TARPORLEY
NEIGHBOURHOOD PLAN REVIEW

Draft Modification Statement

Prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended).

SEPTEMBER 2026

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1. Introduction

1.1 As the qualifying body, Tarporley Parish Council ("the Parish Council") proposes to modify the made Tarporley Neighbourhood Development Plan ("the made Plan"), which was made by Cheshire West and Chester Council on 8 June 2016. This Statement accompanies the pre-submission version of the Tarporley Modified Neighbourhood Plan 2025–2045 ("the Modified Plan") and has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended).

1.2 The Parish Council considers that the proposals represent material modifications which, taken together, are so significant and substantial as to change the nature of the made Plan. In particular, the Modified Plan extends the Plan period, recasts the policy framework, introduces a new settlement-boundary-led spatial strategy, allocates new land for development and introduces a new policy for the brownfield re-development of Tarporley Health Centre site. The modifications will therefore require examination and, subject to the examiner's recommendations, a referendum.

1.3 Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended) requires:
"in relation to a modification proposal, a statement setting out whether or not the qualifying body considers that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion".

1.4 This Statement serves this purpose and notes the following additional requirements in the Planning Practice Guidance (PPG):

- the qualifying body must (at the pre-submission publicity and consultation stage and when the modified plan is submitted to the local planning authority) state whether they believe that the modifications are so significant or substantial as to change the nature of the plan and give reasons
- the local planning authority must (when sending the modified plan to the independent examiner) state whether they believe that the modifications are so significant or substantial as to change the nature of the plan and give reasons. The local planning authority must also submit a copy of the original plan to the independent examiner
- the qualifying body must decide whether to proceed with the examination after the examiner has decided whether the modifications proposed change the nature of the plan

1.4 In accordance with the requirements of the PPG as stated above[1], this document is therefore setting out the background reason to this modification, sets out what the modification is and will set out the reasons as to why the Parish Council believe that this modification of the plan is so significant or substantial as to change the nature of the plan and trigger a referendum.

[1] Paragraph: 085 Reference ID: 41-085-20180222

2. Background

2.1 The made Plan covers the period 2010–2030. It was supported at a referendum held on 5 May 2016, when 96% voting in favour, and was formally made by Cheshire West and Chester Council on 8 June 2016.

2.2 The original Tarporley Neighbourhood Area was designated on 27 March 2014. Following changes to the administrative geography of the Parish, a revised neighbourhood area was designated on 19 April 2024. The revised area comprises the civil parish of Tarporley, excluding three small areas that fall within the designated Beeston, Tiverton and Tilstone Fearnall neighbourhood area.

2.3 The review has been prompted by the age of the made Plan, the extent of development and population change since it was prepared, changes to national and local planning policy, the emergence of a new Cheshire West and Chester Local Plan and the need for the Neighbourhood Plan to provide a clear and up-to-date strategy for the period to 2045.

2.4 The review also reflects the continuing importance of Tarporley's historic character, important views and rural setting; the role of the High Street and visitor economy; the need to improve parking and active travel connections; and the need for additional sport, open space and health infrastructure.

2.5 The Modified Plan changes the Plan period from 2010–2030 to 2025–2045 and is a comprehensive recasting rather than a limited update. It retains and updates selected policies, deletes policies that are no longer necessary or effective, consolidates overlapping matters, and introduces a simplified sequence of twelve policies supported by two non-policy Infrastructure Priorities.

2.6 Most significantly, the Modified Plan introduces a new spatial strategy and settlement boundary, together with two strategic site allocations for residential-led mixed-use development. The allocation policy provides for housing, affordable housing, a health hub, sport and recreation provision, parking and community event space, allotments, active travel connections, green infrastructure and other mitigation. It also establishes a parameters plan and at the detailed stage design coding, to ensure that each site is both context led in terms of design and that the required supporting infrastructure is included within the schemes.

2.7 A separate new policy allocates the Tarporley Health Centre site as a brownfield redevelopment site for residential use as enabling development to support the relocation of the Centre to a new site, with expanded provision, within the site allocation. It signals support for the enabling development whilst seeking to ensure that equivalent or improved facilities are secured and made operational before the existing facility is lost.

2.8 The Modified Plan is supported by a Tarporley Village Design Code. The Design Code enables several detailed design and heritage matters previously spread across separate policies to be addressed through a single, straightforward policy.

2.9 The review has also distinguished between development plan policies and wider infrastructure ambitions. Traffic management at key junctions and the management of school traffic, buses and coaches are expressed as Infrastructure Priorities rather than policies. This provides a clear

statement of community priorities for partnership working and future funding without presenting them as development management tests.

2.10 The Parish Council worked with consultants ONH from November 2025 to produce a Settlement Spatial Plan for the parish, to consider different potential futures for the parish depending upon potential levels of growth, identifying the principal individual and cumulative positive and adverse effects of housing development in each scenario on the existing infrastructure capacity (social, green, environmental, transport, employment etc), looking to identify the sustainable limit of growth for the parish. This was then considered by the community during a period of engagement in early 2026 to determine a preferred option from a short list of four scenarios. A copy of the SSP slide deck can be found on the Parish Council Neighbourhood Plan website.

2.11 Engagement then took place with land interests, and other key stakeholders, prior to developing a final preferred scenario which was then distilled into available land parcels to bring forward as site allocations in a new policy (Policy 2.) As a result of these discussions, the opportunity for a further new policy (Policy 3) was developed, based upon the proposed relocation and expansion of the Tarporley Neighbourhood Health Centre. A such, it was felt important to include a policy to support enabling development on the current site to fund the relocation, once consented, within the site allocation.

2.12 The SSP work was also informed by the early stages of the SEA being prepared to accompany the Neighbourhood Plan to assist in site selection, and dialogue has been ongoing with CWAC Planning Policy Team to ensure smooth passage of the revised modified plan once it has been submitted at the Regulation 15 stage.

2.13 The Parish Council, as the Qualifying Body, has taken a pragmatic approach in seeking to manage their own growth and identifying the sustainable limits of development and have worked hard alongside land interests to iterate proposals.

2.14 As such, the Pre-Submission version of the Plan now amends the Plan period to 2045 and allows for up to 650 homes which is considered the sustainable limit of growth for the settlement, beyond which the cost of required upgraded infrastructure, including a new Primary School, would require a scale of growth incompatible with the character and location of the village.

2.15 In May 2026 CWAC issued an indicative housing number as follows:

We have developed two methods for calculating the indicative housing numbers. The methods and figures for Tarporley are set out below:

- *Option 1 Key service centres – Increase requirements proportionally over 20 years based on Local Housing Need of 1,928 dwellings. Figures for Tarporley 631 dwellings.*
- *Option 2 – Redistributes increase in Key Service Centres based on dwellings (LLPG) with or without 20% buffer over 20 years. Figures for Tarporley 312 dwellings.*

We are recommending that the highest of the two options is used for each key service centre. Please note that these are indicative figures only and may change as work progresses on the Local Plan.

2.16 The work undertaken by the Parish Council to bring forward up to 650 homes is therefore confirmed as both meeting the requirement, including a modest buffer to ensure the Plan can engage Policy S6 of the 2026 NPPF.

2.17 The modified Plan policy wording has also been informed by the responses provided to early engagement on the Regulation 14 version of the Plan in autumn 2025, drawing out and strengthening individual elements of the vision for the Plan through further amendments to existing policy wording. The existing policies have also been amended, where necessary, to ensure they are compatible with the new decision-making policies in the new NPPF, published in August this year. In accordance with the transitional arrangements this modified Plan will therefore be examined under the 2006 NPPF. The details of how the Plan is consistent with and does not duplicate polices within the NPPF will be set out in the Basic Conditions Statement at the submission stage.

2.18 Overall, the proposed changes to the Neighbourhood Plan allow the plan to better emphasise and clarify the golden thread of sustainability for Tarporley as a parish which seeks to maintain its local heritage and distinctive character and setting, whilst creating better connections for wellbeing, active travel and biodiversity. It also ensures that the parish can positively respond to a national agenda which seeks to promote new development, whilst maintaining a well-balanced and resilient community which provides opportunities for affordable housing and healthy living, respects the high quality of the surrounding countryside and not going beyond its sustainable limits.

3. Modification - The 'Change the Nature of the Plan' Test

3.1 The Parish Council accepts that the proposed modifications change the nature of the made Plan, resulting in the requirement for a further referendum after examination. This conclusion is based on the overall scale and combined effect of the changes.

Plan period, structure and spatial strategy

3.2 The extension of the Plan period to 2045 is a material modification. It changes the time horizon against which development, infrastructure and environmental requirements are planned and aligns the Neighbourhood Plan with the emerging strategic planning context.

3.3 New Policy 1 replaces the previous site-specific housing allocation approach with a settlement-boundary-led Spatial Plan. It identifies the overall location of planned growth, provides for housing through allocated and windfall sites, and includes a locally focused affordable housing mechanism. This is a material change.

3.4 New Policy 2 introduces strategic site allocations on land between Utkinton Road and Forest Road and land west of Rode Street/High Street. The made Plan contained only the much smaller former Royal British Legion site allocation. The new policy introduces a comprehensive residential-led mixed-use framework, infrastructure requirements, movement and access principles, strategic masterplanning, site-level design coding, green infrastructure, drainage, biodiversity and phasing requirements.

3.5 The introduction of strategic allocations is a significant and substantial modification. It identifies new locations and a substantially greater scale of planned growth and will have a direct and enduring influence on land use, infrastructure delivery and planning decisions. This is the principal reason why the modification package changes the nature of the made Plan.

New and recast policies

3.6 New Policy 3, Tarporley Health Centre Site Development introduces a site-specific policy framework which did not exist in the made Plan. It protects healthcare provision and manages the circumstances in which redevelopment or relocation may be acceptable. This is a material modification, although it supports the made Plan's wider objective of maintaining community facilities.

3.7 Policies 4 to 8 retain and update the broad intent of made policies on design, key views, rural character, community facilities and Local Green Spaces. The changes improve clarity, refer to updated evidence and the Design Code, and strengthen the operation of the policies. These changes are material in some cases but do not individually change the nature of the Plan.

3.8 Policy 9 recasts the made Plan's transport and parking approach into a more focused policy on village parking and coach access. Active travel matters are separated into Policy 12. The revised approach responds to current parking pressures, visitor and coach access and the relationship between new development and the historic centre.

3.9 Policies 10 and 11 update the economic and village-centre policies. They retain support for appropriate business growth and the vitality of the High Street, while incorporating tourism, design, residential amenity, highway and active-frontage considerations. These changes update and consolidate the original economic objectives without changing the Plan's nature by themselves.

3.10 Policy 12 is a new active travel and connectivity policy. It identifies Public Rights of Way and key routes and seeks safe, convenient and accessible walking, wheeling and cycling connections. Although it replaces the former communications infrastructure policy in the numbering sequence, it is a new policy. Digital communications matters are no longer addressed through a separate neighbourhood plan policy because they are adequately addressed by national and local policy.

Deleted and consolidated policies

3.11 A number of made Plan policies are deleted because they have been superseded, implemented, incorporated into other Modified Plan policies or are adequately addressed by national and local policy.

3.12 Deletion does not mean that the underlying objectives have been abandoned. Relevant matters are carried forward through the Spatial Plan, site allocation requirements, Design Code, community facilities, parking, business, village-centre and active travel policies, or through the wider development plan and national decision-making policies.

4. Summary of Policy Changes

4.1 The table below records the relationship between the made Plan policies and the Modified Plan. Where a made policy is deleted, the table identifies where its principal subject matter is now addressed.

Made Plan policy	Modified Plan treatment	Summary of modification
Proposal TH1 – Site Allocation: former Royal British Legion site	Deleted / superseded	The former allocation is replaced by the new Spatial Plan and strategic Site Allocations in Policies 1 and 2. Any completed or committed development is reflected in the updated settlement context.
Policy TH2 – Affordable Housing	Deleted / incorporated	Affordable housing requirements and the short local eligibility cascade are incorporated into Policy 1. Housing mix requirements also form part of Policy 2.
Policy TH3 – Housing for Older People	Deleted / incorporated	The separate policy is deleted. The need for smaller, accessible, adaptable and older persons' housing is addressed through Policies 1 and 2, the Design Code and wider national and local policy.
Policy TEH4 – Design	Policy 4 – Design	Modified and strengthened. The policy gives development plan effect to the Tarporley Village Design Code and provides a comprehensive design framework.
Policy TEH2 – Key Views	Policy 5 – Key Viewpoints	Modified to clarify the treatment of development visible within identified Key Views and the evidence expected for larger proposals.
Policy TEH1 – Rural Character	Policy 6 – Rural Character, Green Roadways and Corridors	Modified and broadened to address rural character, green roadways and corridors, landscape transition and connectivity, with detailed design matters addressed through Policy 4 and the Design Code.
Policy TIFC1 – Provision and Protection of Facilities and Services	Policy 7 – Community Facilities and Services	Modified to protect identified facilities and support new or improved provision. The health centre is also addressed separately by Policy 3.
Policy TEH3 – Local Green Space	Policy 8 – Local Green Spaces	Modified and updated to confirm the designated Local Green Spaces and their treatment under national policy.
Policy TIFC4 – Transportation, Car Parking and Accessibility	Policy 9 – Village Parking and Coach Access; and Policy 12 - Active Travel and Connectivity	Deleted and recast. Parking and coach access are addressed by Policy 9. Active travel and route connectivity are addressed by Policy 12 and the Active Travel Network. Traffic matters are also expressed as Infrastructure Priorities IP1 and IP2.

Made Plan policy	Modified Plan treatment	Summary of modification
Policy TE1 – Additional Business Premises and Employment Opportunities	Policy 10 – Additional Business Premises and Employment Opportunities	Modified to reflect Tarporley's role as a key service centre and support appropriate business, enterprise and tourism development while protecting character, amenity and the highway network.
Policy TE3 – Supporting a Range of Goods and Services in the Village Centre Shopping Area	Policy 11 – Supporting a Range of Goods and Services in the Village Centre	Modified and updated. The policy defines the Local Retail Centre, applies the Design Code and seeks to retain active ground-floor uses where planning permission is required.
Policy TIFC5 – Communications Infrastructure	Deleted	A separate digital communications policy is no longer included because the matter is adequately addressed through national and local policy. Policy 12 is a new policy on active travel and connectivity and is not a direct continuation of TIFC5.
Policy TE2 – Protecting Existing Employment Premises	Deleted / consolidated	Protection and appropriate development of employment uses are addressed through Policy 10, Policy 11 and wider development plan policies. A separate use-class-specific policy is no longer necessary.
Policy TE4 – Car Parking	Deleted / incorporated	The policy is superseded by Policy 9 and relevant site-specific requirements in Policy 2.
Policy TE5 – Promoting and Supporting Tourism in Tarporley	Deleted / incorporated	Tourism is incorporated into Policy 10 and supported through Policies 9, 11 and 12, including visitor access, parking, the High Street and links to countryside routes.
Policy TEH5 – Protecting Heritage Assets	Deleted / consolidated	Heritage protection is addressed through Policy 4, the Tarporley Village Design Code and national and local heritage policies.
Policy TIFC2 – Community Leisure Facility	Deleted / incorporated	Sport, recreation, play and community infrastructure are addressed through Policies 2 and 7 and relevant Local Plan open-space and playing-pitch policies.
Policy TIFC3 – Relocation of Existing Facilities	Deleted / incorporated	Relocation and replacement principles are addressed through Policies 3 and 7 and national and local policy on community facilities.

Made Plan policy	Modified Plan treatment	Summary of modification
No made Plan equivalent	Policy 1 – Spatial Plan	New/recast strategic policy defining the settlement boundary, planned housing growth and affordable housing requirements.
No made Plan equivalent	Policy 2 – Site Allocations	New strategic allocation policy for comprehensive residential-led mixed-use development on two sites.
No made Plan equivalent	Policy 3 – Tarporley Health Centre Site Development	New site-specific policy safeguarding healthcare provision and managing redevelopment or relocation.
No made Plan equivalent	Infrastructure Priorities IP1 and IP2	New non-policy priorities covering traffic management and school traffic, bus and coach management. They guide partnership working and funding rather than planning decisions.

4. Strategic Environmental Assessment and Habitat Regulations Assessment

4.2 The Parish Council carried out a combined SEA Screening Opinion and Scoping Consultation in May/June 2026, knowing that the introduction of a site allocations policy would be considered to have the potential for significant environmental effects and would therefore be required to prepare a Strategic Environmental Assessment (SEA) in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 and European Directive 2001/42/EC.

4.3 A draft SEA accompanies this Pre-Submission version of the Plan.

4.4 CWaC will undertake a request for screening opinion to make a determination for Habitats Regulations Assessment (HRA) and Marine Plan in relation to the modified Plan in accordance with the Conservation of Natural Habitats and Wild Flora and Conservation of Habitats and Species Regulations 2010 (as amended) and European Directive 92/43/EEC.

5. Conclusion

5.1 The review is necessary and timely. It updates the Plan period, evidence and policy context; improves clarity and effectiveness; and provides an up-to-date framework for managing growth, infrastructure, design, the local economy and the natural and historic environment.

5.2 Many individual amendments retain the broad intent of the made Plan. Nevertheless, the introduction of a spatial strategy, strategic site allocations and a health-centre policy, together with the comprehensive restructuring, consolidation and deletion of policies, means that the Modified Plan is materially different in scope and operation from the made Plan.

5.3 Tarporley Parish Council therefore considers that the modifications are so significant and substantial as to change the nature of the made Tarporley Neighbourhood Development Plan. The Modified Plan should proceed on the basis that examination and a referendum will be required.