



Land at Brook  
Road,  
Tarporley

## Community Consultation Statement

May 2012

Prepared for:  
Cheshire West and Chester Council

UNITED  
KINGDOM &  
IRELAND



# FINAL



REVISION SCHEDULE					
Rev	Date	Details	Prepared by	Reviewed by	Approved by
1	4/5/12	Draft Report	<b>Sam Rosillo</b> Planner	<b>Mark Phillips</b> Principal Planning and Regeneration Consultant	<b>Alan Houghton</b> Head of Planning and Regeneration North West
	10/5/12	Final Report	<b>Mark Phillips</b> Principal Planning and Regeneration Consultant		

URS  
 Brunel House  
 54 Princess Street  
 Manchester  
 M1 6HS  
[www.urs.com](http://www.urs.com)

FINAL REPORT  
 May 2012

## Limitations

URS Infrastructure & Environment UK Limited (“URS”) has prepared this Report for the sole use of Cheshire West and Chester Council (“Client”) in accordance with the Agreement under which our services were performed [47062009, April 2012]. No other warranty, expressed or implied, is made as to the professional advice included in this Report or any other services provided by URS. This Report is confidential and may not be disclosed by the Client nor relied upon by any other party without the prior and express written agreement of URS.

The conclusions and recommendations contained in this Report are based upon information provided by others and upon the assumption that all relevant information has been provided by those parties from whom it has been requested and that such information is accurate. Information obtained by URS has not been independently verified by URS, unless otherwise stated in the Report.

The methodology adopted and the sources of information used by URS in providing its services are outlined in this Report. The work described in this Report was undertaken between March 2012 and May 2012 and is based on the conditions encountered and the information available during the said period of time. The scope of this Report and the services are accordingly factually limited by these circumstances.

Where assessments of works or costs identified in this Report are made, such assessments are based upon the information available at the time and where appropriate are subject to further investigations or information which may become available.

URS disclaim any undertaking or obligation to advise any person of any change in any matter affecting the Report, which may come or be brought to URS’ attention after the date of the Report.

Certain statements made in the Report that are not historical facts may constitute estimates, projections or other forward-looking statements and even though they are based on reasonable assumptions as of the date of the Report, such forward-looking statements by their nature involve risks and uncertainties that could cause actual results to differ materially from the results predicted. URS specifically does not guarantee or warrant any estimate or projections contained in this Report.

Unless otherwise stated in this Report, the assessments made assume that the sites and facilities will continue to be used for their current purpose without significant changes.

Where field investigations are carried out, these have been restricted to a level of detail required to meet the stated objectives of the services. The results of any measurements taken may vary spatially or with time and further confirmatory measurements should be made after any significant delay in issuing this Report.

## Copyright

© This Report is the copyright of URS Infrastructure & Environment UK Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

## TABLE OF CONTENTS

<b>1</b>	<b>INTRODUCTION .....</b>	<b>5</b>
<b>1.1</b>	<b>The Brief.....</b>	<b>5</b>
<b>1.2</b>	<b>Description of Consultation.....</b>	<b>5</b>
<b>1.3</b>	<b>Responses.....</b>	<b>6</b>
<b>2</b>	<b>CONSULTATION RESPONSES .....</b>	<b>7</b>
<b>2.1</b>	<b>Introduction .....</b>	<b>7</b>
<b>2.2</b>	<b>Housing.....</b>	<b>7</b>
<b>2.3</b>	<b>Sports and Leisure .....</b>	<b>9</b>
<b>2.4</b>	<b>Transport .....</b>	<b>12</b>
<b>2.5</b>	<b>Further Comments.....</b>	<b>13</b>
<b>2.6</b>	<b>Summary.....</b>	<b>14</b>
	<b>APPENDICES .....</b>	<b>15</b>
	<b>APPENDIX A – KEY ISSUES ARISING FROM CONSULTATION AND INCIDENCE .....</b>	<b>16</b>

## 1 INTRODUCTION

### 1.1 The Brief

URS was appointed in January 2012 by Cheshire West and Chester Council, working with Tarporley Parish Council, to:

- undertake a series of assessments of due diligence in respect of two sites off Brook Road, Tarporley, Cheshire and thereafter to
- consider and propose, following consultation, an indicative masterplan covering both sites.

The overriding objective is to use development to achieve genuine and substantial community benefit. This report sets out the results of the consultation that took place relating to the preparation of the indicative masterplan.

The period of public consultation extended from 20th March until 6<sup>th</sup> April 2012. This included a drop-in event held at The Hunt Room, The Swan, Tarporley on 31st March so that the local community had the opportunity to find out about and contribute to the emerging plans in more detail and raise issues. The feedback was considered and used to develop and finalise the indicative masterplan.

### 1.2 Description of Consultation

#### Leaflet

A community information and consultation leaflet was produced and distributed to all homes (approximately 900) within the Parish of Tarporley. The aim of the leaflet was to explain the purpose of preparing the masterplan, the public consultation process and how the public could get involved.

The leaflet included email and telephone contact information of the URS project team and details of how consultation responses could be made (either at the drop-in event, via email or through completing an online questionnaire).

#### Drop-In Event

A drop-in event was held at the Hunt Room, The Swan in Tarporley on 31<sup>st</sup> March, 2012 from 10am to 2.30 pm. At the exhibition a number of information boards were displayed that provided details about the potential redevelopment of the site and the proposed masterplan options for the site. The boards consisted of:

- A welcome to the community information and consultation event;
- An explanation of the consultation strategy and questions;
- The masterplan design context;
- Masterplan option 1;
- Masterplan option 2; and
- An indicative timetable for delivering the masterplan.

The event was staffed URS and Cheshire West and Chester Council, in order to give the public an opportunity to discuss the proposals in more depth. Consultation feedback forms were produced for the event in order to enable residents to enable their views and ideas considered prior to finalisation of the indicative masterplan. A number of attendees took the feedback forms away for later completion.

**On-line Questionnaire**

An on-line questionnaire was made available to members of the public from 20<sup>th</sup> March to 6<sup>th</sup> April, 2012 to feedback comments relating to the proposals for the two sites. The on-line questionnaire replicated the questions set out within the feedback forms used at the drop-in event.

**1.3****Responses**

The consultation generated 185 responses in total – 119 on line responses, 18 emails and 48 paper feedback forms.

The on-line questionnaire and feedback forms were centered on 9 questions in total relating to housing, sports, leisure and transport and also allowed for additional comments.

## 2 CONSULTATION RESPONSES

### 2.1 Introduction

The results for each feedback form that contained a statistical response are set out in the tables below. Responses to each of the questions set out in the feedback form are summarised below and a masterplan response is also provided.

A detailed account of the key issues arising from the consultation and incidence is provided in Appendix A.

### 2.2 Housing

#### *Is Housing an appropriate use for the former Brook Farm School Site?*

Table 2.1 below shows that out of the people that responded to this question, 78.5% felt that housing would be an appropriate use on the Brook Farm School site.

**Table 2.1:** Consultation response to question relating to the appropriateness of housing on the former Brook Farm School Site.

Is housing an appropriate use for the former Brook Farm School Site?	Yes	No
	95	26
	<b>78.5%</b>	<b>21.5%</b>

The main issues raised in relation to this question are set out below together with the masterplan response:

- Land towards the south of the site (currently occupied by woodland known locally as the Adventure Playground) should be protected from housing development.

**Masterplan Response** – at this point there are no proposals to develop housing here

- The council should consider the value of this site for other uses, such as a primary school or a retirement home.

**Masterplan response** - The site has previously been considered for education purposes but this did not come to fruition. A retirement home is likely to preclude a greater mix of house types to cater for demand.

- New housing should be accompanied by new sports, leisure and community facilities.

**Masterplan response** – this is precisely what the masterplan provides for.

- The density and type of housing proposed on the site should be appropriate to the local area. No more than 30 per hectare (12 per acre)

**Masterplan response** - The density of the housing was reduced from 69 to 60 units (11.5 units /acre) to reflect concerns and local precedent.

***What types of Housing should be provided on the former Brook Farm site? For example, traditional or contemporary, flats, family homes, retirement housing?***

The type of housing that respondents would prefer on the former Brook Farm site are shown in table 2.2 below.

It shows that the preferred housing types for the site would be:

- family housing;
- a mix of tenures and types;
- a traditional style (similar to Tarporley's existing character); and
- a number of respondents identified retirement housing as their preferred housing type.

**Table 2.1:** Type of housing preferred on the former Brook Farm site

Type of housing	Number of respondents stated as preferred housing type
Family Housing	63
Traditional style (similar to Tarporley's existing character)	43
Retirement Housing	36
Mixed tenure and type (including affordable)	52
Eco Build	2
Flats	3
Bungalows	5

**Masterplan response** - The proposed masterplan for the Brook farm site incorporates a mix of housing types including 2/3 bed 'mews' cottages, 3/4 bed semi-detached properties and 4/5 bed detached properties. This will be in keeping with the style of housing located in the surrounding area and ensure that properties appropriate for families and older persons would be delivered on the site.

The indicative masterplan prepared at this point is in advance of site marketing, disposal and a planning application. In due course therefore there will need to be a greater level of consideration of types of housing and tenure mix by the selected developer in order to inform a planning application.

***Do you support the proposals for affordable housing provision on the land to the east of Brook Road?***

Table 2.3 below shows that the majority of respondents (58%) that replied to this question supported proposals for affordable housing provision on land to the east of Brook Road.



**Table 2.3:** Response to the question relating to affordable housing provision on the land to the east of Brook Road.

Do you support the proposals for affordable housing provision on land to the east of Brook Road?	Yes	No
	105	76
	58%	42%

The main issues raised in relation to this question are set out below together with the masterplan response:

- Housing on this site would spoil the open views for existing houses located on Brook Road.

**Masterplan response** - The masterplan has been revised to minimise this.

- Access to land to the east of Brook Road is poor.

**Masterplan response** - Access arrangements have been in principle supported by the local highway authority. A future planning application is likely to require a Transport Assessment or a statement as a minimum. This will determine the traffic impact, traffic safety, access arrangements and necessary mitigation in much more detail.

- Land to the east of Brook Road is outside of the development boundary set out in the Local Plan, which makes it inappropriate for development.

**Masterplan response** - The proposed development of affordable housing on land to the east of Brook Road is broadly supported in planning policy terms and will meet an identified local need. In addition the proposal will provide significant long term community benefit in the form of a site for much needed sports/leisure facilities identified in the current Parish Plan.

- The land is high grade agricultural land and should be retained for agricultural use.

**Masterplan response** - The land is used as pasture only. It is likely that the Agricultural Land Classification will need to be established to support a future planning application

- The wooded area (known locally as the Adventure Playground) should be used for affordable housing as opposed to land to the east of Brook Road.

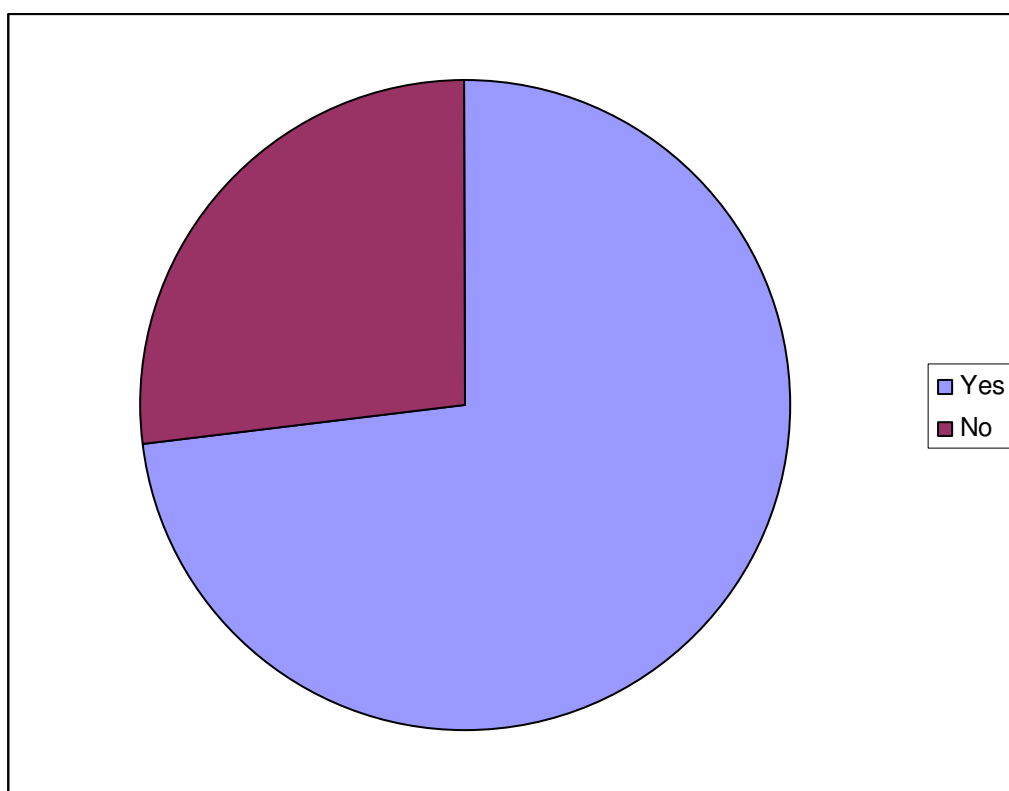
**Masterplan response** - at this stage as a proportion of the area is covered by broadleaf woodland and the area is of potential ecological value, it is retained as an amenity area. This does not necessarily mean though that it is inappropriate for development..

## 2.3 Sports and Leisure

***Do you support in principle the provision of sporting/leisure facilities on land to the east of Brook Road?***

Figure 2.1 below shows that the majority of respondents (73%) supported the principle of sporting/leisure facilities on land to the east of Brook Road.

**Figure 2.1:** Response to the question relating to the provision of sporting/leisure facilities on land to the east of Brook Road



The main issues raised in relation to this question are set out below together with the masterplan response:

- Existing sporting/leisure facilities (e.g. Tarporley High School) located in Tarporley should be better utilised as an alternative to developing additional facilities.

**Masterplan response** - Discussion with the High School have revealed that unfortunately the school are not in a position to grant the necessary length of lease, or the control of the facility, for the club to access the funds to meet the ground criteria required for membership of the league in which they play.

- Land to the east of Brook Road is outside of the development boundary set out in the Local Plan, which makes it inappropriate for development.

**Masterplan response** - The development proposed is adjacent to the settlement boundary and would involve minimal development (a sports club house potentially). The land could be used for sports pitches of some description which is not likely to significantly harm the open countryside at this location. At this stage the indicative masterplan prepared is in advance of more detailed feasibility and a planning application which will need to consider impacts on amenity in more detail. The type of development shown on the masterplan is for the benefit of the local community and is

in accordance with the Parish Plan. Given the level of support from the consultation it is therefore retained within the masterplan.

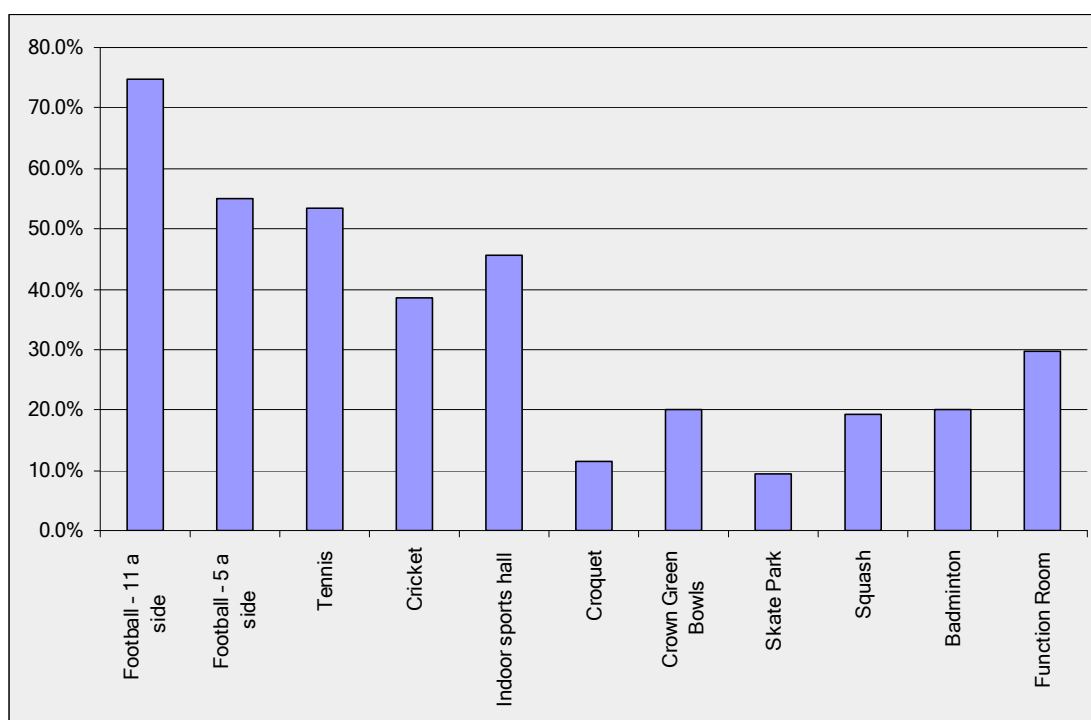
- The land is high grade agricultural land and should be retained for agricultural use.

**Masterplan response** - The land is used as pasture only. It is likely that the Agricultural Land Classification will need to be established to support a future planning application

### ***Which sports/leisure uses would you support on land to the east of Brook Road?***

Figure 2.2 below shows the types of sports/leisure uses that respondents would support on land to the east of Brook Road.

**Figure 2.1:** Response to the question relating to the types of sports/leisure uses that would be supported on land to the east of Brook Road



A large percentage of respondents supported the potential for 11 and 5 a side football and tennis uses. Alternative sports uses suggested by respondents included rugby, swimming pool, hockey, a golf driving range and a gym. Cricket and an indoor sports hall were also identified by a number of respondents as potential uses on the site.

**Masterplan response** – The football, tennis and multi use area (shown as junior football pitch) but could be artificial turf and appropriate for netball, hockey etc) have been retained within the proposed layout of land to the east of Brook Road. The masterplan is not seeking to be prescriptive at this stage. There will be more consultation, scoping and feasibility planning required before a final mix of uses is fixed upon and a detailed planning application is brought forward.

## 2.4 Transport

### ***Provision of good footpath links to and from the site is essential. Do you agree?***

Table 2.4 shows that 88% of respondents felt that provision of good footpath links to and from the site are essential.

**Table 2.4:** Response to the question relating to the provision of good footpath links to and from the site.

Provision of good footpath links to and from the site is essential. Do you agree?	Yes	No
	136	20
	<b>87%</b>	<b>13%</b>

Some of the key issues raised in relation to this question are set out below together with the masterplan response:

- It will be difficult to provide a pedestrian link to the village as the corner at the junction of Brook Road and Bowmere Road is extremely dangerous.

**Masterplan response** – the review of transport issues undertaken as part of the due diligence report concluded that the proposed development should be acceptable in terms of access, highways and junction capacities (subject to identified highway improvements with CWaC). It is recognised that adequate and safe pedestrian links will need to be provided and this will need to be considered in more detail at planning application stage.

- Existing hedgerows on the site should be preserved.

**Masterplan response** – the existing hedgerows will be maintained where possible or replanted where sight lines are required for new vehicular access

### ***An initial highway review suggests principal access would be best located off Brook Road. Do you agree?***

Table 2.5 shows that 73% of respondents agree that the principal access would be best located off Brook Road.

**Table 2.5:** Response to the question relating to the principal access off Brook Road.

An initial highway review suggests principal access would be best located off Brook Road. Do you agree?	Yes	No
	117	44
	<b>73%</b>	<b>27%</b>

Some of the key issues raised in relation to this question are set out below:

- Access via Brook Road would increase the amount of traffic on this road.
- Safety is likely to be an issue as the amount of traffic would be increased on the road. Traffic calming measures would be required in order to control this.

**Masterplan response** – the review of transport issues undertaken as part of the due diligence report concluded that the proposed development should be acceptable in terms of access, highways and junction capacities (subject to identified highway improvements with CWaC). It is recognised that adequate and safe pedestrian links will need to be provided and this will need to be considered in more detail at planning application stage.

## 2.5 Further Comments

Respondents were asked to provide any further comments they may have. These are summarised below:

- The affordable housing element of the site should be slowly released (4/5 per year) so that they are occupied by people from/connected with Tarporley.
- There are concerns over the lack of provision made for the elderly.

**Masterplan response** – the phasing of affordable housing will be considered at planning application stage and typically forms part of a condition attached to a planning permission. Again provision for elderly needs will form part of the planning application process. The masterplan does not preclude provision for elderly accommodation – at this stage it is indicative only.

- The distance of the site from the village centre will inevitably mean that residents will tend to drive rather than walk when travelling to the centre.
- The increase in development in the area is likely to lead to an increase in traffic, noise and pollution, which would have a negative impact.

**Masterplan response** – the review of transport issues undertaken as part of the due diligence report concluded that the proposed development should be acceptable in terms of access, highways and junction capacities (subject to identified highway improvements with CWaC). It is recognised that adequate and safe pedestrian links will need to be provided and this will need to be considered in more detail at planning application stage.

- There are concerns over whether the existing utilities infrastructure, schools and GPs would be able to cope with the increase in population inhabiting the area that would be generated through these proposals.
- Can planting be put in along the boundary of land to the east of Brook Road to lessen the impact of putting additional development in this area?

**Masterplan response** – these matters will need to be addressed by the developer selected and as part of a planning application.

- The neighbourhood plan for the area should be developed before the plans for the site are pursued.

**Masterplan response** – the masterplan has been worked up in conjunction with Tarporley Parish Council and through public consultation. Development proposed will deliver a range of housing and sports/leisure benefits and meet identified needs. It is considered that there is no obvious or pressing reason to delay progressing plans.

Tarporley Vics require a football pitch within Tarporley for them to play their home games. The new sports facility on land to the east of Brook Road would provide this.

- The sports/leisure facilities should be designed with good security in mind.

**Masterplan response** – the masterplan allows for this subject to more detail feasibility and community consultation.

## 2.6

### Summary

The key findings arising from the consultation are set out below:

- 78.5% of respondents felt that housing would be an appropriate use on the Brook Farm School site.
- The preferred housing types for the site would be family housing, a mix of tenures and types and a traditional style (similar to Tarporley's existing character). A number of respondents identified retirement housing as a preferred housing type.
- A majority of respondents (58%) supported proposals for affordable housing provision on land to the east of Brook Road.
- A majority of respondents (73%) supported the principle of sporting/leisure facilities on land to the east of Brook Road.
- A large percentage of respondents supported the potential for 11 and 5 a side football and tennis uses on land to the east of Brook Road. Cricket and an indoor sports hall were also identified by a number of respondents as potential uses on the site.
- 88% of respondents felt that the provision of good footpath links to and from the site are essential.
- 73% of respondents agree that the principal access would be best located off Brook Road.

## APPENDICES

## APPENDIX A – KEY ISSUES ARISING FROM CONSULTATION AND INCIDENCE



Key issue raised during consultation	Incidences (number of people raising issue)
Land towards the south of the site (currently occupied by woodland) should be protected from housing development.	3
The council should consider the value of this site for other uses, such as a primary school or a retirement home.	7
The density and type of housing proposed on the site should be appropriate to the local area.	3
New housing should be accompanied by new sports, leisure and community facilities.	9
Housing on this site would spoil the open views for existing houses located on Brook Road.	1
Access to land to the east of Brook Road is poor.	1
Land to the east of Brook Road is outside of the development boundary set out in the Local Plan, which makes it inappropriate for development.	4
The land is high grade agricultural land and should be retained for agricultural use.	5
Land surrounding the Brook Farm site (including the existing adventure playground) should be used for affordable housing as opposed to land to the east of Brook Road.	6
Existing sporting/leisure facilities (e.g. Tarporley High School) located in Tarporley should be better utilised as an alternative to developing additional facilities.	12
Land to the east of Brook Road is outside of the development boundary set out in the Local Plan, which makes it inappropriate for development.	1
The land is high grade agricultural land and should be retained for agricultural use.	2
It will be difficult to provide a pedestrian link to the village as the corner at the junction of Brook Road and Bowmere Road is extremely dangerous.	4
Existing hedgerows on the site should be preserved.	3

Key issue raised during consultation	Incidences (number of people raising issue)
Access via Brook Road would increase the amount of traffic on this road.	10
Safety is likely to be an issue as the amount of traffic would be increased on the road. Traffic calming measures would be required in order to control this.	3
The affordable housing element of the site should be slowly released (4/5 per year) so that they are occupied by people from/connected with Tarporley.	2
The sports/leisure facilities should be designed with good security in mind.	1
The increase in development in the area is likely to lead to an increase in traffic, noise and pollution, which would have a negative impact.	2
There are concerns over whether the existing utilities infrastructure, schools and GPs would be able to cope with the increase in population inhabiting the area.	8
There are concerns over the provisions made for the elderly within the proposals for the area.	1
Can planting be put in along the boundary of land to the east of Brook Road to lessen the impact of putting additional development in this area.	2
The neighbourhood plan for the area should be developed before the plans for the site are pursued.	3
Tarporley Vics require a football pitch within Tarporley for them to play their home games. The new sports facility on land to the east of Brook Road would provide this.	9
The distance of the site from the village centre will inevitably mean that residents will tend to drive rather than walk when travelling to the centre.	1