Club
Tarporley Band
Tarporley Baptist & Methodist Chapel
Tarporley Business Alliance
Tarporley Catholic Church
Tarporley Community Centre
Tarporley Country Market
Tarporley Explorers
Tarporley Flower Club
Tarporley Football Juniors
Tarporley Guides
Tarporley Health Centre
Tarporley Health Centre

Tarporley High School
Tarporley Historical Society
Tarporley Karting Club
Tarporley Library
Tarporley Masonic Lodge
Tarporley Parish Church
Tarporley Primary School
Tarporley Scottish Dance Society
Tarporley Scouts
Tarporley Silver Band
Tarporley Tennis Club
Tarporley Twinning Association
Tarporley U3A
Tarporley Vics
Tarporley Youth Club
WESTERN CHESHIRE PCT - 5NN
Women's Register
Racewood Ltd
Birch Heath Veterinary Clinic
Churchills
Soul Hair
Arcadia
Care 4 You
Collingwood Search & Selection Ltd
The Old Fire Station Chocolate Shop
Hibberts
Skin Deep
The Flower Room
The Foresters Arms

Sparkling Strawberry Ltd
Bottega
Bubble Jobs Ltd
Bunbury Care Agency
Hall Livesey Brown
Keith Cooper Inwear Opticians Ltd
J Blagg & Sons
Jigsaw Facilities Management Ltd
Molly Mop Cleaning
Peter Jones Livestock Ltd
Follies of Tarporley
Piste Wine Bar
Riliance Software Ltd
Papillion
SVE Fashion Designer
No. 6 The Tea Room
The Swan Hotel
Vivienne Rowley
The Cabinet Room
Medisec Software
Nino Kids
The Fragrance Lounge
Forest Hill Practice
Sarah's Shoes
Tarporley Service Centre Ltd
Lawyer Checker Limited
Swetenhams
Cheshire Lamont
Wright Manley

Macdonald Portal Hotel, Golf & Spa

Bidwells

Colliers International

DTZ

Lovelock Mitchell (Chester) Ltd

Paddock Johnson Partnership Ltd

Roberts Homes Ltd

Wirral Methodist Housing Association

Lingfield Homes and Property Development

Ads-Plan Ltd

Bolton Birch

Dickens Property Group Ltd

Savills (L & P) Ltd

Alyn Nicholls & Associates

Civitas Planning Ltd

J Alan Wright

BNP Paribas Real Estate UK

Fearnalls

Emery Planning Partnership Ltd

Emery Planning Partnership Ltd

HOW Planning LLP

Turley Associates

Barratt Homes

Indigo Planning Ltd

Thomson Planning Partnership Ltd

Jones Lang LaSalle

Peel Ports Group Limited

Higham & Co

Emerson Group
Terence O'Rourke Ltd
Carter Jonas
Colliers International
Harrow Estates plc
Morris Homes (North) Ltd
Denton Clark
Chart Plan
Cheetham & Mortimer
Delamere Land and Property Services LLP
C B Richard Ellis Ltd
Barratt Homes
Bovis Homes Ltd
Pochin Developments Limited
Persimmon Homes North West
Civitas Planning
HOW Planning
CLA Midlands
Rostons Ltd
Housing and Care 21
Axis P E D Ltd
Butcher & Barlow
Indigo Planning Ltd
Planning Potential Ltd
N J L Consulting LLP
Savills
Strutt & Parker

Barton Willmore
David McLean Homes Ltd
Harvey Hughes
Fisher German LLP
Plus Dane Group
Clayton Property
Cliff Walsingham & Co
Persimmon Plc
H O W Commercial Planning Advisors
G V A
BDP
The Mersey Forest
Creative Planning
Lambert Smith Hampton
Satnam Planning Services Limited
Community Engagement Consultants
Turley Associates
Muller Estates (Tarporley) LLP
Nathaniel Lichfield & Partners
Gladman Developments Ltd
Chester & District Housing Trust
Barton Willmore LLP
City Residential
Lovell Partnerships (Northern) Ltd
Wild Commercial Property
Bell Developments Ltd
BNP Paribas Real Estate
The Emerson Group

Emerson Group
Entec UK Ltd
King Sturge
Gladedale Homes
Emerson Group
Bolesworth Estate Co Ltd
Lex Northwest Ltd
Hockenhulls
GL Hearn
Denton Clark
CBRE Ltd
Walsingham Planning
J Ross Developments Ltd
Architects and Urban Designers
Cavendish Manley
BE Group
King Sturge LLP
GKA Ltd
West Park Homes
Taylor Wimpey North West
Adactus Housing Group
Cass Associates
Bell Developments Ltd
Spawforths
Arc 4
Plus Dane Group

Morris Homes (West Midlands) Ltd
Coventry Project Management Ltd
Sloane Mead
Broxton NDP Working Group
Watkin Jones Homes
Cassidy & Ashton Group Ltd
D T Z
Development Planning Partnership
B3 Architects
Steven Abbott Associates
G V A
David Cooper Limited
Rapleys LLP
Emery Planning Partnership Ltd
N J L Consulting LLP
H & L Property Investments Ltd
Hayes & Partners
Kier Property
Morris Homes East Midlands
Edwin Hill Chartered Surveyors
Bond Pearce, Solicitors
Cranford Estates
Design Group Chester
Dixon Webb
Maple Grove Developments
Fitzsimon Planning & Development
Hourigan Connolly
Huxtable Hodgson
Lucas Land and Planning

Muir Group Housing Association Ltd
N J L Consulting
Planning Issues
SBS Design Ltd
HI
Willlacy Horsewood Partnership
Nexus Planning Ltd
Hinson Parry & Co
Terence O'Rourke Ltd
Entec UK Ltd
Mason Owen & Partners
Home Builders Federation
C D & B Smith & Partners
Plus Dane Housing Association Ltd
Molyneux Planning
Jay Ashall Associates
Hallam Land Management Ltd
Emery Planning Partnership Ltd
Wignall Brownlow
Smiths Gore
Fisher German LLP
CB Richard Ellis
Strutt & Parker
Barrowmore
Fifield Glyn Ltd
Bell Ingram
John Walley Property Consultants Ltd
Christie & Co (Leeds)

JMP Consulting
Walsingham Planning
Mason & Partners
Weaver Vale Housing Trust
Drivers Jonas LLP
J10 Planning Ltd
Colliers International Property Consultants Ltd
Taylor Wimpey
Ludlam Associates
De Pol Associates
NJL Consulting
Euan Kellie Property Solutions
TFA Architects
Condy Lofthouse Architects
K S Povey (Land Consultancy) Limited
Chester & District Housing Trust
Dev Plan
G L Hearn Property Consultants
Persimmon PLC
L.S. Planning Ltd
Malcolm Lewis Architect Ltd
T O'Rourke
Legat Owen
Framptons
Framptons
Halls Holdings Ltd
Peacock & Smith
Fisher German Chartered Surveyors
Denton Clark

Fox Land and Property
Hourigan Connolly
Taylor Wimpey
Allington Hughes Solicitors
Bower Edleston Architects
Muse Developments Ltd
Ollier Smurthwaite
The Planning Consultancy
Home Builders Federation
Sedgwick Associates
Bride Hall Holdings Ltd
Higham & Co
W A Fairhurst & Partners
J S Bloor Ltd
McDyre & Co
Peel Energy
Town and Country Planning Association
Drivers Jonas LLP
Spawforths
Anwyl Homes
Plus Dane Group
Dane Housing
DLDC LTD
Mosaic Town Planning

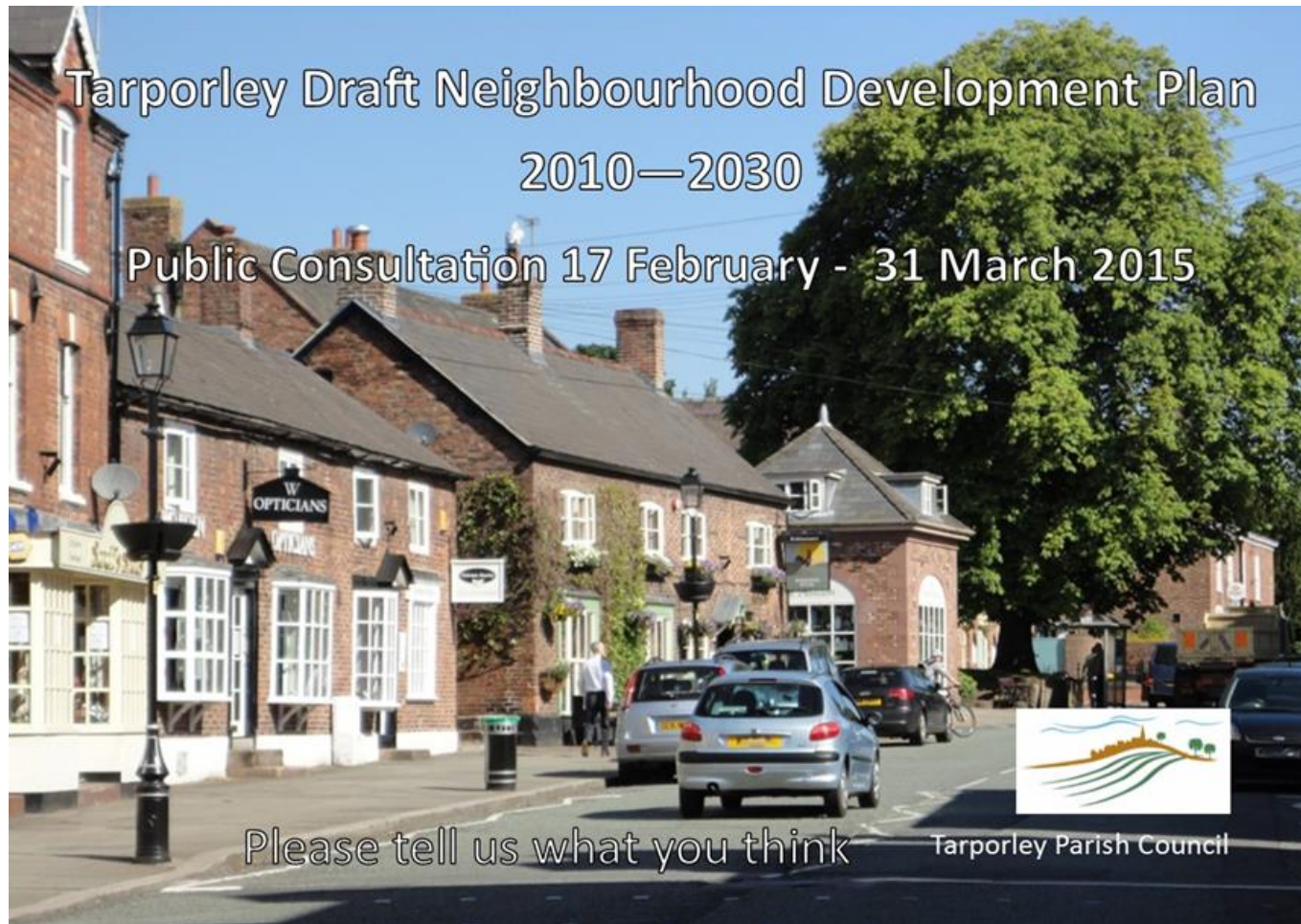
Urban Roots Planning
Gladman Developments Ltd
Barton Willmore
RES UK & Ireland Ltd
Opus Land (North) Ltd
Strutt & Parker LLP
Riverside Housing Association
Benoy Architects & Design

Centreline Development Consultants
Creative Business Systems
Ellis Williams Architects
Paterson Macaulay & Owens
Development Control Services
Terence O'Rourke plc
DTZ Peda Consulting
North West Design Associates
National Housing Federation
Roberts Homes Ltd
FREP (Ellesmere Port) Limited
The Planning Bureau Limited
North Country Homes Group Limited
Colliers CRE
HOW Planning LLP
CA Planning
Wilbraham Associates Ltd
Sanderson Weatherall

Turley Associates
HOW Commercial Planning Advisors
Shrink Architects
Cerde Planning
Hunt Planning Services Ltd
M & R Facilities Management
McCarthy & Stone
C/O J10 Planning
CB Richard Ellis Ltd
Drivers Jonas
RPS
Beaumont
Abbey Archway Developments
Tenant Services Authority
Strutt and Parker
Emerson Group
Harry Kennedy & Associates
Ludlam Associates
Nathaniel Lichfield And Partners
Aaron & Partners Solicitors
Denis Wilson Partnership
Lamont Commercial
John Sheridan Chartered Architects
Berryman's Lace Mawer
Rmc Group Services Ltd / Properties Limited
Malcolm Scott Consultants
The Ark Company Landscape Architects
Trenport Investments Limited
Crampton Bros

District Development Consultancy
The Yearsley Group
Oakwood Homes Construction Ltd
C B Homes
Charles F. Jones & Sons LLP
Land and Development Ltd
Helsby & Longden
Development Plan UK
Planning & Law
K & J Woodward Ltd
Seddon Homes Ltd
Osbourne & Co(Warrington) Ltd
Meller Braggins
Mason Owen Commercial Property Consultants
NJL Consulting LLP
H O W Commercial Planning Advisors
Taylor Wimpey Uk Ltd
Commercial Estates Group
Indigo Planning Ltd
Chester & District Housing Trust
Equity Housing Group
Bower Mattin
Stamford Homes Midlands
Osborne & Co Ltd
Broadway Malyan
Barton Willmore LLP
Gladedale & Russell Homes (Wincham Urban Village)
MCR Property Group
Cheshire Garden Village Ltd

Flyer for households / local businesses etc



(front)

Regulation 14 Consultation

**Tarporley Draft Neighbourhood Development Plan is published for
6 weeks public consultation from 17 February to 5pm 31 March 2015.**

Copies of the Plan, Comments/Representation Form and other background documents
can be viewed and downloaded from

<http://www.tarporleyplan.org.uk/>

Hard copies of the Draft Plan are available for viewing in the following locations during
normal opening hours:

**Tarporley Library (within Tarporley High School, Eaton Road), Tarporley Health Centre, Park Road,
High Street Coffee shops: Latté Da, No 6 – The Tea Room, The Old Fire Station Chocolate Shop**

**An Open Drop In Event will take place at the Community Centre
on Saturday 7 March 10am-2pm—All are Welcome**

Please submit all responses using the Comments / Representation Form or in writing to:
David Carter, Deputy Clerk to Tarporley Parish Council, 19 Walkers Lane, Tarporley, CW6
OBX / Email: deputyclerk@tarporley.org.uk by 5pm 31 March 2015. Thank you.

(Back)

Copy of Letter



Tarporley Parish Council

16 February 2015

Dear Consultee

Notification of Formal Public Consultation on the Tarporley Draft Neighbourhood Development Plan
(Regulation 14 Town and Country Planning, England Neighbourhood Planning (General) Regulations 2012)

I am writing to advise you that the Tarporley Draft Neighbourhood Development Plan has been published for consultation by Tarporley Parish Council. The Draft Neighbourhood Development Plan has been prepared by a neighbourhood planning group of local parish councillors and interested residents on behalf of the Parish Council, following a Questionnaire Survey of local residents and businesses in 2013 and informal public consultation on the emerging Draft Plan in October 2014.

The consultation period runs for 6 weeks from 17th February to 5pm 31st March 2015.

The Draft Plan and other supporting documents can be viewed and downloaded from the Neighbourhood Plan website: <http://www.tarporleyplan.org.uk/>

Hard copies of all Neighbourhood Plan can be viewed in the following locations at normal opening times:

- Tarporley Library (within Tarporley High School, Eaton Road)
- Tarporley Health Centre – Park Road
- High Street Coffee shops:
 - Latté Da
 - No 6 – The Tea Room
 - The Old Fire Station Chocolate Shop.

Hard copies of the Draft Plan also will be provided on request from the Deputy Parish Clerk (see contact details below).

A Representation Form is provided for comments, but the Parish Council also welcomes comments by email or in writing. Please submit all comments on the Draft Neighbourhood Development Plan to Mr David Carter, Deputy Clerk to Tarporley Parish Council by email: deputyclerk@tarporley.org.uk or in writing to 19 Walkers Lane, Tarporley, CW6 0BX.

Following the public consultation process on the Draft Neighbourhood Development Plan, the Plan will be amended and submitted to Cheshire West and Chester Council together with supporting documentation, including a Basic Conditions Statement and Consultation Statement setting out who has been consulted, how the consultation has been undertaken and how the representations received have informed the Plan.

Cheshire West and Chester Council will then re-consult, before the Plan is subjected to an Examination by an Independent Examiner. Once any further amendments have been made the Plan will be subjected to a local Referendum, and then Made by Cheshire West and Chester Council and used to determine planning applications in Tarporley Parish.

If you require any further information please contact the Deputy Parish Clerk at the address provided above.

Yours Sincerely

David Carter. Deputy Clerk to Tarporley Parish Council. 19 Walkers Lane, Tarporley, CW6 0BX.
deputyclerk@tarporley.org.uk

Copy of Email

Tarporley Parish Council

FAO: James. HOW Planning LLP

Dear Consultee – or Agent on behalf of a Consultee - HOW Planning LLP

Notification of Formal Public Consultation on the Tarporley Draft Neighbourhood Development Plan (Regulation 14 Town and Country Planning, England Neighbourhood Planning (General) Regulations 2012)

I am writing to advise you that the Tarporley Draft Neighbourhood Development Plan has been published for consultation by Tarporley Parish Council. The Draft Neighbourhood Development Plan has been prepared by a neighbourhood planning group of local parish councillors and interested residents on behalf of the Parish Council, following a Questionnaire Survey of local residents and businesses in 2013 and informal public consultation on the emerging Draft Plan in October 2014.

The consultation period runs for 6 weeks from 17th February to 5pm 31st March 2015.

The Draft Plan and other supporting documents can be viewed and downloaded from the Neighbourhood Plan website: <http://www.tarporleyplan.org.uk/>

Hard copies of all Neighbourhood Plan can be viewed in the following locations at normal opening times:

- Tarporley Library (within Tarporley High School, Eaton Road)
- Tarporley Health Centre – Park Road
- High Street Coffee shops:
 - Latté Da
 - No 6 – The Tea Room
 - The Old Fire Station Chocolate Shop.

Hard copies of the Draft Plan also will be provided on request from the Deputy Parish Clerk (see contact details below).

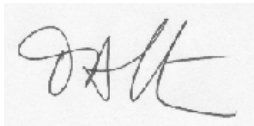
A Representation Form is provided for comments, but the Parish Council also welcomes comments by email or in writing. Please submit all comments on the Draft Neighbourhood Development Plan to Mr David Carter, Deputy Clerk to Tarporley Parish Council by email: deputyclerk@tarporley.org.uk or in writing to 19 Walkers Lane, Tarporley, CW6 0BX.

Following the public consultation process on the Draft Neighbourhood Development Plan, the Plan will be amended and submitted to Cheshire West and Chester Council together with supporting documentation, including a Basic Conditions Statement and Consultation Statement setting out who has been consulted, how the consultation has been undertaken and how the representations received have informed the Plan.

Cheshire West and Chester Council will then re-consult, before the Plan is subjected to an Examination by an Independent Examiner. Once any further amendments have been made the Plan will be subjected to a local Referendum, and then Made by Cheshire West and Chester Council and used to determine planning applications in Tarporley Parish.

If you require any further information please contact the Deputy Parish Clerk at the address provided above.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'D Carter', is placed over a light grey rectangular background.

Representation form

Tarporley Draft Neighbourhood Development Plan

Public Consultation 17 February to 5pm 31 March 2015.

Representation Form

PLEASE COMPLETE AND RETURN ONE FORM FOR EVERY COMMENT MADE

Office Use Only

Consultee No.

Representation No.

Name	
Organisation	
Address	
Email	
Tel. No.	

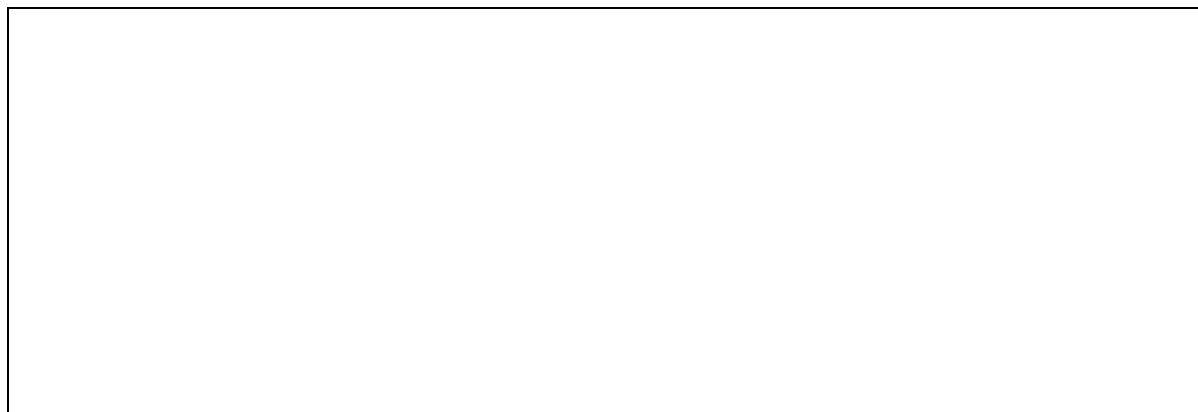
To which part of the Tarporley Draft Neighbourhood Development Plan does your representation refer?

Page Number	
Paragraph Number	
Policy Number	

Are you supporting, objecting, or making a comment? (Please Tick ☐)

Support	
Object	
Making a Comment	

Please use the box below and overleaf for any comments.



Thank you for your time and interest.

Please return this form by 5pm 31 March 2015 to:

The Deputy Clerk to Tarporley Parish Council

Email: deputyclerk@tarporley.org.uk

Or by post to: 19 Walkers Lane, Tarporley, CW6 0BX.



Screen shots <http://www.tarporleyplan.org.uk/>

