TARPORLEY
MODIFIED NEIGHBOURHOOD PLAN

2025 - 2045

PRE SUBMISSION VERSION: SEPTEMBER 2026



IMPORTANT CONSULTATION DETAILS

The Modified Tarporley Neighbourhood Plan (TNPR) is published for statutory consultation under Regulation 14 of the Regulations. Comments on the proposals and content of the plan and its other published documents are welcomed from everyone living and working in Tarporley Parish as well as local organisations and landowners.

They must be made either by email to: XXX

or by post to: Tarporley Parish Council, 62 Well Street Malpas Cheshire SY14 8QH

By X 2026 at the latest.

Any comments made after that deadline may not be considered by Tarporley Parish Council (TPC). Anyone submitting comments to TPC must provide an email or postal address and contact name. TPC will keep this information confidential. However, TPC must forward information to Cheshire West and Chester (CWaC) in due course for the sole purpose of notifying all those that have submitted comments that it has received a final version of the plan for examination.

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1. INTRODUCTION

1.1 Tarporley Parish Council has prepared this Modified Tarporley Neighbourhood Plan (TNPR). The Parish Council is a qualifying body for this purpose under the Neighbourhood Planning (General) Regulations 2012 (as amended).

1.2 The Tarporley Neighbourhood Area has been designated by Cheshire West and Chester Council (CWaC) as the area to which the policies of this Plan apply. (see Figure 1 Page 4)

1.3 The Plan covers the period from 2025 to 2045. It contains policies to help Cheshire West and Chester Council determine planning applications for the use and development of land within Tarporley during that period. It operates alongside other relevant development plan policies and national planning policy.

1.4 The original Tarporley Neighbourhood Area was designated by Cheshire West and Chester Council on 27 March 2014.

1.5 Following changes to the administrative boundary of the Parish, Tarporley Parish Council applied for a revised neighbourhood area to support the preparation of this modified Plan. Cheshire West and Chester Council designated the revised neighbourhood area 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. The policies of this Plan apply across the revised Tarporley Neighbourhood Area shown on Figure 1

1.6 The made Tarporley Neighbourhood Plan was supported at a referendum held on 5 May 2016, when 96% of those voting voted in favour of the Plan. Cheshire West and Chester Council formally made the Plan on 8 June 2016.

1.7 Although described as a modified neighbourhood plan, this Plan represents a substantive recasting of the “made” Tarporley Neighbourhood Plan from 2016. It retains and updates a number of the made Plan’s policies, but deletes others, restructures and consolidates the overall policy framework. Most significantly, it introduces a new spatial strategy (location and scale of development within the parish) and site allocations to guide the scale, location and form of future development in Tarporley. Whilst a modification statement has been prepared, the Plan should be read as a new and comprehensive development plan document for the neighbourhood area, rather than as a limited or selective update to the made Plan.

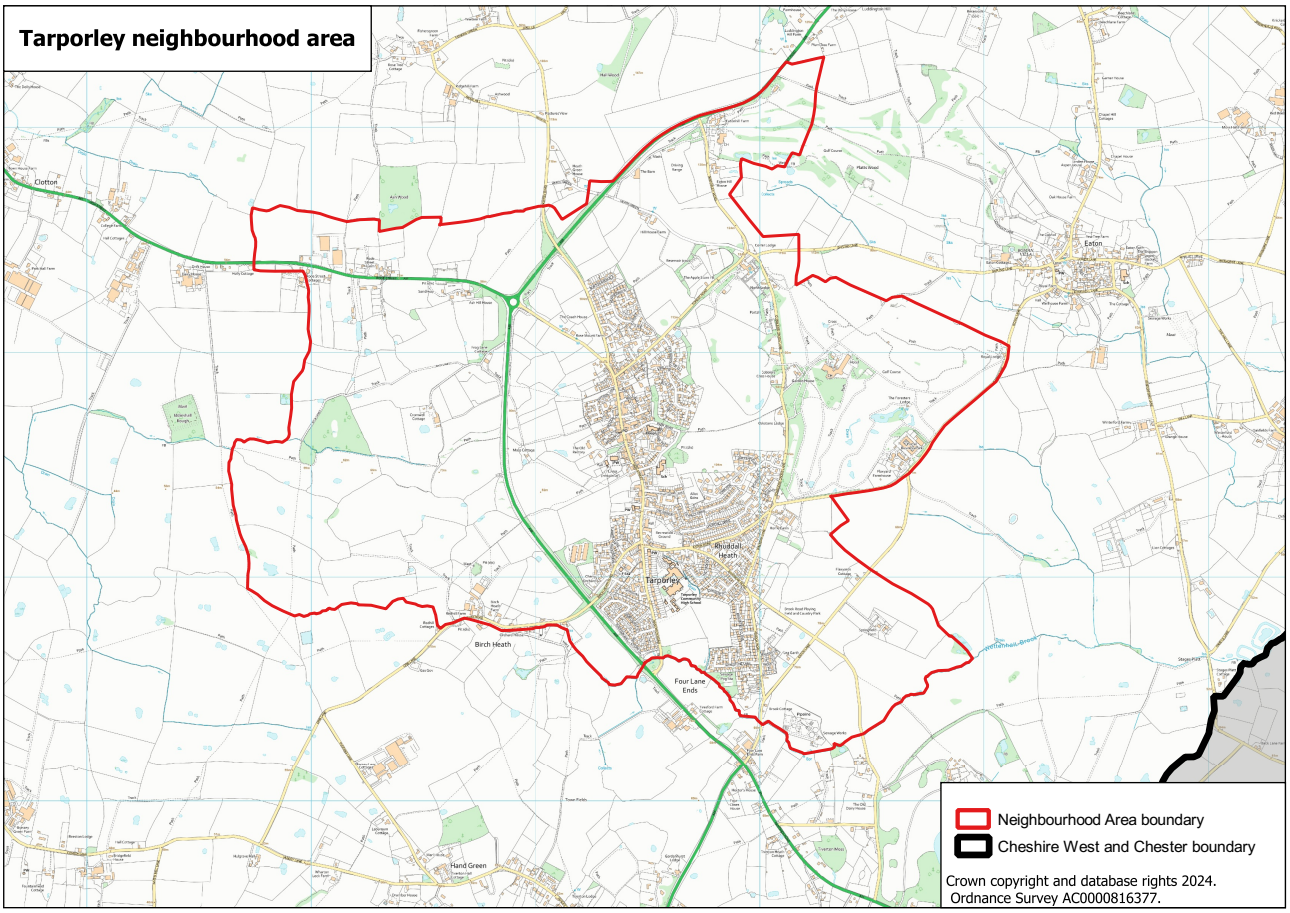


Figure 1: Designated Tarporley Neighbourhood Plan Area (re-designated April 2024)

2. BACKGROUND

History

2.1 Tarporley has a long and distinctive history. Evidence of prehistoric activity has been found in and around the Parish, and Tarporley High Street is thought to follow part of the route of the Roman Via Devana between Chester and Colchester.

2.2 At Domesday, Tarporley was a small agricultural settlement. It received a Royal Charter in 1292 and developed as a small market town with a mixed arable and pastoral farming economy. In the post-medieval period, the settlement was associated with the Hinton and Done families, and was the scene of a minor Civil War skirmish in 1642.

2.3 Tarporley prospered through the coaching and market trades in the eighteenth and nineteenth centuries. The Swan Hotel was an important coaching inn and the High Street developed as a notable linear settlement. This historic evolution continues to inform the character, scale and setting of the village today.

Profile

2.4 Tarporley Parish lies in rural Cheshire, within the Cheshire West and Chester local authority area. The village is approximately 11 miles (17.5 km) from Chester and 10 miles (16 km) from Nantwich. The Parish includes the village of Tarporley, scattered farms and smaller settlements including Birch Heath.

2.5 The 2021 Census recorded a population of 3,219 people living in approximately 1,400 households. This compares with 2,614 people in 1,176 households recorded by the 2011 Census and referred to in the made Neighbourhood Plan. The population therefore increased by 605 people, or approximately 23%, during the decade, while the number of households increased by about 224, or approximately 19%. Although the number of households has increased, there has been limited local infrastructure improvement to service that increase during that period.

2.6 This represents a marked change from the preceding decade, when the population remained broadly stable, falling slightly from 2,634 in 2001 to 2,614 in 2011.

2.7 Tarporley functions as a key rural service centre, with a historic High Street containing a broad range of independent shops, services, cafes, public houses and community facilities. The village also contains a primary school, high school, community centre, health facilities and employment premises, including ,for example, Tarporley Business Park and business premises on Birch Heath Road.

2.8 Tarporley also has an older population profile. The 2021 Census records a higher proportion of residents in most age groups above 45 than in Cheshire West and Chester and England as a whole. This reinforces the need to plan for homes that are accessible, adaptable and suitable for older people, while continuing to provide smaller and affordable homes for younger households and families. The growth in population since 2011 also increases the importance of ensuring that health, recreation, transport, parking and other community infrastructure keeps pace with development.

2.9 The housing stock is weighted towards larger and owner-occupied homes. In 2021, 40.6% of households lived in properties with four or more bedrooms, compared with 24.3% across Cheshire West and Chester and 21.1% across England. Only 5.8% live in socially rented accommodation, compared with 14.6% across the Borough and 17.1% nationally.

2.10 Car ownership in Tarporley is high, reflecting its rural location and the continuing use of the private car for access to employment and services beyond the village. At the 2021 Census, 91.3% of households had access to at least one car or van, including 40.5% with two vehicles and 10.2% with three or more.

The Modified Neighbourhood Plan – Plan Progression.

2.11 The review of the Tarporley Neighbourhood Plan began in January 2024. Following changes to the parish boundary, a revised Neighbourhood Area was designated by Cheshire West and Chester

Council on 19 April 2024. The Parish Council subsequently reviewed the policies of the made 2016 Plan and prepared a new Tarporley Village Design Code. An informal consultation on the draft Modified Neighbourhood Plan and Design Code was held between 1 October and 12 November 2025, including two community drop-in sessions.

2.12 Following that consultation, the Parish Council undertook settlement spatial planning to consider how future growth could best be accommodated. Four alternative growth scenarios were assessed and consulted on through a Future Development consultation between 24 February and 13 March 2026. This attracted 274 responses. The consultation also identified infrastructure, traffic, healthcare, education, drainage and village character as important considerations in planning future growth.

2.13 The Parish Council then undertook further engagement with landowners and developers, the Health Centre and other infrastructure providers during spring and summer 2026. Cheshire West and Chester Council provided an indicative housing requirement of 631 new homes for Tarporley to 2045, and the emerging options were considered through the Strategic Environmental Assessment process. This work has informed the spatial strategy and site allocations contained in this Pre-Submission Plan.

2.14 As the principal planning issues for Tarporley, the made Plan identified the continued vitality of the local economy and High Street, protection of built heritage and the natural environment, the need for a local planning framework for housing, and improvements to community facilities, parking, traffic and accessibility as the principal planning issues for Tarporley.

2.15 Congestion and parking pressures in the historic village centre, traffic associated with school arrival and departure times, and the need to improve safe walking, wheeling and cycling connections remain important matters for the modified Plan.

Planning Policy Context

National Planning Policy

2.16 The National Planning Policy Framework (NPPF), August 2026, sets out the Government's planning policies for England. The following policies are of particular relevance to the Modified Tarporley Neighbourhood Plan:

- PM5: Neighbourhood plans – establishes the role and scope of neighbourhood planning.
- PM6: Neighbourhood plan content – requires neighbourhood plans to focus on locally specific matters and avoid unnecessary duplication of national policy.
- PM17: Neighbourhood plan examinations – sets out the national policy framework for considering whether neighbourhood plans meet the Basic Conditions.
- S3: Spatial strategy – support sustainable patterns of development and clear spatial strategies, including settlement boundaries and site allocations.

- HO1 and HO2: Housing – address housing needs and housing requirements, including requirements for neighbourhood plan areas.
- DP1, DP2 and DP3: Design – support locally specific design policies, design codes, masterplanning and well-designed places.
- HE1 and HE9: Historic environment – address the conservation of heritage assets and conservation areas.
- TR1, TR3 and TR4: Transport – promote sustainable transport, active travel and reduced dependence on the private car.
- HC1, HC3, HC4 and HC6: Healthy communities and community facilities – support health, recreation, community facilities and public service infrastructure.
- HC2: Local Green Space – provides for the designation and protection of Local Green Spaces.
- N1: Natural environment – supports the protection and enhancement of the natural environment and green infrastructure.
- TC1 to TC4: Town and local centres – support the vitality and viability of centres and access to local shops and services.

Local Plan Context

2.17 Cheshire West and Chester Council is preparing a new Local Plan which will eventually replace the Local Plan (Part One) Strategic Policies (2015) and Local Plan (Part Two) Land Allocations and Detailed Policies (2019). The Council undertook an Issues and Options Regulation 18 consultation between July and August 2025 but has subsequently decided to prepare the new Local Plan under the Government's new plan-making system.

2.18 The Council published its Notice of Intention to Commence Local Plan Preparation in June 2026. A Local Plan scoping consultation is scheduled for September 2026, with the formal 30-month plan preparation period beginning at Gateway 1 in October 2026. Consultation on the proposed Local Plan content and evidence is programmed for November 2026 to January 2027. Submission is currently anticipated in May 2028, with adoption in December 2028. Until then, the existing Local Plan remains part of the statutory development plan.

3. VISION, OBJECTIVES AND POLICIES

3.1 Vision

By 2045, Tarporley will remain a distinctive and thriving historic Cheshire village, serving its residents, visitors and the surrounding rural communities. New development will have been carefully planned, providing the homes, health, recreation, transport and other infrastructure required to meet local needs whilst retaining its unique character.

Tarporley's High Street will have remained a vibrant focus for independent shops, services, hospitality and community life. Safer and more convenient walking, cycling and public transport connections, alongside well-managed traffic and parking, will have made local facilities easy to access and less car dependent. Growth will have helped create a healthy, inclusive and resilient community.

3.2 Objectives

1. Deliver the housing growth required through allocated sites that will add required infrastructure serving community needs and enable the village to continue to be a key service centre for surrounding rural communities.
2. Ensure sensitive, sustainable development that protects and enriches the landscape, green spaces and enhances biodiversity with a built setting that responds to the Design Code so as to retain the individual village identity.
3. Improve traffic management, traffic infrastructure, parking, walking, wheeling[1] and cycling routes within the village for easier access.
4. Support the focus on independent shops, services, and hospitality that will provide employment opportunities and help build a healthy, inclusive community life with more shared facilities.
5. Seek improvements to utility infrastructure and digital connectivity.

3.3 The Neighbourhood Plan and the Parish Council will also seek to continue to involve local people in future plan-making, monitoring and delivery of the Neighbourhood Plan.

3.4 The following policies are intended to contribute to these objectives. The policy wording is set out in **bold** text with supporting text and justification below each policy.

[1] Defined as mobility scooters, wheelchairs and wheeled mobility aids.

Policy 1: SPATIAL PLAN (SHAPING FUTURE DEVELOPMENT)

The Neighbourhood Plan defines the Tarporley Settlement Boundary, as shown on the Policies Map for the purpose of applying the National Decision-Making Policy S3 on the presumption in favour of sustainable development.

The Neighbourhood Plan provides for the delivery of approximately 650 homes in the period to 2045, comprising the sites allocated within and adjoining the Settlement Boundary in Policy 2. Additional homes may be delivered through windfall schemes on suitable sites within the Settlement Boundary.

Housing proposals of 10 or more dwellings should include the provision of on-site affordable housing. The affordable housing will be subject to a S106 Legal Agreement which will include a short eligibility cascade of one week for social rental properties and four weeks for intermediate properties.

3.5 Policy 1 provides a locally distinctive framework for managing housing growth in Tarporley. The defined settlement boundary includes the land for up to 650 new homes in order to meet the indicative housing requirement of 631 homes set out by CWaC in April 2026.

3.6 The Cheshire West and Chester Local Plan (Part One) identifies Tarporley as a Key Service Centre within the rural area, where development should be focused to support sustainable rural communities (Policy STRAT 8).

3.7 The Policy uses the Settlement Boundary tool to extend the current boundary to allow for the proposed development in the new Policy 2 of the Neighbourhood Plan.

3.8 The emphasis on affordable housing provision accords with the adopted Cheshire West and Chester Local Plan (Part One) Policy SOC 1 (Delivering Affordable Housing) and Policy DM 23, which set borough-wide thresholds and mechanisms for securing affordable homes through planning obligations. It is expected that in accordance with the CWaC Affordable Housing eligibility criteria, access to discounted market sale affordable homes in Tarporley may require a specific local connection evidenced either by residence, employment or immediate family connections to the parish. In respect of rental properties, whilst it is acknowledged that the definition of “local” is widely applied by CWAC as meaning “within the borough”, where a local Housing Needs Assessment provides evidence of demonstrable parish need for affordable and/or social rental homes, this should be prioritised through the S106 agreement. The “short eligibility cascade” referenced in this policy is to provide first refusal for residents with a Tarporley connection on the housing register for one week for social rental and four weeks for Intermediate affordable housing (rental and ownership options at below market value) to be included within any S106 /planning obligation agreement.

3.9 The Neighbourhood Plan would also like to encourage developers or registered providers to advise the Parish Council when affordable properties are due to be marketed, so they can ensure local people are aware of imminent opportunities.

Policy 2: SITE ALLOCATIONS

The Neighbourhood Plan allocates land in Tarporley, as shown on the Policies Map, for a comprehensive, residential-led mixed-use development of approximately 650 homes. Development proposals will be supported provided they accord with the site-specific requirements below and with other relevant policies of the development plan.

The allocation comprises:

Site A - Land between Utkinton Road and Forest Road and

Site B - Land to the west of Rode Street/High Street.

Individual parcels within the two sites may come forward separately provided they demonstrate how they will contribute to the comprehensive delivery of the whole allocation.

A) The "overall development" shall comprise:

- A mix and type of housing to meet evidenced needs including the need for affordable housing, open market housing, smaller homes, accessible and adaptable homes, and housing suitable for older people
- Land safeguarded on-site for the provision of a new Neighbourhood Health Hub (Class E (e)) to be agreed with the local Health Centre and Integrated Care Board.
- Land safeguarded for an outdoor sports pitch and indoor community facility including changing facilities, public toilets, storage and parking.
- A package of active travel infrastructure improvements, including as set out in Clause C
- A "green" multiuse car park and community event space to serve the Local Centre and, using permeable surfacing with soft landscaping and tree planting to create appropriate canopy cover across the site, with electrical infrastructure to enable EV charging and/or use during community events,
- New allotments.
- Land safeguarded for additional burial ground provision.
- A new pump track or skate park, outdoor gym and play equipment to serve the development and provide recreational spaces in particular for older children and girls.

B) The provision of land, facilities and/or any financial contributions for the Neighbourhood Health Hub, sports pitches, community facility and any ancillary facilities, cemetery space, "green" car park and recreational spaces together with the allotments, shall be secured by legal agreement. Except for the Neighbourhood Health Hub land, these shall include an option to transfer ownership, together with any agreed commuted sums, to the Parish Council.

C) Movement, access and permeability

i) Vehicular access to Site A shall be off Utkinton Road and Forest Road.
ii) Vehicular Access to Site B shall be off Rode Street.
iii) Development shall provide a connected, safe and attractive network of walking, wheeling and cycling routes which link to the village centre and enable residents to access existing and proposed facilities without reliance on the private car for short journeys
iv) Site B shall include the creation of a perimeter footpath along the western boundary linking to existing roads or footpaths to create a circular walk from the village centre.
v) Development shall retain, and where appropriate improve, existing access and wayfinding to Public Rights of Way (PRoW) which link the village centre and the Sandstone Trail on the western edge of the parish beyond the A49.
vi) Development of Site A shall include, or make proportionate contributions towards, traffic management and highway improvement works at the High Street / Forest Road & Burton Square junctions and along Forest Road. These works shall include the realignment of junction priority, to reduce congestion between Forest Road and Rode Street, subject to detailed design, transport assessment, road safety audit and agreement with the Highway Authority
vii) The development shall incorporate public transport infrastructure, including suitable bus routing and stops, as agreed with the Highway Authority and relevant operators.
viii) Applications shall be supported by a Transport Assessment and Travel Plan proportionate to the scale of development. These shall demonstrate how the development will overall minimise car dependency, maximise active travel (walking, wheeling and cycling) and public transport use, manage parking demand, and identify the timing and delivery of any necessary highway, junction and active travel improvements.
ix) Where appropriate proposals are encouraged to demonstrate how they may contribute towards the aims of IP1 and IP2.
x) Site B shall provide land for the creation of a new vehicular access from the site to the existing burial ground to allow for maintenance.

D) Where individual parcels come forward separately within Site A and Site B, each application shall demonstrate how it accords with the Framework Plan and how it contributes to, and does not prejudice, the comprehensive delivery of the wider allocation.

E) Prior to, or as part of, the submission of the first full planning application or reserved matters application for each phase or parcel within Site A or Site B, a Site-Level Design Code shall be prepared for each Site, in consultation with Tarporley Parish Council and the Local Planning Authority. This shall build on the Framework Plans and shall demonstrate how the detailed design of the relevant site, phase or parcel responds to the Tarporley Village Design Code.

F) Full and reserved matters applications shall then demonstrate compliance with the relevant Site-Level Design Code.

G) Development shall be phased so that essential infrastructure and mitigation are delivered in step with occupation, with appropriate mechanisms secured through planning conditions and/or planning obligations.

H) Where the Local Education Authority confirms that an extension to the primary school is

required, funding shall be secured through planning obligations.

l) Applications shall be supported by a Heritage Statement proportionate to the significance of affected heritage assets. The statement shall assess the impact of the proposal on the significance, character and setting of designated and non-designated heritage assets, including the Tarporley Conservation Area where relevant, and shall demonstrate how harm has been avoided or minimised.

J) Development proposals should:

i) Engage at an early stage with relevant infrastructure providers, including water and wastewater providers, to ensure site constraints and capacity are appropriately addressed;

ii) Incorporate water efficiency measures, including, where feasible and viable, achieving the optional Building Regulations standard for water efficiency (or any successor standard), and for major non-residential development, measures consistent with BREEAM 'Excellent'; and

iii) Ensure no adverse effect on the integrity of the River Dee and Bala Lake / Afon Dyfrdwy a Llyn Tegid SAC and the River Dee SSSI, having regard to the Strategic Environmental Assessment and any Habitats Regulations Assessment accompanying the Plan, and demonstrate, through appropriate hydrological and drainage assessments, that adjacent watercourses and their catchments are protected, including through the use of sustainable drainage systems (SuDS), wastewater controls, and construction management measures to maintain or improve water quality and flow regimes.

3.10 Tarporley is an historic Cheshire village with a strong linear core focused on the High Street and the streets which connect into it. The village centre contains the majority of Tarporley's retail, food and hospitality offer, community facilities and public car parking, and has a distinctive built form of terraces, courtyard development, active frontages, traditional materials and a close relationship between buildings and the street. The surrounding parish remains strongly rural in character, with agricultural land, hedgerows, mature trees, lanes, field boundaries and open countryside forming an important part of Tarporley's setting and identity.

3.11 The opening of the A49 Tarporley Bypass in 1986 changed the structure and movement pattern of the village, removing through traffic from the historic core and creating a strong physical edge to the west of Tarporley. However, over time, traffic pressures have returned as the village and surrounding area have grown. Congestion, highway pinch points, bottlenecks and the impact of additional traffic on the High Street and limited parking options, remain key concerns. The Neighbourhood Plan therefore seeks to manage growth in a way that protects the historic village centre, reduces unnecessary traffic through the core, and makes better use of strategic road connections where appropriate.

3.12 The Neighbourhood Plan has considered alternative spatial growth options through settlement scenario planning. This work has sought to move beyond a narrow assessment of individual sites and to consider how growth could be planned in a way that addresses infrastructure, movement, community facilities, landscape and design together. The criteria applied to the scenarios focused

on ensuring that future growth remains within Tarporley's sustainable limits, provides good accessibility to the village core, improves movement and connectivity, reduces reliance on the private car for short journeys, and supports a healthy, vibrant community which is attractive to visitors and convenient for residents.

3.13 The scenario work identified a number of key priorities for growth. These include easy walking access to the village centre, avoiding additional vehicular pressure on the High Street pinch points, providing good transport connectivity to major roads without directing traffic through the High Street or unsuitable country lanes, securing contributions towards improved village infrastructure, and avoiding the unnecessary loss of high-value agricultural land. The infrastructure priorities identified include shoppers' and visitors' parking, additional playing pitches with parking, improved school transport and parking arrangements, and a health centre.

3.14 The preferred allocation reflects these priorities and the community responses to early engagement. It provides a plan-led framework for residential-led mixed-use development on Site A and Site B, rather than allowing growth to come forward in a piecemeal way. The purpose of the allocation is not simply to provide housing land, but to secure a coordinated package of homes, movement improvements, public transport infrastructure, health provision, recreation, green infrastructure and visitor facilities which together support the long-term role of Tarporley as a Key Service Centre.

3.15 A central objective of the policy is to reduce car dependency for short local trips. New development must be planned around safe, direct and attractive walking, wheeling and cycling routes into the village centre, to schools, to community facilities, to open spaces and to public transport stops. The allocation should make it easier for new and existing residents to use the village centre without relying on the private car, while ensuring that vehicular movements which do need to take place are managed so as to avoid unnecessary pressure on the High Street. The modified neighbourhood plan also contains two highways infrastructure priorities which further seek to reduce traffic congestion and movements through the village centre and around Tarporley High School immediately to the south of the High Street.

3.16 Tarporley's role as a service centre also means that public transport must improve. The allocation is expected to support better bus infrastructure including appropriate routing and stops, where practicable and agreed with the Highway Authority and operators as well as making it attractive for commercial providers to include additional and/or more frequent services as a result of the increase in population. Improved public transport provision will be important not only for residents of the new development, but also for the wider parish and surrounding rural communities that rely on Tarporley for services. Additional funding for schemes may be sought from the Cheshire and Warrington Combined Authority Mayoral Investment Fund.

3.17 The policy also seeks to strengthen Tarporley's role as a visitor destination and gateway to the surrounding countryside, including links towards the Sandstone Ridge. Better walking, wheeling and cycling connections, visitor parking, green routes, signage and public realm improvements (such as seating shade and shelter) can help support the High Street by encouraging linked trips

between the village centre, countryside routes, local hospitality businesses, shops and community facilities. Growth should therefore be used positively to improve access to Tarporley's rural setting while managing parking and movement in a way that protects the historic core.

3.18 The allocation is expected to deliver a comprehensive infrastructure package, securing land, funding and in some cases, the physical delivery of some community benefits. An indicative estimate of the Community Infrastructure Levy funding for this scale of growth is likely to be in the region of £3- £4m of which 25% is passed across to the Parish Council directly to spend on local projects. Additional funding will also be sought from external providers where appropriate.

3.19 The community benefits include a new Neighbourhood Health Hub, community space, sports pitch(es) and associated facilities including public toilets, active travel improvements, public transport infrastructure, "green" visitor and community parking, allotments, play and recreation facilities, additional cemetery space, green infrastructure, biodiversity net gain, sustainable drainage and landscape buffers. These measures are necessary to ensure that development contributes to Tarporley as a whole and does not simply add pressure to existing services.

3.20 The new Tarporley Neighbourhood Health Hub will serve Tarporley and the surrounding rural communities within the existing GP practice catchment. This responds to the NHS 10 Year Health Plan, which seeks to shift care from hospital to community and from sickness to prevention.

3.21 The Tarporley Neighbourhood Health Hub is intended to provide a modern, integrated health and wellbeing facility, bringing together GP services, community health, allied health, social prescribing, preventative healthcare and flexible community space in one accessible location. Subject to agreement with health commissioners and providers, the facility may also accommodate services such as district nursing, midwifery, health visiting, mental health support, physiotherapy, patient education, voluntary and community sector activities, and visiting outpatient or specialist clinics.

3.22 The existing surgery premises are constrained and do not provide sufficient capacity to meet future demand arising from population growth, an ageing population and the wider shift towards integrated community-based care. A purpose-built Health Hub would enable healthcare services to grow alongside the local population, improve access to a wider range of services closer to home, reduce unnecessary travel to hospital appointments, and support more joined-up working between primary, community and secondary care.

3.23 Given Tarporley's rural catchment and limited public transport options for many patients, the Health Hub must be planned with safe and convenient access for pedestrians, cyclists, public transport users and those arriving by car. Adequate accessible parking for patients, carers, staff and visiting clinicians will be essential to ensure equitable access, particularly for older people, disabled people and those attending multiple services on the same site.

3.24 The Settlement Spatial Plan work identified a health centre or flexible community space as one of the village infrastructure priorities that growth should help deliver. The allocation therefore provides

a plan-led opportunity to secure long-term healthcare infrastructure for Tarporley and its surrounding villages as part of a wider package of community benefits.

3.25 This work also identified a need for additional playing pitch facilities to serve the local community. The Cheshire West and Chester Playing Pitch Strategy 2025 update, indicates a shortage of accessible full-size 3G provision; difficulties experienced by local football clubs in finding suitable pitches to use, especially in the winter and the poor quality of Brook Road Playing Field. Whilst the study identifies the potential for greater community use of the High School facilities, this has proved unattainable due to access issues out of school hours. As such, it is considered that either the inclusion of a new adult grass playing pitch or appropriate space for a new 3G pitch, which would require third party funding, should be included within the allocation.

3.26 The Framework Plans provided for each site establish the high-level structure of the allocation, including the broad distribution of land uses, access, movement, green infrastructure, landscape edges, and infrastructure. Site-Level Design Codes should then be prepared by applicants to translate those principles, together with the Tarporley Village Design Code, into detailed requirements for each site, phase or parcel. This approach allows flexibility at outline stage while ensuring that later detailed proposals deliver coherent, locally distinctive and well-designed development which responds to Tarporley's historic character, rural setting and long-term infrastructure needs.

3.27 The policy should be read alongside the other neighbourhood plan policies, the adopted development plan, and relevant evidence including the Strategic Environmental Assessment, site assessment work, infrastructure provider engagement and the high-level masterplan/parameters plan.

Policy 3: TARPORLEY HEALTH CENTRE SITE DEVELOPMENT

Proposals for the redevelopment of the Tarporley Health Centre site on Park Road, as shown on the Policies Map, for residential use will be supported provided:

i) Planning consent for the neighbourhood health hub provided for by Policy 2 of the Neighbourhood Plan has been granted and implemented;

ii) Development proposals should deliver a compact village-centre form of residential development, as defined by the Tarporley Village Design Code, with a mix of smaller dwellings and/or accommodation suitable for older persons, and should respond positively to the Park Road street scene in accordance with the Tarporley Village Design Code.

iii) The layout of the scheme has regard to protecting the amenities of residential properties in Park Road and Rathbone Park.

In the event the Tarporley Neighbourhood Health Hub provided for by Policy 2 of the Neighbourhood Plan is not implemented, then proposals that will result in the loss of the established Health Centre will be resisted in accordance with NPPF Policy HC6.

3.28 The existing Health Centre site is allocated for residential redevelopment to support the delivery of a replacement GP surgery as part of the wider neighbourhood plan strategy. The current site lies within the existing settlement boundary and represents a previously developed brownfield opportunity in a highly sustainable location, within a short walking distance of the village centre, local shops, services, and community facilities.

3.29 Given its location on Park Road, close to the High Street, redevelopment should make efficient use of the site and is expected to come forward as a compact village-centre form of residential development.

3.30 This may include smaller homes, apartments, mews, short terraces and/or accommodation suitable for older people, subject to detailed design, viability and site constraints. Low-density detached housing is unlikely to represent the most appropriate use of this centrally located brownfield site.

3.31 The Tarporley Village Design Code identifies development just off High Street as falling within the Village Centre Character Area. Development should therefore respond positively to the village-centre context, including the narrow character of Park Road, the prevailing building line, appropriate 2–3 storey scale with high-quality materials, and boundary treatments such as low brick or sandstone walls with railings where there is a setback from the street, as set out in the Design Code. Parking should be sensitively integrated so that it does not dominate the street scene.

3.32 Redevelopment of the site will only be supported where it can be demonstrated that appropriate replacement GP surgery provision has been secured, so that there is no unacceptable loss of local healthcare services, in accordance with NPPF Policy HC6. The allocation is intended to enable the efficient reuse of the existing surgery site once it is no longer required for healthcare use, while contributing to the neighbourhood area's housing requirement and supporting the delivery of improved local health infrastructure.

Policy 4: DESIGN

In applying National Decision-Making Policies DP3 on key principles for well-designed places and HE9 on Conservation Areas respectively, development proposals should respond to their context and create well-designed places by adopting the principles set out in the Tarporley Village Design Code (2025), Appendix A, as relevant to the proposal.

3.33 The Tarporley Village Design Code supersedes the Tarporley Village Design Statement, which was adopted in 2002 as Supplementary Planning Guidance (published in February 2003 with an addendum subsequently prepared in 2013) and formed the basis of the former design policy (TEH4) in the made Neighbourhood Plan. It establishes a locally specific framework for achieving high-quality and sustainable development across the neighbourhood area. It is based on an assessment of the village's defining characteristics and identifies separate character areas

covering the Village Centre, Local Retail Centre, residential and commercial neighbourhoods, and the surrounding rural area. Proposals are expected to respond to the prevailing character of their location, including its historic development pattern, building types, scale, density, building lines, roofscape, materials, architectural detailing, boundary treatments, landscape features and important views.

3.34 The Code also provides detailed principles for movement, nature, built form, homes and buildings, and commercial development. These seek connected and pedestrian-friendly layouts, appropriately integrated parking, the retention and enhancement of green and blue infrastructure, biodiversity, trees and sustainable drainage, and development that responds positively to climate change. It promotes coherent layouts and appropriate dwelling types, heights and densities, together with high-quality materials, restrained locally characteristic detailing and well-designed frontages and public spaces. Taken together, the principles are intended to ensure that development reinforces Tarporley's distinctive identity, functions well for its users and makes a positive, lasting contribution to the village and its historic environment.

Policy 5: KEY VIEWPOINTS

Development should protect important views into and out of the village of Tarporley. These views are identified on the Policies Map and in Appendix B.

Development which would be visible within an identified Key View should be designed and located to respond positively to the contribution that view makes to the character and setting of Tarporley.

Development proposals which would have a significant adverse impact on an identified Key View will not be supported.

Where justified by the scale, location and likely visual effects of the proposal, proportionate visual information should be provided to demonstrate its effect on the relevant Key View.

3.35 A number of views of special interest were identified and described in the made TNDP (Policy TEH2). The views have been re-assessed and retained as part of the NDP Review process; these are set out in Appendix B Key Viewpoints and Appendix A Tarporley Village Design Code.

Policy 6: RURAL CHARACTER, GREEN ROADWAYS AND CORRIDORS

The Neighbourhood Plan identifies the Green Roadways and Corridors, as shown on the Policies Map and in the Schedule in Appendix C for the purpose of applying the NPPF Policy N2 on using green infrastructure to secure multiple benefits and minimise impacts on biodiversity.

Where relevant to the site and proposal, landscaping and green infrastructure measures should have regard to the priorities and mapped opportunity areas of the Cheshire and Warrington Local Nature Recovery Strategy.

3.36 A network of Green Roadways and Corridors was identified in the former, made TNDP (Policy TEH1). The Green Roadways and Corridors are an important contributor to local green infrastructure and landscape character and comprise a series of corridors of trees and hedgerows and green open spaces.

Policy 7: COMMUNITY FACILITIES AND SERVICES

The Neighbourhood Plan identifies Community Assets as shown on the Policies Map for the purpose of applying the NPPF Policies HC4 and HC6 on proposals for the retention and improvement of key community facilities and public service infrastructure:

1. Tarporley Community Centre and Car Park
2. Church Graveyard and Parish Council Cemetery
3. Countess of Chester at Tarporley War Memorial Hospital
4. Tarporley Health Centre
5. Tarporley Pre-School
6. Public Library in the High School
7. Car Park to the rear of Rising Sun
8. Poppy Lane Car Park
9. Tarporley High School and Sixth Form College.
10. Tarporley Church of England Primary School
11. Tarporley Fire Station
12. Tarporley Post Office.

Proposals to extend, improve or increase the capacity of identified Community Assets will be supported where they respond to evidenced community needs and are compatible with the character and amenity of the surrounding area.

3.37 The Parish Council recognises that there is a need for key local facilities and services to be protected wherever possible, to ensure that the needs of the existing and future population of the village and surrounding areas are met and to support the extension or expansion of such facilities.

3.38 Policy 7 (formerly) TIFC1 Provision and Protection of Facilities and Services in the made TNDP, set out criteria which had to be met where proposals involve the change of use of existing facilities to other uses or redevelopment. These criteria have been largely superseded by Policy DM 39 - Culture and community facilities in Cheshire West and Chester Local Plan (Part Two) Land Allocations and Detailed Policies and the new NPPF (2026.)

3.39 Policy 3 specifically addresses the potential redevelopment of Tarporley Health Centre but only where a new, higher capacity facility is provided elsewhere in the parish. Its inclusion here seeks to protect it from loss in the event that a new facility is not developed.

Policy 8: LOCAL GREEN SPACES

The Neighbourhood Plan designates the following sites, as shown on the Policies Map and in Appendix D, for the purpose of applying the National Planning Policy Framework policy on development affecting a Local Green Space:

1. Burton Square
2. Chestnut Grange
3. Woodland area off Park Road, opposite the Countess of Chester Hospital at Tarporley War Memorial Hospital
4. Wooded area between the Done Room and High Street
5. Bowling Green
6. Allotments
7. Field off High Street between the Manor House and Hall Livesey Brown's offices
8. Playing fields behind the Community Centre
9. Brook Road Playing Field and Country Park.

3.40 The made TNDP (Policy TEH3) identified several open spaces in Tarporley which were highly valued locally and which were protected as Local Green Spaces having met the criteria set out in the NPPF. Whilst there are no proposed changes to this policy, for completeness the Local Green Spaces have been reviewed as part of the modification process. Appendix E Local Green Spaces provides information about how each Local Green Space continues to meet the criteria in the NPPF.

Policy 9: VILLAGE PARKING AND COACH ACCESS

As a Key Service Centre, proposals for additional or improved public parking, coach set-down, pick-up or waiting arrangements will be supported where they address an evidenced local need for short-stay access to Tarporley village centre, its shops, services and community facilities, or for school-coach movements.

New or improved public parking provision should:

a. provide safe and convenient pedestrian links to the High Street, village-centre services and community facilities;

b. landscape-led 'green' car parks, incorporating permeable or porous surfacing, sustainable drainage features, and trees distributed throughout the parking area to provide shade, reduce surface-water runoff and limit summer heat gain. Planting, rain gardens, swales or SuDS tree pits or other appropriate features should be integrated to break up the visual extent of parking, enhance

biodiversity and ensure that the car park responds sensitively to Tarporley's historic and rural character

c. be designed as flexible civic spaces, capable of accommodating occasional community events and activities when not required for parking.

d. Appropriate cycle parking should be incorporated into the proposal.

3.41 This policy is derived from the made TNDP Policy TIFC4. As a key service centre, Tarporley Parish Council is concerned that in order to maintain the viability of a thriving High Street, it is vital to understand car parking needs and tackle any traffic congestion issues. Given the limited local public transport, access to parking is crucial for those living in outlying areas who rely on Tarporley's services.

3.42 The Parish Council is also keen to promote the village as a destination for walkers wishing to take advantage of its location at 'the heart of the Sandstone Ridge'. The village has a selection of accommodation, restaurants and cafés that support this aspiration. However, the village lacks sufficient car parking provision to fully cater for any increase in all day car parking associated with groups of people who could be out walking for much of the day.

3.43 Local residents and those living outside the village are highly reliant on cars to access employment, education and local services. Car ownership is high in the Neighbourhood Plan Area with only 8.7% of residents not owning a car or van according to the 2021 census, compared with 23.5% in England. 40.5% of residents have two or more cars/vans, compared with 26.1% across England.

3.44 Access to short stay car parking (up to 2 hours) is also important for residents at the outer reaches of the extended linear settlement areas. Whilst many residents are able to walk into the village and access the shops and services in the centre, the new housing developments on the edge of the village make walking an unattractive option.

3.45 There is some public transport provision to larger towns in the county, namely Chester and Crewe. This service comprises an approximately half hour bus (No 84) service during the day linking the village to Chester, Tarvin, Nantwich and Crewe on weekdays and Saturdays with a more limited service on Sundays. However, travelling by bus to Winsford which is less than 10 miles away would take several hours as there is no direct service. There is also no service to Northwich, nor direct bus links to the railway stations in Chester and Crewe.

3.46 Beeston and Tarporley Station Reopening Group announced in 2023 that it had received notice from the Department for Transport (DfT) that it had been successful in securing Restoring Your Railway development funding for Beeston Castle and Tarporley Railway Station. This station closed in 1966 as a result of what was known as the 'Beeching Cuts'. At the time of writing there is no timetable for realising the ambition to reopen the line.

3.47 The Neighbourhood Plan remains optimistic that a step change in public transport infrastructure will be realised in the longer term, hence ensuring any new facilities are designed to be adapted for other

uses. For today, Tarporley remains a destination reached mainly by car and so, for the village's short-term future, the need to provide additional parking remains.

Policy 10: ADDITIONAL BUSINESS PREMISES AND EMPLOYMENT OPPORTUNITIES

In line with Tarporley's role as a Key Service Centre, the development of new businesses and the expansion of existing businesses in Tarporley will be supported, subject to development respecting local character and residential amenity, and the cumulative impacts on highway safety and the local transport network not being severe. The regeneration and small-scale expansion of existing business sites, or the sympathetic conversion of existing buildings for business, enterprise and tourism, will be supported where they accord with other relevant development plan policies and national decision-making policies.

3.48 This policy is based upon the made TNDP Policy TE1.

3.49 The locality and character of Tarporley has attracted entrepreneurial investment in the village which has maintained a vibrancy and positive turnover on the High Street with a good mix of businesses in the area.

3.50 Despite Policy STRAT2 of the Cheshire West and Chester Local Plan (Part One) seeking to deliver at least 365 hectares of land for employment and Policy STRAT8 stating that 'at least 10 ha of land for business and industrial development in the rural area will enable small scale expansion of existing employment sites within or on the edge of key service centres outside of Green Belt locations', no rural employment land allocations were identified for Tarporley in the Local Plan (Part Two). This means that balancing population growth with appropriate economic development, remains a key issue especially given the continuing need for Tarporley to continue as a key service centre. The Parish Council will encourage commercial developments that generate local employment and help provide a sustainable community.

3.51 Changes to working practices following Covid-19 have seen a shift to more home and hybrid working. This has impacted all workers, both those with a work base in the village and those whose work base has been previously outside the village; work patterns and requirements change, together with the potential support structure as more working age people can stay local and use local facilities (everything from meeting rooms to cafes).

3.52 As the Neighbourhood Plan Area includes numerous farms beyond the settlement boundary, the Parish Council supports the appropriate reuse of existing rural buildings, particularly for business, enterprise and tourism purposes, noting that some changes of use of qualifying agricultural buildings may be undertaken through permitted development rights, subject to conditions and prior approval requirements.

Policy 11: SUPPORTING A RANGE OF GOODS AND SERVICES IN THE VILLAGE CENTRE SHOPPING AREA

The Neighbourhood Plan defines the boundary of Tarporley Local Retail Centre, as shown on the Policies Map, for the purpose of applying National Decision-Making Policies TC2 and TC3.

Proposals should be of a scale and design which are sympathetic to the distinctive character of the historic core in accordance with the relevant guidance set out in Part 3.0 and in particular C3 - Respecting the Historic Environment, of the Tarporley Village Design Code (Appendix A).

Proposals for retail uses will be expected to respond to the Retail design codes set out in Part 9.0 Business and Industry of Tarporley Village Design Code. These are:
BI8 - Active Frontages;
BI9 - Residential Above Retail; and
BI10 - Shop Frontages.

Where planning permission is required, proposals resulting in the loss of an active ground-floor retail or service use to wholly residential use will not be supported unless it is demonstrated that the premises are no longer viable or suitable for continued commercial or community use and the proposal would not materially harm the vitality, character or active frontage of the Local Retail Centre.

3.53 This policy is based on the made TNDP Policy TE2. The High Street provides a broad range of shops and services together with a number of public houses, restaurants, cafes and takeaway venues. Combined with a grouping of boutiques, hairdressers and beauticians, this means that, besides meeting local community needs, destination shoppers are also attracted. Whilst there is no major supermarket, there are two well used convenience stores providing a range of goods.

3.54 CWAC Local Plan (Part One) Policy ECON2 supports the retention of shops and other community facilities within smaller district and local centres such as Tarporley where they remain viable and allows new uses where they are important in meeting the day-to-day needs of the local community. This Policy sets a threshold of 200m^2 for impact assessments to be undertaken on development proposals for town centre uses in an edge or out of centre location in Local Centres.

3.55 Despite there being a few vacant retail premises on the High Street possibly as a result of post Covid-19 challenges and recent economic downturn, a noticeable feature has been premises turnover with new openings and some change of use. Most ‘town centre’ businesses and community uses are now included within the new Class E, and this means that proposals for changes of use are often considered to be permitted development and do not require planning consent. Where planning permission is required, the Parish Council will support and encourage proposals for new retail and service facilities that help enhance the village.

Policy 12: ACTIVE TRAVEL AND CONNECTIVITY

The Neighbourhood Plan identifies the existing Public Rights of Way and key active travel routes shown on the Policies Map.

Development proposals affecting, adjoining or capable of connecting to these routes should maintain and, where appropriate improve, safe, convenient and accessible walking, wheeling and cycling connections to Tarporley village centre, schools, community facilities, bus stops and the surrounding countryside.

Development proposals should not result in the unnecessary loss or fragmentation of identified routes.

Where development provides an opportunity to create or improve a connection to existing routes, this will be supported where proportionate to the scale and location of the proposal.

3.56 This policy is based on the made TNDP Policy TIFC5.

3.57 The purpose of the policy is not to remove the need for car travel altogether, but to make walking, wheeling and cycling a genuine, realistic and attractive alternative for shorter journeys within Tarporley, particularly trips to the village centre, schools, community facilities and bus stops, to prompt a modal shift away from reliance on the private car for local trips. Safe and direct routes reduce unnecessary local car journeys, improve health and help ease parking and traffic pressures. Better connections into the surrounding public rights of way network should also strengthen Tarporley's role as a gateway to the Sandstone Ridge and the Sandstone Trail, enabling residents and visitors to reach countryside routes from the village and supporting linked visits to its shops, cafés, accommodation and hospitality businesses.

Infrastructure Priorities

3.58 The following priorities are not development plan policies. They set out matters which Tarporley Parish Council will seek to progress with the local highway authority, schools, service providers, landowners, developers and other partners. They should be read alongside the Plan policies and relevant evidence and seen as an expression of community support for securing funding, including, but not limited to, the use of both neighbourhood and strategic community infrastructure levy (CIL), Cheshire West and Chester, Cheshire and Warrington Combined Authority and Central Government grant funding, as opportunities arise.

Infrastructure Priority IP1: TRAFFIC MANAGEMENT

Tarporley Parish Council will support investigation, design, development and, where feasible, delivery of junction remodelling and traffic-management measures that improve the safe and efficient movement of traffic, pedestrians and cyclists in and around the village centre.

This includes consideration of changes to the alignment and priority arrangements at the Birch Heath Road and Forest Road junctions with the High Street, where this could reduce unnecessary waiting, improve traffic flow and support safer crossing and movement.

The Parish Council will also support investigation of a one-way traffic arrangement on the High Street, where supported by robust evidence and consultation, and where it would improve safety, reduce congestion and protect the character, vitality and accessibility of the village centre.

Infrastructure Priority IP2: SCHOOL TRAFFIC, BUS AND COACH MANAGEMENT

Tarporley Parish Council will support measures to alleviate traffic pressures associated with school pick-up and drop-off periods, with particular regard to bus and coach parking, waiting, set-down and collection arrangements.

Priority will be given to solutions that improve the safety and convenience of pupils, parents, staff, pedestrians, cyclists, residents and other road users; minimise congestion and inappropriate waiting on local roads; and provide workable arrangements for buses and coaches serving Tarporley High School and other education facilities.

The Parish Council will work with the schools, highway authority, transport operators, landowners and developers to investigate and deliver appropriate operational, access, parking and public-realm improvements.

4. TARPORLEY NEIGHBOURHOOD PLAN POLICIES MAP

Interactive Policies Map

5. INFORMATION

5.1 TPC has referred to the following documents as its evidence to support the policies of the Neighbourhood Plan:

- Appendix A Tarporley Village Design Code (supplied separately)
- Appendix B Policy 5 Views
- Appendix C Policy 6 Green Roadways and Corridors
- Appendix D Policy 8 Local Green Spaces
- Appendix E Glossary of Terms

5.2 The policies of the TNPR will be used by CWaC in its determination of planning applications in Tarporley and by TPC and others in delivering new and improved facilities.

5.3 The TPC kindly acknowledges the help of the following in the production of the TNPR:

- Cheshire West and Chester Council
- ONH Planning for Good
- Kirkwells Town Planning Consultants,
- Design Yorkshire,
- Locality

APPENDIX B - POLICY 5 KEY VIEWPOINTS

Policy Map reference	Description	Reason
1	From Utkinton Rd., looking south westwards towards Beeston Castle, the Peckforton Hills and the Clwydian Range of Hills/Mountains.	Replaces view in Tarporley Village Design Statement (VDS) lost with the building of houses at Heatherways, of the hills from the north end of the village.
2	From Heath Green, looking down across farmland towards the Clwydian Range.	In Tarporley VDS.
3	From the bottom of Burton Avenue, looking westwards across the Cheshire Plain towards the Clwydian Range.	In Tarporley VDS.
4	From the driveway to Portal Championship Golf Clubhouse, on footpath FP21 looking eastwards.	In Tarporley VDS.
5	From the driveway to Portal Championship Golf Clubhouse, on footpath FP 21 looking south across the golf course, towards Tarporley.	In Tarporley VDS.
6	From footpath FP22, (off Cobblers Cross Lane) near Garden Cottage looking south across the golf course.	In Tarporley VDS.
7	From Cobblers Cross Lane, at field gate north of Torr Rise, looking westwards across the fields to the trees.	In Tarporley VDS.
8	From the Park Rd end of footpath 13, looking eastwards.	In Tarporley VDS.
9	From Footpath FP3 looking eastwards towards Tarporley, The Old Rectory and St Helen's Church.	Provides an important view looking into the village of the Grade II listed church, The Old Rectory and their relationship with the built environment.

Policy Map reference	Description	Reason
10	From footpath FP 17 looking north eastwards towards Tarporley and towards St Helen's Church.	Provides an important view looking into the village of the Grade II listed church and its relationship with the built environment.
11	From outside The Manor House looking north up High St.	In Tarporley VDS.
12	From Tarporley Parish Council allotments, looking south.	In Tarporley VDS.
13	From Baptist Methodist Church's graveyard, looking west across the Cheshire Plain towards the Clywdian Range.	In Tarporley VDS.
14	From Walkers Lane, at field gate looking east across the fields.	In Tarporley VDS.
15	From Eaton Lane, north of the turning into Brook Road, looking southeast across the fields and south towards the Peckforton Hills.	In Tarporley VDS.
16	From Moss Lane. looking eastwards to Salterswell House.	Provides an important view looking towards the village of the Grade II listed house, Salterswell House and how it fits into the surrounding landscape.

APPENDIX C - POLICY 6 GREEN ROADWAYS AND CORRIDORS

Policy map reference	Site location
1	Woodland areas either side of the A49/A51 by-pass as it goes west around the village.
2	Wooded area either side of Utkinton Road as it crosses over the A49/A51 by-pass.
3	Wooded areas on the east side of Rode Street between the roundabout, to past the end of Salterswell House garden and at Burton Square.

4	Wooded area along Footpath 11 from behind the houses at Burton Avenue to Forest Road.
5	Wooded areas either side of Forest Road.
6	Wooded areas around Rupt Cottage, the covered reservoir and along Heath Green.
7	Wooded area on east side of Woodlands Way - Portal Park housing development.
8	Wooded areas either side of Footpath 12 between Forest Road and Park Road.
9	Woodland areas off Park Road opposite the Tarporley War Memorial Hospital, down the road to the Tarporley Church of England Primary School and extending into Portal Park.
10	Woodland areas down east side of Cobblers Cross Lane, extending into the Portal Championship Golf Course.
11	Belt of trees going south eastwards across the fields from Walkers Lane toward Eaton Lane.
12	Wooded area either side of Birch Heath Road as it crosses over the A49/A51 bypass.
13	Brook Road Playing Field and Country Park – green corridor around perimeter of field and pond area.
14	Wooded area at south end of Tarporley High School grounds.
15	Wooded area at bottom of Nantwich Road where it joins the A49/A51 by-pass.
16	Woodland area/copse south of Sandstone Lane, part of the Mersey Forest and a designated DEFRA Protected Habitat.
17	5.5ha area of woodland in west of Parish, north of Waterless Brook.

APPENDIX D – POLICY 8 LOCAL GREEN SPACES

Local Green Space	Proximity to the Community	Demonstration of Special Value to Local Community	Size and Local Character
1. Burton Square.	At the north end of High Street.	It is the central focal point for the top end of the High Street, at which the main road (Rode Street) from Chester and the main road from Utkinton (Utkinton Road) meet to become High Street. Meeting point for the start of the annual carnival parade and Remembrance Day Parade. Site of the village flag pole, from which flags are flown on special occasions e.g. The King's Birthday. Resting place for residents and walkers. Been an open space since before the Second World War. Used by the wider village, not just the neighbouring residents.	Area: 0.08 ha Part – parks and gardens Part – natural/seminatural green space.
2. Chestnut Grange (Part of what was previously known as the Daffodil Field).	Off High Street in the centre of the village between The Close and Daffodil Lane.	Provides a visual link from High Street into the countryside and the hills beyond. Contributes to the rural character of the village. Within the Conservation Area.	Area: 0.23 ha Natural / seminatural green space.

Local Green Space	Proximity to the Community	Demonstration of Special Value to Local Community	Size and Local Character
3. Woodland area off Park Road, opposite the Countess of Chester Hospital at Tarporley War Memorial Hospital.	Between Park Road and the Woodlands Way estate, in the heart of the village.	Its paths, amongst the trees, are frequently used by residents and provides a rural walk within the heart of the village. It provides a traffic free walking route between Forest Rd and Park Road where the Health Centre, Primary School and Tarporley Hospital are situated. It provides an important visual break and wildlife corridor (e.g. for hedgehogs) within the built-up area of Tarporley.	Area: 0.60 ha Natural / seminatural green space, green corridor.
4. Wooded area between the Done Room and High Street.	Lies between St Helen's Church, High Street and the Done Room.	An important space off High Street, in the heart of the village. Enables the Church (Grade II listed) and War Memorial to be seen from High Street. The paved area by High Street, with its benches, notice board and Fox Fir Tree sculpture, is where people meet, sit and wait. It is also where stalls can be sited e.g. for charity collections. A bark path has been created through the rough grass area down to the Done Room, along which art and event trails have been created e.g. at Christmas Time. It contributes to the rural character of Tarporley.	Area: 0.22 ha Natural / seminatural green space, green corridor.
5. Bowling Green	In the centre of the village, adjacent to Primary School.	Used by a well-supported Bowling Club, with membership of around 60 people. Used at least 4 or 5 days a week in the summer. In 1926 this land was given by Mr Marshall Brooks to the village to build a bowling green. (Source – Tarporley Branch Royal British Legion Minutes). Ownership was transferred in perpetuity to Tarporley Parish Council in 2018 under a S106 agreement.	Area: 0.39 ha Sports / leisure facility.
6. Allotments	In the centre of the village, adjacent to Primary School.	This site has been used for allotments for over 60 years and the land is well used and cultivated. It is sited in the centre of the village with good walking access for many of its members. In June 2015 the allotments were designated by CWAC Council as an Asset of Community Value. This land along with the bowling green land was given to the village by Mr Marshall Brooks in 1926 for use by local residents. Ownership was transferred in perpetuity to Tarporley Parish Council in 2018 under a S106 agreement.	Area: 0.48 ha Sports / leisure facility
7. Field (off High Street) between	Off High Street in the centre of the	Within the Conservation Area. Contributes to the rural character of Tarporley. Provides a link between the High Street and the countryside. Has limited views	Area: 0.81 ha natural/seminatural

Local Green Space	Proximity to the Community	Demonstration of Special Value to Local Community	Size and Local Character
the Manor House and the offices at 68 High Street.	village.	through the hedge on the High Street out towards the Clwydian Range.	green space
8. Playing field behind the Community Centre.	Within the built-up area of the village	This field and playground is constantly in use by a large number of village residents, for activities such as informal, sports and games and other family orientated activities. Its path provides an off-road walking route from the properties in the southeastern end of the village to High Street and its shops and services. It is used each July for the annual village carnival. It is an outdoor meeting place within the village.	Area: 1.19 ha Part – children's playground Part – sports and leisure.
9. Brook Road Playing Field and Country Park	On the east side, opposite the houses on Brook Road, on the edge of the village.	The Brook Road Playing Field and Country Park provides an outdoor sports and leisure facility for the village. It includes a full-size FA standard football pitch, a junior 5-a side pitch, outdoor gym and a circular running track. The wildlife and nature area includes a large pond, numerous trees and hibernacula. The Park has also been used to host village events. The field was provided by the Tarporley Parish Council out of S106 funding.	Area 2.18 ha Sports and leisure facility.

APPENDIX E - GLOSSARY OF TERMS USED IN THIS DOCUMENT

Term	Meaning
Active Travel	Making journeys by physically active means, principally walking, wheeling and cycling.
Affordable Housing	Housing for sale or rent for people whose needs are not met by the open market, as defined by national planning policy.
Biodiversity Net Gain (BNG)	An approach requiring development to leave biodiversity in a measurably better state than before development.
Community Infrastructure Levy (CIL)	A charge on certain types of new development used to help fund infrastructure. 25% of CIL generated in Tarporley is passed directly to the Parish Council for local infrastructure projects.
Community Asset	A community facility or service identified by the Neighbourhood Plan as important to the local community, such

Term	Meaning
	as schools, health facilities and the Community Centre.
Framework Plan	A high-level plan establishing the broad structure of a development site, including land uses, access, movement, green infrastructure and other key features.
Green Roadways and Corridors	The locally identified network of trees, hedgerows, green spaces and routes which contribute to Tarporley's landscape character, biodiversity and green infrastructure.
Key Service Centre	A settlement identified in the Cheshire West and Chester Local Plan as an important focus for services and appropriate development within the rural area. Tarporley is identified as a Key Service Centre.
Key View	A locally important view identified by the Neighbourhood Plan because of the contribution it makes to Tarporley's character, landscape or setting.
Local Green Space (LGS)	A green area which is demonstrably special to the local community and designated for particular protection through the planning system.
Local Centre	The part of Tarporley village centre identified on the Policies Map as the focus for shops, services and other town-centre uses.
Neighbourhood Area	The geographical area within which the policies of the Tarporley Neighbourhood Plan apply.
Neighbourhood Health Hub	An integrated health and wellbeing facility intended to provide GP and other community health services for Tarporley and the surrounding rural communities.
NPPF	National Planning Policy Framework: the Government's national planning policies for England. Most recently updated in August 2026
Public Right of Way (PRoW)	A route which the public has a legal right to use, including public footpaths and bridleways.
Section 106 Agreement (S106)	A legally binding planning agreement used to secure measures or contributions needed to make a development acceptable, such as affordable housing or required infrastructure.
Settlement Boundary	The boundary shown on the Policies Map distinguishing the main built-up area of Tarporley from the surrounding countryside and used in applying planning policies to development proposals.
Site Allocation	Land specifically identified through the Neighbourhood Plan for a particular form or amount of development.
Site-Level Design Code	Detailed design requirements prepared for an allocated site, phase or parcel, building on the Framework Plan and Tarporley Village Design Code.
SuDS	Sustainable Drainage Systems: measures which manage surface water in a more natural way, for example through swales, rain gardens and permeable surfaces.
Tarporley Neighbourhood Plan Review (TNPR)	The modified version of the adopted ("made") Tarporley Neighbourhood Plan

Term	Meaning
Tarporley Parish Council (TPC)	The designated body responsible for the modified Tarporley Neighbourhood Plan.
Windfall Development	Development on a site which has not been specifically allocated for development in the Plan but which may nevertheless be acceptable under relevant planning policies.
Wheeling	Making a journey using a wheelchair, mobility scooter or other wheeled mobility aid.