

**Informal meeting on proposed development between Utkinton & Forest Roads
Tuesday 7th October 2025**

Present:

Tarporley Parish Council - Gill Clough, Catherine Helm, Charlotte Hodgkinson, Lisa Miller, John Millington, Mark Ravenscroft, Alex Sawkiw, Nigel Taylor, Stuart Walton, Ann Wright (Clerk). Andrew Bird (planning advisor), Susanna Posnett (landowner), Martyn Twigg (Carden Group promotion partner).

Purpose of meeting: To discuss proposed development between Utkinton & Forest Roads.

The current CW&C planning situation was noted. Martin Twigg confirmed he was involved with the Haddington Park application 13 years ago and is aware of some of the issues facing Tarporley.

The proposed development was described as a genuine opportunity to deliver quality housing with community benefit. It was confirmed that the scheme will have its own specific design code.

It was stated the proposal was in the early stages and that it was expected to be for 250 to 300 houses.

It was stated that there is a commitment to deliver community infrastructure and explore what the community needs and would use noting the following suggestions:

- Car parking
- Extended medical services/centre

It was noted that the biodiversity gain would be delivered adjacent to the site. The topography and landscape of the site would be retained as would key views identified in the Neighbourhood Plan. It was noted the intention was to deliver a high-quality scheme which will create a legacy.

The scheme will include a business area for small businesses with car parking. It was asked if there was a demand for business units. It was noted that there has been requests in the past.

It was suggested that businesses on Forest Road could also use parking to help reduce congestion there which reduces it to a single track.

The site is proposed to have two access/exit points which will allow drivers to avoid the High Street. It was noted in the past highways has refused access on Forest Road from Oswald's Way due to lack of capacity. It was noted that highways had not made any objection to this in the pre-application discussions.

It was noted to increase people walking and cycling in Tarporley there needs to be significant improvements to pavements and cycling routes.

It was discussed the Council's priority is a car park as close to the village centre, High Street, as possible, it was also discussed providing land for parking which could accommodate the High School Buses directly off the A49 traffic lights would be of huge benefit.

Community Infrastructure Levy (CIL)

It was discussed that the developments will result in large CIL payments to the Parish Council who received 25% of the payment received by CW&C which is approximately £10K to £15k per dwelling depending on square meterage.

It was noted that the CIL payments are made after the development takes place and has to be spent within 5 years of receipt.

Pitches

It was noted that additional football pitches with parking are needed in the village. It was suggested the topography of the site may not lend itself to pitches and would be too remote from Brook Road. It was noted that spread the pitches around the village would be advantageous as it will reduce congestion as the matches result in a large number of parked vehicles. It was suggested the pitches could be located near the by-pass as they will be less impacted by the noise than dwellings.

Legal Agreements

It was discussed how the Parish Council can make sure that promised infrastructure is delivered. It was discussed if the infrastructure is included in the approved plans it has to be delivered. Other infrastructure is covered by S106 legal agreement with CW&C which the Parish Council can be party to.

Business Area

It was raised that the CW&C Local Plan did not allocate employment sites in the draft Local Plan. It suggested that the site will include approximately 12 small business units will be created in barn yard style area with parking.

Surface Water

It was noted that the reservoir had been leaking for over 2 years causing surface water issues, this has now been repaired. Trial pits have been carried out on the site which indicated a sandstone base which surface water is draining through.

It was noted the public right of way through the site is well used and can become compacted resulting in water running along it in heavy rain.

It was noted that St Oswald's Way has an attenuation tank.

As part of planning conditions the site must not increase the amount of surface water that already flows from the site.

Water Supply

It was reported that Utkinton Road suffer from very low water pressure.

Open Space & Paths

It was noted the site will include a circular path with routes into the wider countryside as well as a large amount of open space.

It was stated the biodiversity area is not likely to include public access due to its ecological importance.

Application Details

It was expected that an outline application with accesses to be confirmed will be submitted before Christmas.

Although it will be an outline application it will include a large amount of detail on appearance, character and open space.

It was stated the outline application will be at most for 300 properties with density of approximately 30 to 35 properties per hectare nothing the density will vary across the site.

It was noted that there will be a good mix of houses with 2 and 4 bed properties with affordable properties to meet housing need.

It was noted that there is a need for houses to allow people to downsize.

It was discussed the site will open up views to the Peckforton Hills.

It was noted the site did not include bungalows but that this could be considered.

It was noted a Design Code will be part of the application.

Schools Capacities

It was noted where schools are at capacity the developer has to provide funding for the school to accommodate the increased numbers of pupils.

Pre-application discussion has indicated there is capacity at the Primary School but a commuted sum will be required for the High School.

Play Space

It was discussed that the site is likely to include two equipped play areas. It was discussed that one well equipped play area would be preferred by Councillors to create a substantial play area that end of the village.

Next Steps

It was confirmed a leaflet will be distributed as a consultant before the application is submitted. Councillors asked that this is distributed to the whole village not a limited section.

It was agreed that the applicant's representatives would attend a Parish Council meeting in public when the application is about to be or has been submitted. It was agreed the Parish Council will be kept updated on the applications progress.

It was discussed S106 agreements were likely to cover:

- Education inc. SENDs
- Affordable housing provision
- Open spaces
- Play & Pitches

- Highways
- Health provision

Ann Wright
10/10/2025