

Neighbourhood Plan Review - Site Allocations – Landowner plus Property Advisors and Carden Group

Wednesday 29th April 2026 via Zoom.

Present:

Parish Council – John Millington, Nigel Taylor, Ann Wright (Clerk), Leah Conney (ONH).
Andrew Bird (property advisor), Jonathan Coulson (Turnberry), Susanna Posnett (landowner),
Martyn Twigg (Carden Group).

Purpose of meeting: To discuss site allocations.

It was noted the Parish Council is updating the Neighbourhood Plan including the allocation of development sites. Following the recent consultation, we are now in the process of meeting with landowners to discuss what is possible and develop a Plan which meets village expectations.

It was noted Option 2 had been the most support in the consultation closely followed by Option 3.

It was noted that the Carden Group is supporting the landowner in the promotion of the northern section of land between Utkinton and Forest Road. Both Andrew Bird and Jonathan Coulson advise the landowner on all of the sites included on the NP option analysis.

Southern Land

It was noted that there have been high level discussions regarding the development of the southern land as a mixed scheme given its connectivity to the by-pass. A mixed scheme could be commercial with a small number of residential properties.

It was noted that at the presentation the Council had highlighted the need for parking for the High School. It was highlighted that as the population expands so will the High School. This will add more traffic to the pinch point at the junction of the High Street, Birch Heath and Eaton Roads.

It was discussed if it would be possible to create a bus parking area on the southern site.

It was believed in principle this could be feasible however more information is required including the amount of land required, highways access points etc.

It was confirmed this matter had not yet been discussed with the High School given the high level of the discussion to date.

It was noted the southern site is detached from the village so a mixed site (rather than residential-only) which offers some form of coach park and possibly High School staff parking would make it more attractive.

It was discussed that by coach park, the Council is looking for a place for school buses to stop to drop off and then pick up pupils, but not to park for a prolonged period.

It was noted currently 23 /25 buses drop off and pick up pupils at the High School with between 60 and 70% of pupils travelling by bus the highest proportion in Cheshire West.

It was discussed if proving an access to the school from the south might also allow community access to the school's sports fields noting this access has been prevented by concerns regarding the schools security.

Gas Pipeline

It was noted a high-pressure pipeline runs through the southern site. It was noted that clarification is being sought as to implications of this pipeline on the development potential of the site.

It was suggested any access would need to be off Nantwich Road.

Indicative Numbers

It was confirmed that CW&C has still not provided the indicative housing numbers for Tarporley or other parishes although it is understood that CW&C has worked on 2 methods of calculating the numbers.

It was noted that the lack of an indicative number has allowed the Parish Council to take a truly bottom-up approach identifying what Tarporley needs to be sustainable and then identifying how many houses are required to deliver this.

Currently the Council is working through what land in the options study is or isn't available for development.

Strategic Environmental Assessment (SEA)

It was noted that work will commence on screening and scoping both options however the chosen scenario will be subject to a full SEA.

It was noted there is a distinction between SEAs for Neighbourhood Plans and Local Plans.

It was confirmed the draft SEA will be published as part of the Reg 14 consultation.

Linking the 2 sites owned by the landowner (northern and southern site) through one application by delivering an offsite contribution towards school parking was not ruled out.

Community Benefit

It was discussed that this is a unique opportunity to work with a local landowner to deliver genuine community benefit.

It was noted without being able to demonstrate clear community benefits it will be very hard to get the Neighbourhood Plan through referendum.

It was discussed that the key community benefits that have been identified are:

- Expanded health centre
- Village centre parking
- High School pick up drop of area
- Additional recreation space.

It was agreed that the High School now needs to be brought into the conversation.

It was confirmed the following information is required to further discussions:

- Number of vehicle movements
- Timings
- Frequency
- Size of vehicles
- Length of stays

It was noted there had been a travel assessment done as part of the planning application for the school's extension.

Northern Site

It was noted a small application had been submitted for part of the site. It was confirmed this is intended to be the first phase of a wider scheme.

The larger northern site aims to deliver land for a new health centre on land adjacent to Forest Road. The Doctors' practices have outlined the area needed for a new health centre.

It was suggested a further application could be ready for submission in the next 4 to 6 weeks with total capacity across all of the northern land for 250 homes. It was noted the capacity of the site is impacted by public rights of way and hedgerows.

Option 2

It was confirmed the Council is seeking to initially meet landowners individually from Option 2.

Timescales

It was noted the ambition is to complete the Neighbourhood Plan before the end of the year. It was agreed this is an aggressive timetable however the Council does not want to lose its momentum. Completing the Plan is even more important now CW&C has admitted it will not meet its December 2026 deadline and as such will need to develop the Local Plan under the new regime.

It was noted the Neighbourhood Plan once completed will provide certainty for Tarporley and housing with community benefit.

All were thanked for attending the meeting.

Ann Wright
30/04/2026.

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