

## Tarporley Neighbourhood Plan – Summary of Publicity Stage Representations

All representations including attachments are available to view in full on the Council's Consultation Portal at:

[http://consult.cheshirewestandchester.gov.uk/portal/cwc\\_ldf/np/tarporley\\_pub](http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/np/tarporley_pub)

Full Name	Organisation Details	ID	Comments on the neighbourhood plan
Nicola Davies	Mobile Operators Association (Submitted by agent, Mono Consultants Ltd)	<a href="#">NP006-6</a>	Please see attached response on behalf of the Mobile Operators Association (MOA) to Tarporley Parish Council - Neighbourhood Plan consultation.  Please let me know if you require any further information.
Mr Tom Loomes	The Emerson Group	<a href="#">NP006-8</a>	Please find attached representations to the Tarporley Neighbourhood Plan on behalf of Jones Homes (North West) Limited.
Mr John Fleming	Gladman Developments Ltd	<a href="#">NP006-15</a>	Please find attached Gladmans' representations to the above consultation
Mr Matthew Symons	Hollins Strategic Land	<a href="#">NP006-16</a>	See enclosed consultation response.
	Aldi Stores UK Limited (Submitted by agent, Jones Lang Lasalle)	<a href="#">NP006-18</a>	Please see attached comments.
Miss	Natural England	<a href="#">NP006-</a>	Thank you for the attached consultation.

Full Name	Organisation Details	ID	Comments on the neighbourhood plan
Kathryn Kelsall		<a href="#">14</a>	<p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.</p> <p>Natural England is pleased to note that the advice provided in our previous response to the draft neighbourhood plan (copy attached for info) has been acknowledged and included in the submitted neighbourhood plan.</p> <p>Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again at <a href="mailto:consultations@naturalengland.org.uk">consultations@naturalengland.org.uk</a></p>
Mr James Blackford		<a href="#">NP006-13</a>	<p><b>4.3.9 Settlement Boundary.</b></p> <p>I'm dismayed to find that the proposed Sports Field on Brook Road, which at present has outline planning permission, continues to be placed outside the settlement boundary. It will be an important, integral part of the community and its creation has been a priority of the community as identified by the Parish Plan.</p> <p>By placing it outside the settlement boundary, it becomes subject to Strategy 9 of the CWaC Local Plan, Green Belt and Countryside. This does not support development of sports facilities such as are envisaged for the site, e.g. changing facilities and car parking.</p> <p>When challenged on this issue, during the preparation of the draft NDP, the steering committee asked for advice from CWaC Strategic Planning officers and their advice confirmed my argument. They chose to ignore this advice.</p> <p>At the consultation stage of the Draft NDP, I again raised this issue quoting the Strategic Planning advice and asking that if it continued to be rejected that strong arguments were provided to support their position.</p> <p>Kirkwells, the consultants, in responding to the consultation comments, recommended to the steering group that the site should indeed be included within the boundary. My comments re p49 para 4.3.9 of the draft NDP, including the CWaC advice and Kirkwells recommendation can be viewed in the papers prepared by Kirkwells in response to the</p>

Full Name	Organisation Details	ID	Comments on the neighbourhood plan
			<p>consultation. See Tarporley Tab... (just over half way down), attached. The steering committee rejected the advice and Kirkwells recommendations were subsequently deleted from the Table. The Final Table can be viewed (attached).</p> <p>As I understand it, their concern is over the future protection of the site. Given that is now owned by the Parish Council with s106 monies of some £300,000 to develop it, and has restrictive covenants placed upon it and that it is designated as open-space recreational land and is also one of the sites in the NDP given Green Space protection, I think their worries on that score have been met and thus has no need to be excluded from the boundary. I suspect that the fact that three members of the steering group live adjacent to the site and actively campaigned against it at the planning stage of the Brook Road development, and that three other members live close by, may have clouded their judgement on this decision.</p> <p>They have failed to provide strong arguments that plans for its development which run counter to that permitted under Strategy 9 will not fall foul of this Strategy when full permission is sought. It is also clearly part of the settlement and not of the countryside beyond.</p> <p>I would ask that an impartial review of this issue regarding the settlement boundary is conducted at this stage the plan process.</p> <p><b>Affordable Housing. p67/68.</b></p> <p>The data provided in para. 4.3.40 and 4.3.41 is wholly inadequate and gives an inaccurate view of housing need in Tarporley. This is demonstrated by the recent development on Brook Road, which saw 30 affordable houses allocated to people with local connection. These were all two and three bed houses. The data provided by the two paragraphs fail to flag this need. It would be better to include details of the history of affordable housing in Tarporley, and the lessons that can be learnt from that. I wrote a report on the situation regarding affordable housing in Tarporley for the Parish Council last year, a modified form of which would give a much clearer view of the issue. (Attached).</p> <p>Can I lend my support to policy TH4.</p>

Full Name	Organisation Details	ID	Comments on the neighbourhood plan
			<p>The Brook Road affordables benefited from an s106 which set the rent at 65% of Market Value and, for shared ownership, the rent for the balance of the equity was set at 2%pa. This saw the indigenous people of Tarporley being able to continue to live or return to their community and support network. The principle of this s106 is properly incorporated into TH4 and must be defended if local need is to be met. This is demonstrated by the earlier development on Heathfield where the ten affordables had the rent at 80% of MV and 2.75% on the balance of equity. This saw only one person with local connectivity take up the opportunity.</p> <p>Thank you for this opportunity to take part in local democracy, and I would like to be notified of the Council's decision on the plan.</p>
Mrs Lyndsay Jennings	Cheshire West and Chester Council	<a href="#">NP006-12</a>	Please see attached letter.
Mr Chris Edge		<a href="#">NP006-11</a>	<p>The Co-operative Estates ('Co-op') welcomes the opportunity to comment on the Tarporley Neighbourhood Plan.</p> <p>The Co-op has a shop in the centre of the Village which has provided an essential local shopping service to local residents for over 20 years. During the last 6 years alone, we have spent over £350,000 in improving the internal layout and overall appearance of the shop for the benefit of customers and staff alike.</p> <p>As a long standing community retailer within the centre of the Village, we are therefore eager to ensure that we are engaged in the Neighbourhood Plan process.</p> <p>Our representations to the Neighbourhood Plan are set out below but overall, the Co-op <u>supports</u> the Neighbourhood Plan as drafted and we consider that it meets the basic conditions that the Inspector must consider during the examination.</p> <p>In particular, the Co-op makes the following observations on the Neighbourhood Plan:</p> <ul style="list-style-type: none"> <li>• One of the Objectives states that local shops and services should meet local needs is, in our view, a crucial part of the Neighbourhood Plan that we support. This is</li> </ul>

Full Name	Organisation Details	ID	Comments on the neighbourhood plan
			<p>important as Tarporley is identified as a Village in the Neighbourhood Plan and is not a higher tier centre, as identified by the Cheshire West and Chester Local Plan (Part One). It is identified as key service centre where ‘an appropriate level of new development will be brought forward to support new homes and social development.’ One of the other Objectives in the Neighbourhood Plan states that growth and services will meet the needs of its <u>local population</u>(<i>our emphasis</i>). It is clear, in our view, that new retail development for the Village must meet local needs and should not provide a wider trade draw that would inevitably exacerbate traffic congestions within the Village.</p> <ul style="list-style-type: none"> <li>• Tarporley is identified as having a number of specialist retailers, cafes and public houses which are part of the attractiveness of the Village as a place to live and work. It has very few national multiple retailers. The Objectives on Page 20 make reference to ‘the unique character and scale’ of existing services. Again, we consider this is an essential element of the Neighbourhood Plan and ensuring that this Objective is met will ensure that Tarporley retains its special character and attractiveness.</li> <li>• We support Policy TE3 with regards to the intention to support the provision of specialist and small scale every day retail and independent shopping facilities. This policy follows the Objectives set out above to maintain the attractiveness of the Village and meet local needs only.</li> <li>• Car parking and traffic congestion within the Village is a long standing issue for local residents which is expressed clearly throughout the Neighbourhood Plan. Policy TE4 refers and we consider that this is a key issue for the Village and its growth. We support Policy TIFC4 as any new development proposed must make a realistic assessment of new trips and the impact on the highway network and in particular, highway safety.</li> </ul> <p>Overall, we support the Neighbourhood Plan as drafted and consider that it meets the basic conditions. It is important that development proposals are assessed in accordance with the Development Plan for Tarporley which, in due course, will include the Tarporley Neighbourhood Plan. Until such time as it is adopted, we consider that given the advanced state of preparation of the Neighbourhood Plan it should be afforded significant weight by decision takers.</p>
Ms	Environment Agency	<a href="#">NP006-</a>	Thank you for consulting us with the above consultation, which was received 19 <sup>th</sup> October

Full Name	Organisation Details	ID	Comments on the neighbourhood plan
Dawn Hewitt		<a href="#">10</a>	<p>2015.</p> <p>We have no comments to make with regards to the basic conditions of the plan. However, we would like to make the following general comments:-</p> <p>Although we note that new developments may need to be built outside of the existing urban area on greenfield sites, the development of brownfield sites is encouraged as it provides an opportunity to remove areas of contamination that would otherwise continue to present a risk to our environment, controlled waters and human health. It is important that adequate site investigation and remediation is carried out and groundwater issues are considered.</p> <p>This approach is important for Tarporley as the district is situated on secondary aquifers. Secondary aquifers are permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers.</p> <p>Should you wish to discuss the contents of this letter in more details please do not hesitate to contact me.</p>
Ms Rachael Bust	The Coal Authority	<a href="#">NP006-4</a>	<p>Thank you for consulting The Coal Authority on the above.</p> <p>Having reviewed your document, I confirm that we have no specific comments to make on it at this stage.</p>
Mr Nigel Eckersley	Wright-Marshall	<a href="#">NP006-9</a>	Please see attached letter.
Mr Mark	Bloor Homes North	<a href="#">NP006-</a>	See covering letter.

Full Name	Organisation Details	ID	Comments on the neighbourhood plan
Waite	West  (Submitted by agent, Walsingham Planning)	<a href="#">19</a>	
Ms Rebecca Pemberton	United Utilities	<a href="#">NP006-5</a>	<p>Thank you for your email and the links to the draft neighbourhood plan.</p> <p>You may be aware that we work closely with Cheshire West &amp; Chester Council to understand future development sites so we can facilitate the delivery of the necessary sustainable infrastructure at the appropriate time.</p> <p>It is important that United Utilities are kept aware of any additional growth proposed within your neighbourhood plan over and above the Council's allocations. We would encourage further consultation with us at an early stage should you look to allocate additional development sites in this area in the future.</p> <p>If you wish to discuss this in further detail please feel free to contact me.</p>
Mr John Moran	Health & Safety Executive	<a href="#">NP006-2</a>	Please see attached letter.
	CLH Pipeline System Ltd  (Submitted by agent, Fisher German LLP)	<a href="#">NP006-3</a>	<p>CLH Pipeline System Ltd/ Redundant Pipelines</p> <p>Thank you for your correspondence enclosing details of your proposals.</p> <p>We can confirm that your proposals are not directly impacting upon our client's apparatus as shown on our plan attached to this email detailing the approximate location of the pipeline.</p>

Full Name	Organisation Details	ID	Comments on the neighbourhood plan
			Should your works extend outside of the red area we would ask that you please re-contact us in order that we may advise accordingly.
Ms Susanna Posnett	Tiresford Farm  (Submitted by agent, Turnberry Planning Limited)	<a href="#">NP006-20</a>	Please find attached a representation in respect of the Emerging Tarporley Neighbourhood Plan.  We apologise that this letter has been submitted one day late, however we would be grateful if you could consider our comments in support of the submitted Plan.
Mr Darren Ratcliffe	Historic England	<a href="#">NP006-1</a>	Thank you for consulting Historic England on the above document. We have further no comments to make on the plan before it goes to the Examiner.  If you have any queries about any of this matter or would like to discuss anything further, please do not hesitate to contact me.
	Enlightenment Developments [Tarporley] Ltd  (Submitted by agent, Savills)	<a href="#">NP006-7</a>	Please find attached our representations submitted to the Submission Draft Neighbourhood Plan on behalf of Enlightenment Developments [Tarporley] Ltd.
	Frederic Robinson Ltd  (Submitted by agent, Leith Planning Limited)	<a href="#">NP006-17</a>	Please see attached representations and appendices.