



# Tarporley Parish Council

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## **Tarporley Parish Council Guidelines for commenting upon Planning Applications**

### **Aims**

Until the Tarporley Neighbourhood Plan is produced/published, these guidelines are for Parish Council to use, when considering planning applications, for the design of new developments within the Parish of Tarporley.

These guidelines will include information about the expected relevant infrastructure investment required with each new development.

These guidelines will be shared with CWaC Planning Officers, but they do not have the status of a material document for planning purposes, but will be used to formulate comments the Parish Council may make about planning applications.

### **Background**

Where CWaC is unable to demonstrate a 5 year supply of building land to meet housing demand the Local Plan is deemed out of date and not relevant to the planning decision. The effect is to erase the boundary defining green fields on the edge of Tarporley as being excluded from development and an application for housing on the edge of Tarporley may be approved.

In due course the Tarporley Parish Council anticipates that CWaC will be able to demonstrate a 5 year supply of land and the Parish will have an adopted Neighbourhood Plan through which the local community will proactively define where it deems development to be acceptable or desirable.

In the meantime the local community has two choices when faced with a planning application for a housing development in and around Tarporley. One choice is to object and the other is to engage with the developer and influence the design to be sensitive to and enhance the character of Tarporley and to gain maximum relevant infrastructure investment.

If the Parish Council is to engage with developers it will be on the basis of this set of guidelines that are similar to those set out in the Village Design Statement but updated and with a list of village infrastructure requirements. The Parish Council will have an agreed formula about the size of contribution to infrastructure related to the size and nature of any development. The principles and formula would then be transparent and applied equally to all proposed developments.

### **Application of the Guidelines**

These guidelines will be applied prior to the adoption of Tarporley's Neighbourhood Plan.

They will be used in the Parish Council's discussions with existing and potential developers, and landowners prior to their planning applications being submitted to CWaC and during the planning application process.

Whenever CWaC does not have a 5 year building land supply and for as long as the national planning policy dictates that planning authorities should find in favour of development, then the Parish Council will engage with developers on the basis of these guidelines and formula for infrastructure investment.

## Guidelines

1. To adhere to the guidelines in Village Design Statement (VDS) published 2003, but mindful of a number of issues outlined in the VDS addendum.
2. Any development within the Conservation Area will need to enjoy the support of the community and to meet the criteria of development and changes in a conservation area i.e. to preserve and enhance the historic character of Tarporley.
3. To consider the impact on the village of the planning application currently under consideration, in conjunction with other current or anticipated applications.
4. To have developments no larger than 30 - 40 dwellings, unless there is a clear community benefits which mitigate this limitation.
5. Developments which have less impact on the traffic and parking issues in the village are to be favoured, and in particular those which show that the developer has clearly taken steps to reduce the impact of extra traffic and need for more parking spaces in the centre of the village.
6. To have at least 2 parking spaces per dwelling, and 2 of these to be alongside the dwelling
7. To retain existing hedgerows and trees except where access to the site needs to be gained
8. To provide copse shelter belts around each development of about 5 metre width
9. To provide pedestrian and cycling routes wherever possible to/towards the local schools and High Street
10. To have energy saving/recycling over and above current building regulations
11. New buildings to have the number of storeys that are sympathetic to, and in keeping, with their immediate surroundings.
12. To have a mix of housing type and tenure including 30% affordable dwellings.
13. Terraced houses to have built enclosures for recycling and rubbish bins and cycles at the front of the properties.
14. The rent for affordable homes to be set at 65% of market value, while the remaining equity for the intermediate affordable homes to be set at 2% interest.
15. New housing developments to be expected to provide community/borough benefit of £385,000 per acre. \*

\* This figure is based on Urban Visions Report on SHLAA, Appendix H, Viability Assessment. This gives a residual land value of £500,000/acre for a greenfield site on the edge of a rural service centre. However this figure already assumes £5,000/plot for S106, i.e. on a basis of 13 plots/acre this figure already assumes £65,000/acre of community benefit. It also assumes that 35% of the houses will be affordable, whereas 30% seems to be more realistic. We believe that we know of sufficient landowners who would engage with the Parish Council and the community on the basis of £200,000/acre to meet the housing development required of Tarporley.

## Notes

Tarporley Parish Council will call a Parish Council Planning Meeting or public meeting, to consider and formulate its comments on planning applications for more than 4 dwellings on one site, with an Open Forum at the beginning for members of the public to express their views. These meetings to be publicised on the Parish Council Notice Board, via email to interested parties known to the Parish Clerk and on the Tarporley Facebook page.

The Parish Council may support a planning application which meets all the expectations set out in these guidelines, but will not do so automatically and will consider the application on its own merits and the balance of benefits that are provided to the community.

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.