



# Tarporley Parish Council

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## **Addendum to Tarporley's Village Design Statement (VDS), (published in 2003)**

### **Aim**

This addendum to Tarporley's VDS is written to assist Tarporley Parish Councillors, before Tarporley's Neighbourhood Plan is published, to apply the VDS's Guidelines, when they comment upon planning applications. The Councillors stand by the VDS and its Guidelines but acknowledge that there is a need to add notes to the Guidelines to take into account current changes within society, the demand for housing within CWaC; and the changes in national planning law. This addendum does not have the status of a material document for planning purposes.

### **Background**

Since 2003, changes have included increased energy costs, the requirement to recycle and conserve energy and the greater use of I.T.

More dwellings have been built, both inside and outside of Tarporley's Conservation area, but all inside the settlement area as defined by the Vale Royal Borough Local Plan.

However the National Planning Policy Framework (NPPF) published in March 2012 established that the local plan (and therefore the development boundary) is out of date where the local authority cannot demonstrate the supply of five years housing. This has been the situation in CWAC since the NPPF was published.

It's probable that CWAC's new local plan will be adopted before the borough can demonstrate five years supply of housing and the draft published in September 2012 proposed 400 houses to be built in Tarporley between 2010 and 2030. There is little land within the development boundary upon which new housing could be built.

Consequently the VDS (2002), which was written as if that boundary was sacrosanct, cannot be used to reject development proposals simply because they are for development beyond the development boundary or in the conservation area.

Therefore the following sets out modifications to the design statement provided under the same headings as in the VDS:

### **Modifications**

#### **Landscape Character Guidelines (Page 5)**

The VDS guidelines state that "The important outward views from the village must be retained to keep Tarporley's rural character." The Important Outward Views are shown on the map on page 14.

However recent applications have exposed that some valued views are not indicated on the map (e.g. view from High Street across Daffodil Field.) Furthermore some green fields will have to be built upon and therefore it will be impossible to protect every view from every viewpoint.

It's proposed to modify the statement to say, "Planning applications should demonstrate how the design either retains or enhances outward and inward views to/from the village".

For example, a development behind 32 and 32a High Street could improve the outward view by making some of the Daffodil Field accessible open space which merged with the High Street and provided the public a chance to enjoy outward views throughout the year rather than winter time glimpses.

### **Settlement Guidelines (Page 7)**

The VDS states, "Existing open spaces which are important to the character of the settlement or afford important views out of or in to the village must be retained." The map on page 14 identifies nearly all space adjacent to the development boundary as being important spaces. The NPPF and emerging CWAC local plan make this an impossible requirement without building on sites such as Nantwich Road, Utkinton Road beyond Burton Avenue or isolated sites at considerable distance from the village centre.

There is a strong argument in favour of building on open spaces near the High Street rather than building further out and expanding the village into open countryside and increasing the need for people to use their cars (rather than walk) to the centre of the village with its shops and services.

It's proposed to modify the statement to say, "Existing open spaces that reach into the High Street, Nantwich Road and Rode Street must be retained. Development encroaching into these spaces must demonstrate how it enhances for the public a sense of the strong visual ties between the landscape and the settlement and retains or improves views across to Beeston Castle, Peckforton Castle, and the Welsh Hills. Development sited on spaces behind existing development and with no impact on views from High Street, Nantwich Road and Rode Street is to be preferred."

### **New Building Guidelines (page 10)**

These Guidelines are largely concerned with the "centre of the village", but without defining exactly where this area of the village is. All or some of these guidelines may not be appropriate for developments outside of the centre, and specific guidelines need to be developed for these areas.

### **Street Furniture Guidelines (page 11)**

No comments.

### **Highways and Access Guidelines (page 12)**

The VDS states, "No development should take place that would require new access points destroying the important streetscenes. Where possible the "alleyways and archways" approach should be utilised, employing surfacing materials of setts or paviers."

This should be highlighted as a crucial guideline and one that developers need to look at creatively to meet its requirements.

There are many points along the High Street where existing access routes could be used to access open fields behind existing development: gateway into Brickfield Farm; the driveway beside Natwest bank proposed as access to three of the houses in 32/32a High Street proposal; the Rising Sun car park could be used for 32/32a High Street, just like Bell Meadow Court; the road to Done Room could lead to development behind the Rectories; the road to the Lych Gate could lead to development behind the Manor House; accountants car park; lane beside the Crown; Baptist church car park.

It's proposed to modify the statement to say, "Proposals for development which need access to the High Street must use existing access points. Where possible the "alleyways and archways" approach should be utilised, employing surfacing materials of setts or paviers."

Developers will need to secure the agreement of the owners of those access points before making any proposal/application.

It is recognised that with new developments in the village there will be an increased demand for parking spaces in the centre of the village and especially at Health Centre and the Primary School. There are concerns about how the guideline to encourage more sustainable approach to car use by local people could be achieved.

It's proposed to add a guideline that states, "Proposals for development must demonstrate how they will minimise the generation of vehicle traffic and how it makes provision for improved traffic management and parking facilities throughout the village (not just the development site) to mitigate the impact of traffic generated."

This document was approved as guide to assist the preparation by Tarporley Parish Council of comments on planning applications made under TCPA 1990 Sch1 s8 (6).

Approved at a meeting of Tarporley Parish Council on the 8<sup>th</sup> April 2013.

Two page document