



Tarvin Draft Neighbourhood Development Plan

May 2018



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1. INTRODUCTION

1.1 Foreword

1.1.1 The Tarvin Neighbourhood Plan (the 'Plan') is a community-led land use development plan looking forward to 2030 with the following vision statement (post public consultation):

"Retain and enhance the character of Tarvin by ensuring that any further additional housing beyond the minimum specified in the Cheshire West and Chester Local Plan, is appropriate and must not compromise the existing and proposed infrastructure needs of the community".

1.1.2 What a Plan can say and the processes followed are tightly specified. Recommended land use policies must be justified to an Independent Assessor. Once the Plan has been so assessed, residents within the Plan Area get to vote on it and if a simple majority agrees the Plan, Cheshire West and Chester Borough Council (CWaC) will adopt it as part of the statutory development plan i.e. it must be used in making decisions on planning applications.

1.1.3 The Plan has been developed by a Steering Group of volunteers who are residents of the Plan area. The Plan is based on community feedback through two questionnaires.

1.2 What are the views and aspirations of the community?

- To respect the character of the local built environment, its history and surrounding natural landscape and to seek to reinforce this character through quality design;
- Preserving intact the Green Belt. The preservation of the surrounding open countryside, and ready access to it, is of primary importance;
- Traffic congestion in the village and the lack of public parking, which exacerbates this, are key issues - as is congestion driving towards Chester;
- Access to health services locally is a key issue;
- There is an aspiration for investment in community infrastructure for recreation because it has not kept pace with the impact of new housing; and,
- No new significant housing before 2030 and only then if a way of overcoming critical infrastructure deficiencies referred to above has been implemented in a way which meets community needs.

1.3 Observations about these aspirations and issues

- In respect of housing development the Steering Group considers proposed individual developments greater than 5 dwellings to be "significant";
- CWaC should invest in transport, parking and leisure in the Plan area, using the New Homes Bonus, 'Priority Outcomes' funds, the Community Infrastructure Levy and any Government grants available; and,
- Health England needs to improve health provision in Tarvin. This is a major concern given the age profile and increasing population of the parish.

1.4 Conclusion

1.4.1 As the target of a minimum 200 additional houses in Tarvin parish, set out in the Local Plan (Part One), was reached in 2017, no significant new house building needs to take place until after 2030.

Tarvin Neighbourhood Development Plan

- 1.4.2 The Plan is divided into 7 chapters (supported by appendices) covering General Policies, Housing Growth, Leisure, Landscape/Environment, Transport, Economic Development and Health provision. All the policies in the Plan are set out in detail in the relevant chapter.

2 PRINCIPLES UNDERPINNING NEIGHBOURHOOD PLAN POLICIES

Set out below are the principles that have guided the development of the Neighbourhood Plan.

2.1 *By the people for the people*

- 2.1.1 Although it was Tarvin Parish Council that decided that a Neighbourhood Plan should be produced, the actual work has mainly been carried out by a Steering Group of Tarvin parish residents.
- 2.1.2 The first matter the Group had to decide was what area the Plan should cover. This was complicated by the fact that just when the Steering Group began its work the Tarvin parish boundary changed. The Group decided that the Plan should cover all the new parish area, apart from those areas already included within other Neighbourhood Plans on which work had begun before the boundary changes. Appendix 2 shows, within the red boundary, the area covered by the Neighbourhood Plan. The Plan area covers most of the physical area, most of the housing, most of the population and all community amenities.
- 2.1.3 Secondly, the Group decided that the views of residents would be central to its work. Two public consultations were undertaken: one in 2015 and one in 2016. The questionnaires were distributed to nearly every household in the Plan area, then collected and analysed. The 2015 questionnaire was used to identify the issues the public felt were important. In total the response rate was 42%. The questionnaire is shown with its analysis in Appendix 3.
- 2.1.4 The 2016 questionnaire delved into more detail regarding the issues raised. In total the response rate was 56%. The questionnaire is shown with its analysis in Appendix 4. The effort required to achieve response rates at this level should not be underestimated and the Steering Group consider that the response rate, on which the Plan is based, gives it credibility.
- 2.1.5 Other more specialist research, mainly concerning leisure and the environment, was also conducted and this is referenced in the appropriate chapters.
- 2.1.6 The Plan that has emerged broadly reflects the views of residents, which means that the Steering Group believes that the land use policies set out in the Plan command community support.

2.2 *Knowing your people*

- 2.2.1 The 2011 census population for the Tarvin parish was 2,728, in 1981 it was 2,884 and in 1971 2,705, so despite quite a lot of building and very little demolition the population has hardly changed. However, what has changed is the age profile of the parish and the average household size.
- 2.2.2 In terms of age profile the parish has got much older. For example, in the 1991 census there were 513 people aged 60 or more; in 2011 the figure was 818, an increase of 59%. Conversely, the number between 16 and 24 in 1991 was 410, but in 2011 it had fallen to 205, a reduction of 50%.
- 2.2.3 Regarding household size, in 1981 the population was 2,884, living in 910 households, so the average household size was 3.17. In 2011 when the population was slightly less at 2,728 the number of households had gone up to 1,136 making the average household size 2.4 - a significant reduction. From the census the Steering Group could deduce that more than 300 households or approximately 25% were occupied by people aged 65 or over. Since 2011 the impact of the Taylor Wimpey

development off Tarporley Road (known as Saxon Heath) and the smaller Millside Close development off Bypass Road will have marginally changed the profile.

2.2.4 The Steering Group also took into account the fact that Tarvin featured in the lowest 20% in the country for housing affordability.

2.2.5 All this data suggested to the Steering Group that policies which addressed housing type, housing cost and access to local medical facilities would be crucial factors to consider as the Plan was developed.

2.3 Securing the border

2.3.1 When future development is considered, what that actually means in the Plan area is primarily housing. It is important to bear in mind that the Local Plan target for more housing in Tarvin parish is a minimum 200 dwellings. This target relates to the period 2010 – 2030, but was achieved in 2017.

2.3.2 This situation means that a Neighbourhood Plan is important. Without it, the area could be subject to pressure from developers. This is already a reality, as in 2016 two developers published outline proposals for around 106 dwellings in two separate locations, one in the Green Belt. The community is strongly against these proposals and it is crucial that the views of the community, as expressed in this Plan, are central to any future development.

2.3.3 Currently no settlement boundary exists for the village of Tarvin. However, in the draft Local Plan (Part Two) published in summer 2016 CWaC proposed a boundary drawn very tightly around the existing developed area of Tarvin village: see Figure 1 below. The significance of the boundary is that it determines the edge of the village for the purpose of planning policy. Outside the settlement boundary land is treated as “countryside” and therefore subject to restrictive planning policies on development. These restrictive policies are set out in the Local Plan (Part One), Strategy 9 “Greenbelt and Countryside”. Strategy 9 states that within the countryside the following types of development will be permitted:

- development that has an operational need for a countryside location such as agriculture and forestry operations;
- replacement buildings;
- small scale and low impact/farm diversification schemes appropriate to the site, location and setting in the area;
- the reuse of existing rural buildings, particularly for economic purposes, where buildings are of a permanent construction and can be re-used without major reconstruction; and,
- the expansion of existing buildings to facilitate growth of established business proportionate to the nature and scale of the site and its setting.

2.3.4 Development must be of an appropriate scale and design to not harm the character of the countryside.

2.3.5 The Steering Group view is that the settlement boundary should be as proposed in the draft Local Plan (Part Two). This is because until and unless community infrastructure deficiencies, i.e. roads, village parking, access to local health provision services and recreation are improved, further significant housing development would exacerbate the situation which is considered strained.

3 HOUSING GROWTH 2010-2030

3.1 Justification and Evidence

3.1.1 There are currently approximately 1,350 dwellings in the parish of Tarvin. Of these approximately 1,050 are located in Tarvin village, as defined by the settlement boundary proposed in the Local Plan (Part 2). The remainder are spread around the parish, in particular in the smaller settlement of Oscroft.

3.1.2 The Cheshire West and Chester Local Plan has set the agenda for housing numbers and growth within Tarvin parish. Tarvin is categorised as a Key Service Centre. The Local Plan identified a minimum housing growth of 200 dwellings between 2010 and 2030. The large scale developments at Saxon Heath and Millside Close, plus other smaller scale development, means the target was met by 2017. Consequently, further significant development in Tarvin before 2030 is not seen as a necessity to meet the Local Plan requirement.

3.2 Community Feedback

3.2.1 Whilst Cheshire West and Chester may approve infill, small developments (1 to 2 houses) or building conversions (e.g. bungalow to two storey house) within the Plan area on a case by case basis, this is seen as outside the scope of the Neighbourhood Plan with respect to housing growth. However, all development covered by this plan up to 2030 should be based on the following aspirations of the residents as supported by the 2016 community survey:

- Any development should protect open space, existing hedgerows and trees (91%);
- There should be a focus on good quality design to complement the existing housing and surroundings (88%);
- Houses should have gardens and space to park a car (87%); and,
- In order to protect the views to open countryside, no building should exceed two storeys in height (85%).

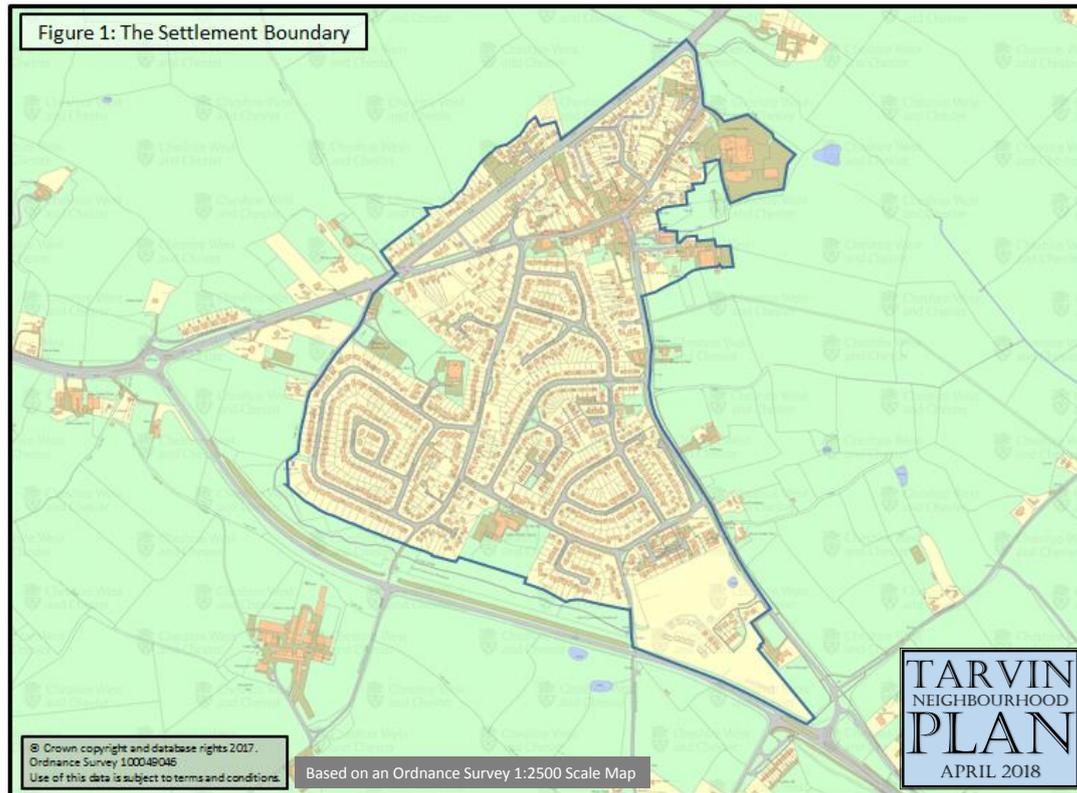
3.2.2 The community wishes to minimise the impact of housing and a majority of residents would support there being no further development (59%). There is a belief within the community (see Appendix 3iii) that increased housing will put an increased strain on community facilities and infrastructure (secondary education, transport and health provision).

3.2.3 With respect to parish priorities regarding housing, issues relating to preserving the green spaces (woodland, green belt and agricultural land) are seen as the highest priority for residents so as to keep the village feel and identity. Further housing development is seen as the least important priority for the Plan area.

3.3 Housing Growth Policies

POLICY HG1 – INFILL HOUSING

Residential development on sites within the defined settlement boundary for Tarvin will be acceptable where it meets other relevant policies in the Plan. This applies to both infill sites and redevelopment of existing residential properties. The Settlement boundary is shown at Figure 1.



POLICY HG2 – SMALL SCALE DEVELOPMENT

Outside the defined settlement boundary for Tarvin, proposals for small-scale residential redevelopment of previously developed sites could be acceptable where the rural character can be protected. Such development may take the form of either new-build residential properties or conversion of existing structures to residential use. In this regard, sites considered to be small-scale are those that amount to less than 6 dwellings having taken into account related applications for different parts of the same site, or adjacent site/sites with a shared access point.

3.3.1 The aim of Policy HG2 is to facilitate redevelopment of sites where they are sustainably located. In this context 'sustainable' means 'reasonably close to services and facilities with access to public transport'.

POLICY HG3 – HOUSING CHARACTER

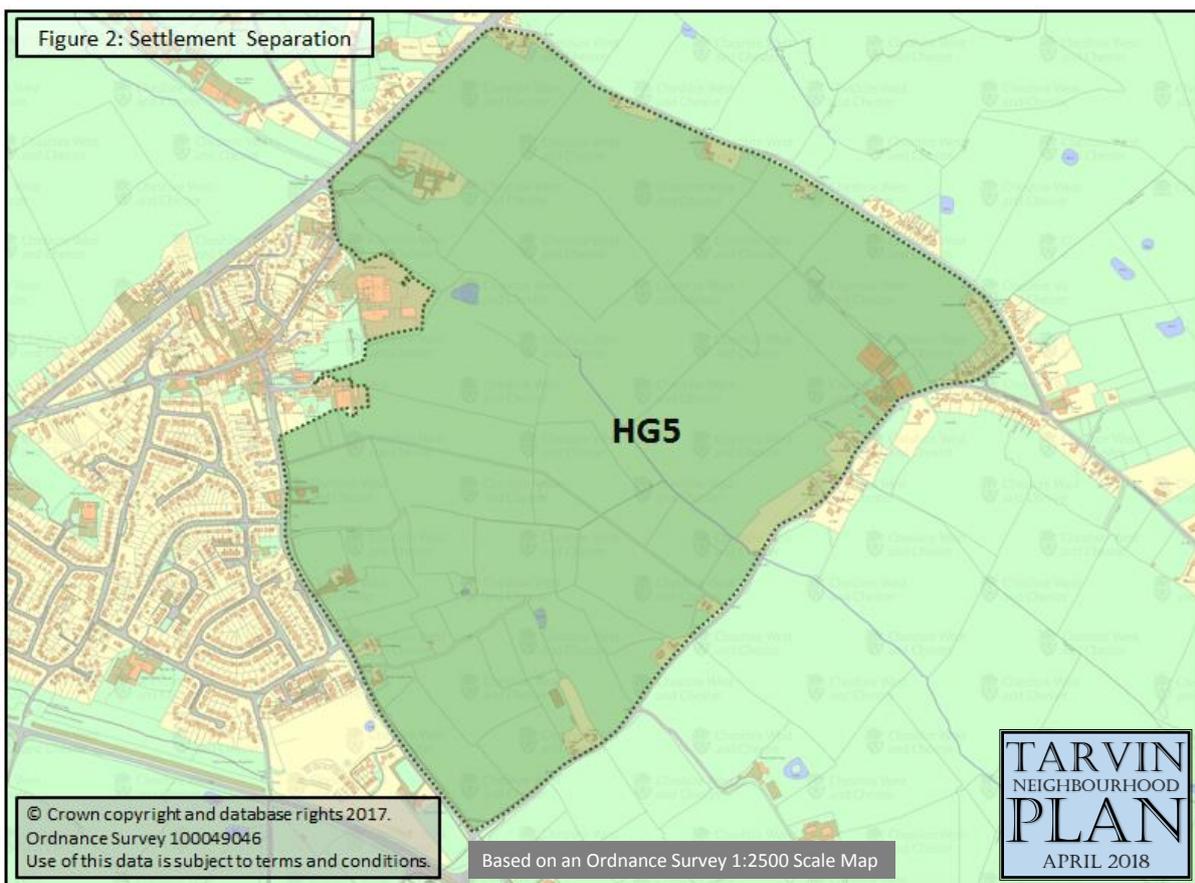
All residential development resulting in new or replacement dwellings should:

- *be designed so as to respect and, where possible, enhance the built environment.*
- *help to maintain the character and sense of place of Tarvin.*
- *all proposals should have regard to the Village Design Statement (VDS) (see Appendices 4 for summary and 13 for full revised document)*

POLICY HG4 – AVAILABILITY OF RECREATION FACILITIES

Outside the defined Settlement Boundary, larger areas of new housing development will not be permitted. In this regard, a larger site is defined as amounting to 6 dwellings or more, taking into account related applications for different parts of the same site or adjacent site/sites with a shared access point.

Consideration of future development proposals for larger areas of new housing will not be appropriate unless the development of Site LS1 (to meet the recreational requirements of Policy LS1) and the highways improvements indicated by Policy HG6 have been brought forward for implementation. Site LS1 is shown at Figure 3 below



POLICY HG5 – SETTLEMENT SEPARATION

The undeveloped gap between Tarvin and Oscroft is important to the continued separation of the settlements and should not be diminished by new housing development or significant other built structures on land not identified as suitable for leisure facilities. The gap is shown as HG5 at Figure 2.

POLICY HG6 – TRAFFIC GENERATION (LARGE SITES)

Outside the defined Settlement Boundary proposals for larger areas of housing, as defined in Policy HG4 and intended for development beyond the end of the Neighbourhood Plan period, will not be considered appropriate until measures to address traffic congestion on the A51 have been brought forward for implementation.

Consideration of such proposals will also be reliant on the prior completion of off-road parking within easy walking distance of shops and services on Tarvin village High Street and Church Street to mitigate the impact of additional traffic.

POLICY HG7 – TRAFFIC GENERATION (SMALL SITES)

The anticipated traffic generated by smaller residential developments, as defined by Policy HG2, will be a consideration in assessing the appropriateness of development proposals. Applications will have to demonstrate that the impact of smaller developments is not likely to result in levels of additional vehicular traffic that has an adverse impact on the highway network. It is a requirement that developments be accessed safely from the highway network with appropriate provision for pedestrians and cyclists. This policy links to Policy LS3.

3.3.2 The following plans, documents and strategies support the Tarvin Parish Neighbourhood Plan, Housing Growth Policies:

- Tarvin Village Design Statement 2007 (Revised & updated 2017) (Appendix 13)
- Tarvin Village Parish Plan
- Cheshire West and Chester Local Plan
- Neighbourhood Plan Steering Group community surveys
- National Planning Policy Framework

4 LEISURE

4.1 Justification and Evidence

- 4.1.1 Tarvin first acquired recreational facilities in the 1940s, with the establishment of King George V playing fields. Since then there have been significant increases in the population of the Neighbourhood Plan area, particularly in the 1960s and 1970s by the construction of the Hallfields and Townfield Lane estates and more recently by the developments on the Ridgeway and Saxon Heath.
- 4.1.2 Over this period there have been a number of developments on the King George Field, including the construction of four tennis courts by Tarvin Tennis Club, a bowling green by Tarvin Bowling Club, play facilities for younger children by Tarvin Parish Council and the construction of a Scout and Guide building.
- 4.1.3 There have, however, been no increases in the facilities for team sports within the Neighbourhood Plan area despite both the increases in the population and the greater recognition of the importance of sport as part of a healthy lifestyle.
- 4.1.4 Despite this there continues to be a high degree of involvement in organised sporting activities within the Neighbourhood Plan area as noted below.
- 4.1.5 The surveys carried out during the preparation of the Neighbourhood Plan included questions on the adequacy of recreational facilities. Generally a majority of those who answered the questionnaire thought that facilities to keep fit and healthy were adequate:
Yes 64%
No 19%.

4.2 Community Feedback

- 4.2.1 Play areas and recreational facilities in the village for the very young (up to age 11) were also considered to be good:
Yes 58-65%
No 3-5%.
- 4.2.2 However a majority did not agree that the facilities for those in the 11-16 and 16+ age groups were adequate:
11-16 No 40%Yes 20%
Over 16 No 48%Yes 14%
- 4.2.3 This is a serious weakness and the Neighbourhood Plan concentrates on addressing the needs of those aged 11 and over.
- 4.2.4 Many supported the need for additional recreational facilities (weighted scores are shown in brackets):
- | | |
|----------------------------|-------|
| safe cycle routes | (285) |
| all-weather training pitch | (85) |
| basketball court | (38) |
| grass football pitch | (30) |
| BMX track | (15) |
| skateboard park | (9) |
- There were also additional requests for:
a swimming pool (14)
an outdoor gym (11)

There was support for a new play area in Oscroft.

A survey of younger members of the community provided further strong support for a swimming pool, a gym, an all-weather training pitch and a basketball court.

4.3 **Proposals**

Outdoor team sports facilities.

- 4.3.1 This is the area where major improvements are considered essential, because team sports are seen as essential for health, well-being and social cohesion.
- 4.3.2 Over 350 boys and girls play for Tarvin AFC on a regular basis with over two thirds coming from Tarvin and neighbouring Parishes. The facilities within the Neighbourhood Plan area are inadequate for this number of players and teams regularly have to use pitches outside the village even for 'home' games. In addition teams have to travel to facilities in either Chester or Winsford each week to access all-weather training pitches.
- 4.3.3 A total of 7 alternative sites for the location of improved team sport facilities were identified and evaluated against a number of criteria. (See Appendix 5). Based on this analysis it has been concluded that the best option for the Neighbourhood Plan area is to site new sports' facilities on land to the east of Tarporley Road that is owned by Cheshire West and Chester. This site is large enough to include all the facilities required, will not lead to increased congestion on the A54 and will not result in cars entering and leaving the site having to pass through existing residential areas.

4.4 **Policies**

POLICY LS1 – LEISURE SITE

Land to the east of Tarporley Road, identified as Site LS1 at Figure 3, is allocated for recreational facilities; to include:

- ***Floodlit all-weather training pitch;***
- ***High quality changing facilities for both sexes;***
- ***A full size grass pitch; and,***
- ***Adequate car parking.***

Development proposals that would compromise the future use of the site for sport and/or leisure will be considered unacceptable.

All options for the provision of the above facilities, through grants, by Local Authority funding or by developers, need to be explored.

- 4.4.1 Implementation of Policy LS1 will meet the needs of the youth football teams as well as encouraging increased participation by adults, (including the elderly) , by women and by teams for players with a disability. It will also contribute to reduced traffic demands on local roads and help to reduce CO₂ emissions. The proposed facilities will assist in meeting CWAC's stated aim of providing 'An accessible, high quality and sustainable network of playing pitches that provides opportunities for residents and visitors to play pitch sport' (CWAC, Playing Pitch Strategy Consultation, 2016).

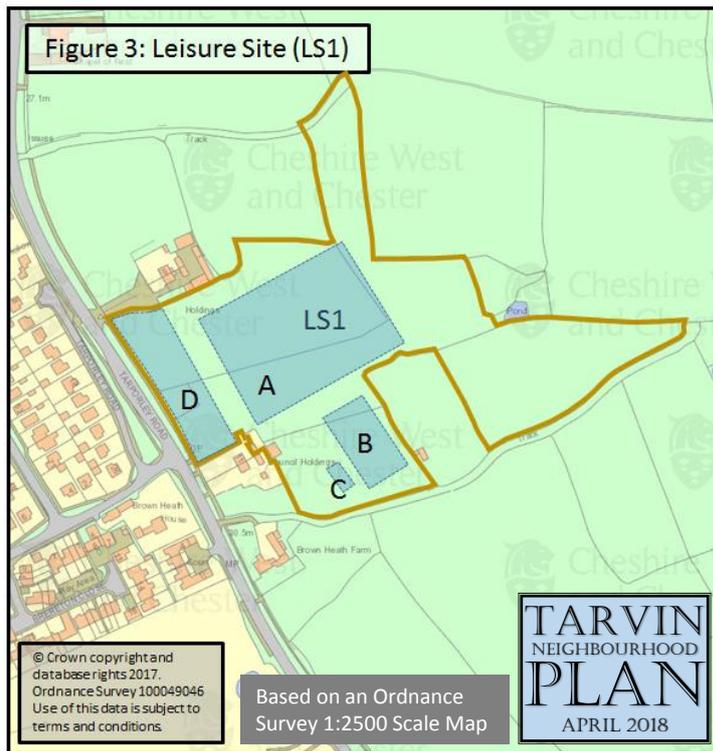


Figure 3: Key

- A:** Full size football pitch (106m x 70m)
- B:** 7 a side all-weather training pitch (55m x 40m)
- C:** Changing facilities (15m x 10m)
- D:** Car park

Cycling

- 4.4.2 As noted above there was strong support for improved cycle routes within the Neighbourhood Plan area.
- 4.4.3 Following discussion with interested groups, proposals have been outlined for the following improvements:

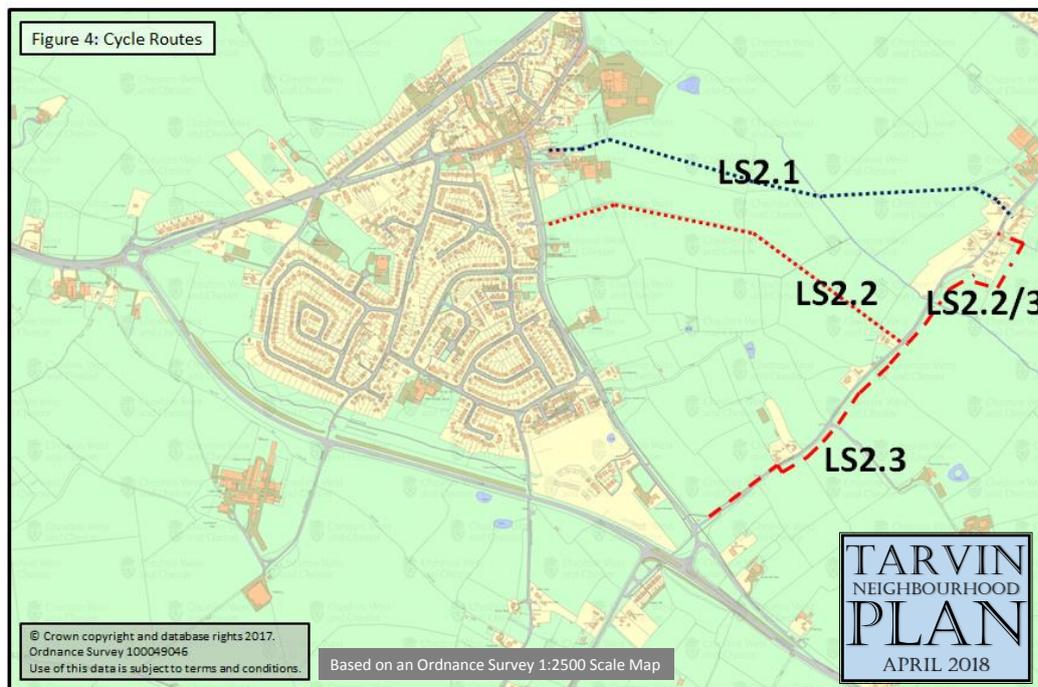
- Provision for children to use the paths through the Community Woodland in order to access the primary school by bike, avoiding the congestion on Heath Drive.
- Provision of a new combined footpath/cycle route from Oscroft to Tarvin village centre. Three alternative routes have been identified.
- Re-routing of the regional cycle route from Christleton to Oscroft to cross the A51 at Austin's Hill which is considered safer than the present crossing at Broomheath Lane.

POLICY LS2 – NEW CYCLE ROUTES

Development proposals that would hinder or compromise the implementation of improvements to the cycle routes LS2.1, LS2.2 and LS2.3, as shown at Figure 4, will be broadly unacceptable unless it can be demonstrated that the need for the routes will be met in an alternative manner. Proposals that encourage, support or contribute to the delivery of these routes, provided they are in accordance with other Plan policies, will be broadly acceptable.

POLICY LS3 – FUTURE CYCLE ROUTES

Where practicable all residential development of 6 or more dwellings, as defined by Policy HG4, must include adequate provision for cycling and cyclists, including dropped kerbs, traffic calming, dedicated cycle routes and appropriate cycle storage facilities.



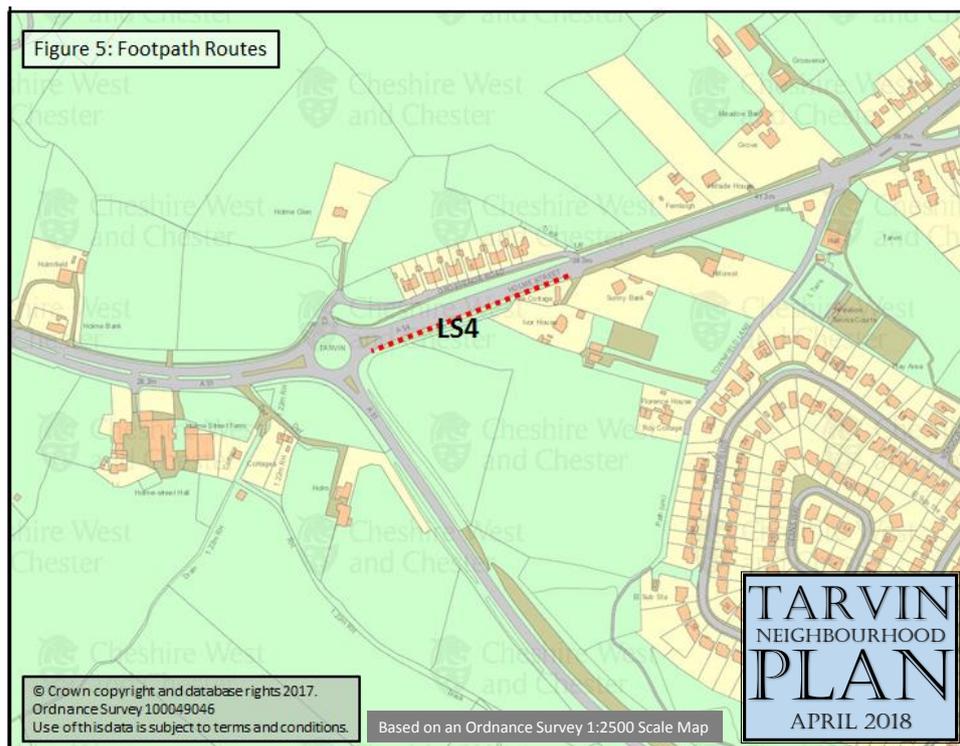
Walking

- 4.4.4 Consultation on the emerging neighbourhood plan identified that there is a significant aspiration that access to the countryside should be enhanced through a wide range of properly maintained public footpaths (86% agreed).

POLICY LS4 – NEW FOOTPATH ROUTES

The highway verge on the south side of the A54 running east from the Tarvin roundabout as far as The Cottage, Holme Street shown as LS4 at Figure 5, is identified as a footpath route. Any development that would prevent the future implementation of this route will not be permitted.

- 4.4.6 This policy should be seen in the context of policy LE4 which proposes that land adjacent to the A51, from the existing northern end of the Community Woodland to the Tarvin roundabout, should be protected as it would be used to extend the Community Woodland. Once delivered the two policies would provide a safe walking route around most of Tarvin village.



Other Leisure Facilities

- 4.4.7 Full consideration has been given to all the facilities supported or suggested in the questionnaire. Whilst some of these, such as a new swimming pool or a gym, would be of great value to the village it is recognised that they would be uneconomic for a population as small as that being considered (See Appendix 6 for a full discussion)

Indoor Leisure/Community Facilities

- 4.4.8 In addition, as part of the Neighbourhood Plan process, a survey has been undertaken of the halls and meeting rooms available for community use within the Neighbourhood Plan area. It has been concluded that whilst some further improvements are required, such as the provision of accessible toilets in the Scout and Guide building, the facilities are broadly adequate to meet both current and future needs (See appendix 7 for the full review)
- 4.4.9 The following documents and strategies support the above policies
- CWaC Playing Pitch Strategy, Draft 2016

5 LANDSCAPE AND ENVIRONMENT

5.1 Justification and evidence

- 5.1.1 Tarvin is an historic rural parish surrounded by Green Belt and open countryside, which are regarded as assets that need to be preserved. They are distinguishing features and part of what makes Tarvin parish an attractive place to live. Tarvin Conservation Area is mostly located around the High Street. Although the original village has seen much development since the Second World War, it still maintains numerous green spaces within its boundary which provide recreational facilities (both formal and informal) and create a feeling of openness. In accordance with the Tarvin Village Design Statement and findings from the Neighbourhood Plan survey, the community wishes to preserve these spaces for future generations.
- 5.1.2 *'The assessment of Tarvin's landscape character was an important part of development of the Tarvin Village Design Statement. From this, aspirations linked to local policies were drawn up to manage change in the built environment and landscape (both large and small) in a way which reflects and harmonises with the local character of its buildings, spaces and landscape setting – marking the local distinctiveness of a place.'* (Tarvin Village Design Statement, see Appendix 13)
- 5.1.3 *'The predominant landscape surrounding the village is of medium scale pastoral fields typical of this part of the county, the pattern having been preserved by grazing rather than suffering heavy hedgerow loss through large scale arable farming practices. Hedgerows are largely hawthorn with relatively light population of hedgerow trees.'* (Tarvin Parish Habitat and Wildlife Review, see Appendix 8)
- 5.1.4 *'Much of Tarvin Parish is set within a matrix of intensively productive farmland, most of which are dairy units, although there are some arable and beef and sheep enterprises. Amongst the farmland there is a wealth of wildlife habitats which will become further fragmented with any development that takes place'* (Tarvin Parish Habitat and Wildlife Review). There is possible evidence of historically important remnant ridge and furrow land south of the surface water drain on Tarporley Road. A network of public and permissive footpaths provides valued access to local countryside.
- 5.1.5 Most of the agriculturally improved fields are bordered by hedgerows, sometimes with roadside verges or arable field margins. These linear natural features act as wildlife corridors for birds, mammals and invertebrates. As such any development should protect and where possible enhance the existing feature. This farmland is often interspersed with ponds and small woodland copses and individual field trees (usually oak) – again any development should conserve and enhance these areas for wildlife not recreation.
- 5.1.6 The parish's open fields support many 'red-listed' birds such as lapwings, fieldfares, skylarks and cuckoos. The water meadows and watercourses provide important wildlife habitats for kingfishers, water voles, otters and pole cats. The English bluebell and the endangered black poplar are also found within the parish. Protected species such as bats and great crested newts are resident in the parish. Any development would need to be aware of responsibilities towards the ground nesting birds such as lapwing and skylark.
- 5.1.7 Appendix Map 10 outlines where these habitats and species have been observed.

5.2 Community feedback

- 5.2.1 Consultation on the emerging neighbourhood plan identified the following priorities in relation to landscape and environment that the policy seeks to address:

Tarvin Neighbourhood Development Plan

- The character of the Tarvin parish area, partly surrounded as it is by Green Belt, should be preserved (94% agreed)
- Tarvin's natural environment and heritage within its rural setting should be preserved and enhanced (92% agreed)
- The existing green spaces that contribute to the parish identity should be preserved (90% agreed)
- The views from Tarvin towards Kelsall, and from Oscroft towards Tarvin, are important and should be preserved (88% agreed)
- Access to the countryside should be enhanced through a wide range of properly maintained public footpaths and safe cycle routes (86% agreed)

5.2.2 Use of the Green Belt should fully comply with guidance in the National Planning Policy Framework, which says that exceptions can be agreed provided they preserve the openness of the land. Examples of possible exceptions are replacement buildings, outdoor sport and recreation, and limited affordable housing for local people (74% agreed).

5.2.3 The following plans, documents and strategies support the policies:

- Tarvin Village Design Statement 2007 (Revised & updated 2017)
- Tarvin Parish Habitat and Wildlife Review 2016
- Tarvin Village Parish Plan 2011
- National Character Area Profile: 61: Shropshire, Cheshire and Staffordshire Plain, Natural England, 2014
- CWAC Landscape Strategy Part 2, 2016,
- CWAC Local Plan (Part 2): Local landscape designation review 2016
- CWAC Neighbourhood Planning: Local Green Space Designation toolkit 2016
- RSPB Birds of Conservation Concern 2015

5.3 Policies

Local Green Spaces

5.3.1 The areas listed below are designated 'Local Green Spaces' which are protected from new development.

Local Green Spaces Justification and Evidence			
Ref	Site	Location	Designation of Special Value to Local Community
LE1.1	Land off Lower High Street north of Pool Bank Park	At the north end of High Street	Focal point on eastern approach to village establishing rural character
LE1.2	Millennium Garden	Off Church St/ Tarporley Road, east of the Medical Centre	Offers tranquillity; recent historical significance (est. 2000); easily accessible; informal recreational use
LE1.3	Tarvin Community Woodland	At western boundary of village adjoining the by-pass (A51)	A place of beauty and tranquillity; a haven for wildlife; recreational value; open access; local amenity
LE1.4	Saxon Heath Pond	West of Tarporley Road at entrance to Saxon Heath	Highly visible adding to rural character on approaching village from the south; wildlife haven; home to great crested newt; adds to open character of village
LE1.5	Saxon Heath Mitigation Pond East of Tarporley Road	East of Tarporley Road opposite Saxon Heath	Wildlife haven; home to great crested newt; adds to rural character
LE1.6	Fields south of Brown Heath Farm, Tarporley Road	South of Brown Heath Farm; corner of Tarporley Road and Cross Lanes	Contributes to the rural character of the village; identified as key view
LE1.7	Wide grass verges on Church Street/Tarporley Road	Adjacent to eastern border of Church Street/ Tarporley Road	Highly visible; includes woodland trees linking to hedgerows; separates footpath from Church Street/ Tarporley Road creating tranquillity/ separation from traffic for pedestrians; wildlife corridor; adds to winding nature of road characteristic of Cheshire landscape; links village centre with southern end of Tarvin Community Woodland; identified as key views
LE1.8	Corner of Park Close and High Street	Corner of Park Close and High Street	Visual and aural buffer to High Street traffic; adds to rural character; provides safe area for play
LE1.9	Park Close 'green' (most recent development with large tree)	Land within cul-de-sac of north- western end of Park Close	Centres on large, old tree; offers tranquillity; informal focus for houses within the cul-de-sac; informal recreation
LE1.10	Oscroft 'green'	Triangle of land at centre of village	Highly visible; maintains rural character of village

POLICY LE1 – LOCAL GREEN SPACES

To protect the character and identity of Tarvin and preserve its green spaces, this Plan designates a limited number of carefully selected areas of land as Local Green Space where development would only ever be considered in very special circumstances. These areas are of value to the people of the Plan area and beyond and are as follows:

- Land off Lower High Street north of Pool Bank Park (LE1.1)
- Millennium Garden (LE1.2)
- Tarvin Community Woodland (LE1.3)
- Saxon Heath Pond (LE1.4)
- Saxon Heath Mitigation Pond, east of Tarporley Road (LE1.5)
- Fields south of Brown Heath Farm, Tarporley Road (LE1.6)
- Wide grass verges on Church Street/Tarporley Road (LE1.7)
- Corner of Park Close and High Street (LE1.8)
- Park Close 'green' (LE1.9)
- Oscroft 'green' (LE1.10)

These areas are shown Figure 6 and are to be protected from development that would harm their form and function.

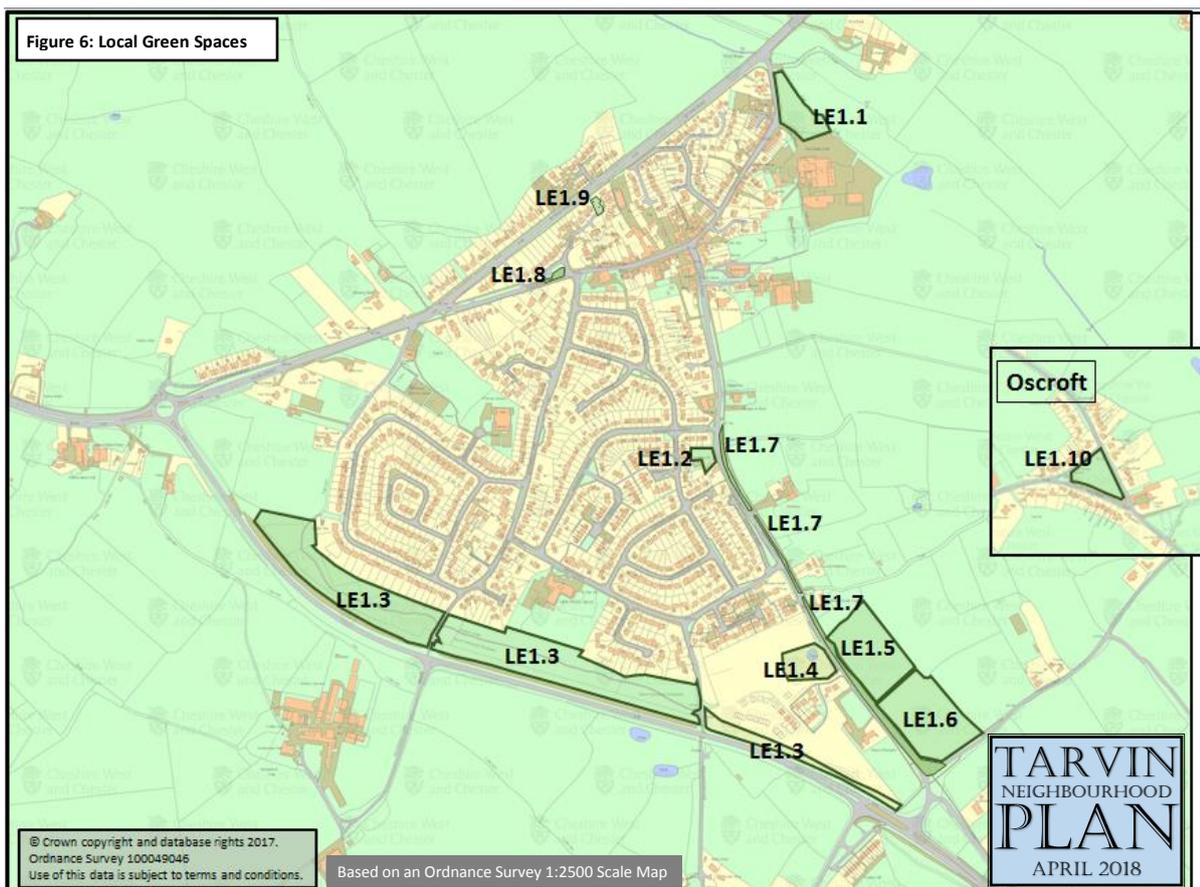




Figure 6:
Local Green Spaces: *in Detail*

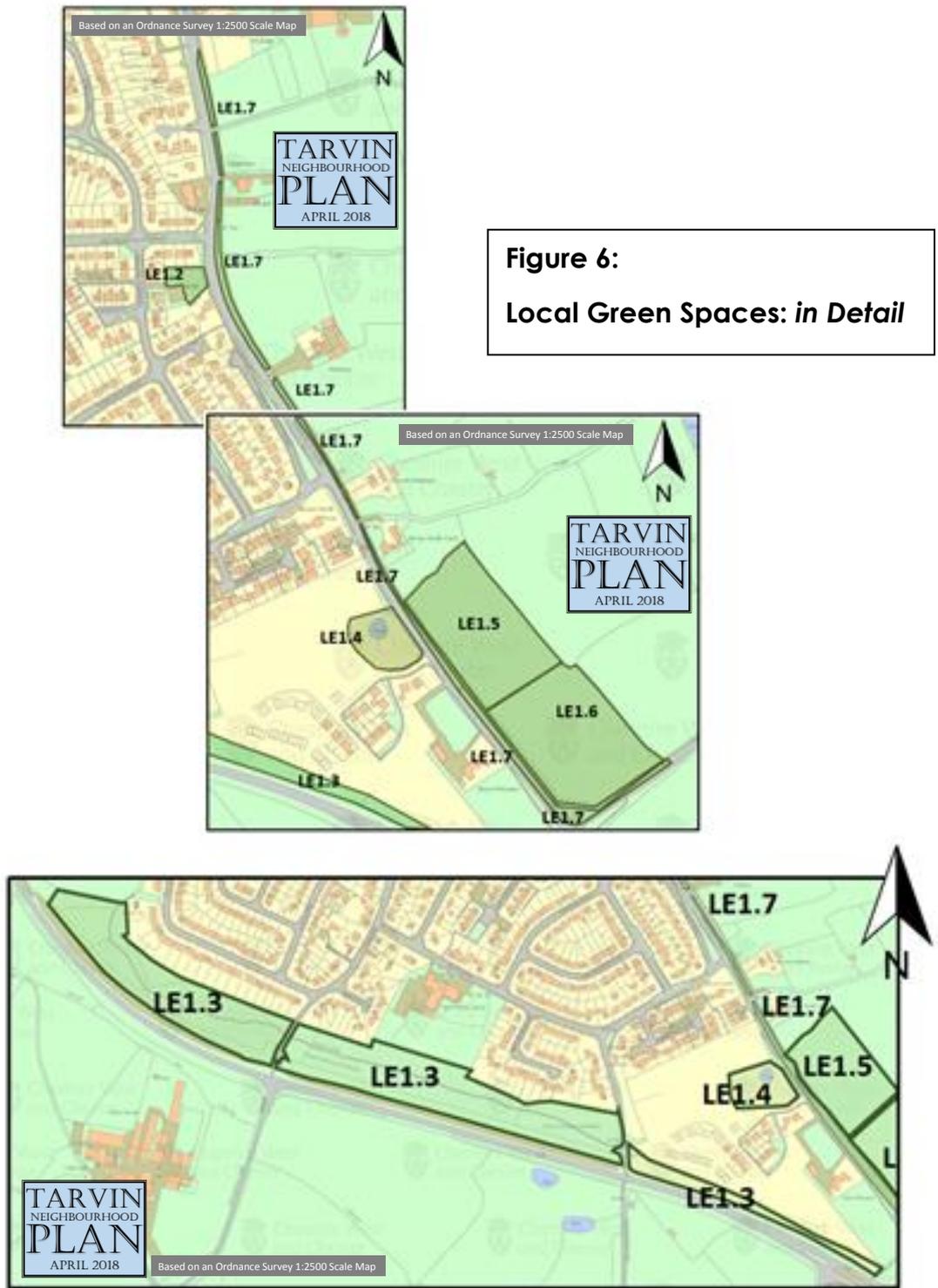


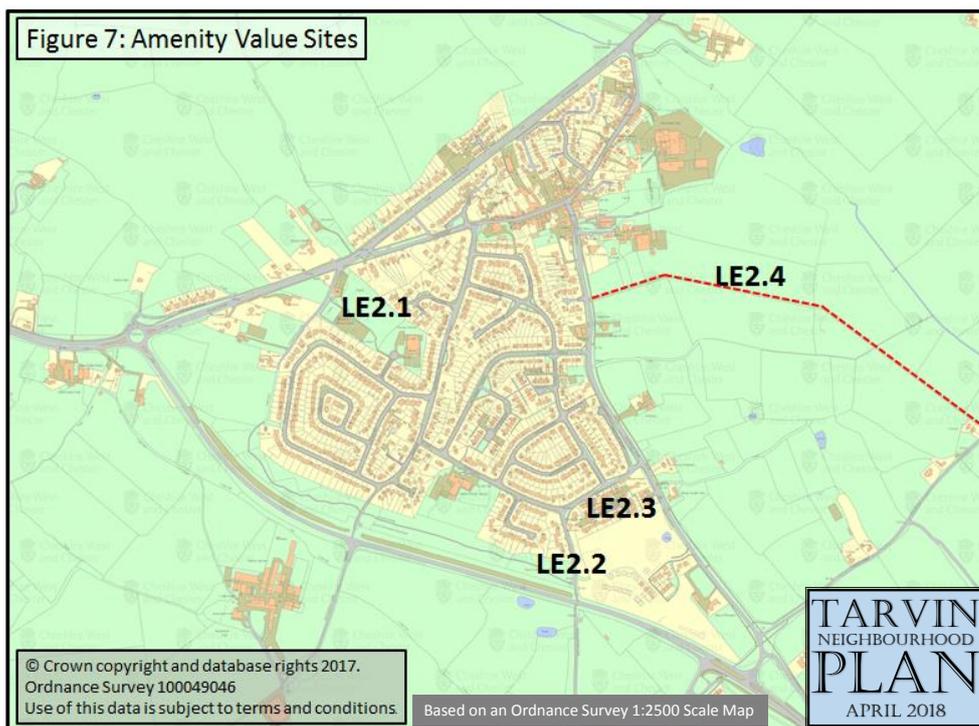
Figure 6:
Local Green Spaces: *in Detail*

POLICY LE2 – SITES OF SPORT, RECREATION AND AMENITY VALUE

The following four sites are to be protected from built development that would compromise their role as locations of amenity value and for sport and recreation:

- King George V Playing Field (LE2.1)
- Saxon Heath play area (LE2.2)
- Brereton Close play area (LE2.3)
- Cinder Track footpath between Church Street and Cross Lanes (LE2.4)

These sites are shown at Figure 7.



Policy LE2: Sites of Sport, Recreation and Amenity Value

Justification & Evidence

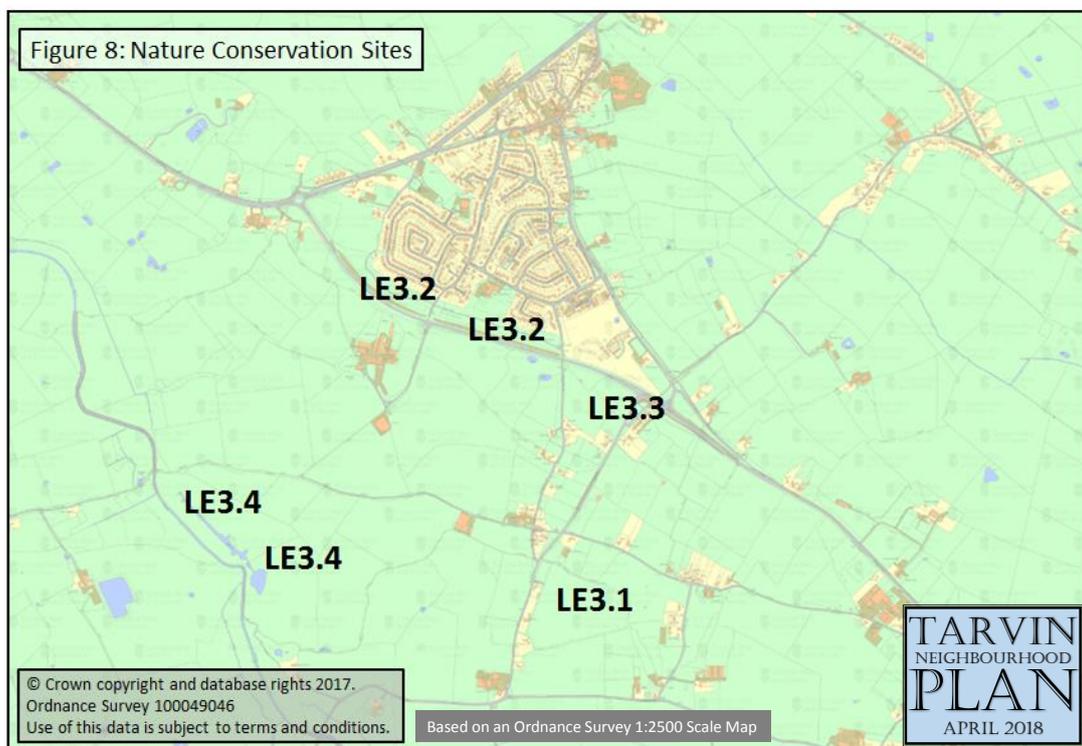
Map Ref	Site	Location	Designation of Special Value to Local Community
LE2.1	King George V Playing Field	Within the built up area of the village	Recreational field in constant use for formal and informal activities; includes playground facilities; annual venue for village fete; bowling green and tennis club within boundaries; easy parking and access
LE2.2	Saxon Heath play area	Between new housing and Tarvin community Woodland	Located by Tarvin community Woodland; informal recreational use; safe children’s play area
LE2.3	Brereton Close play area	Within small development	Informal play area with easy access
LE2.4	Cinder Track footpath between Church Street and	Access route between Church Street and	Access route ; offers tranquillity; informal recreation for walkers

POLICY LE3 – NATURE CONSERVATION

The following sites, shown at Figure 8, are important for wildlife that is in need of protection:

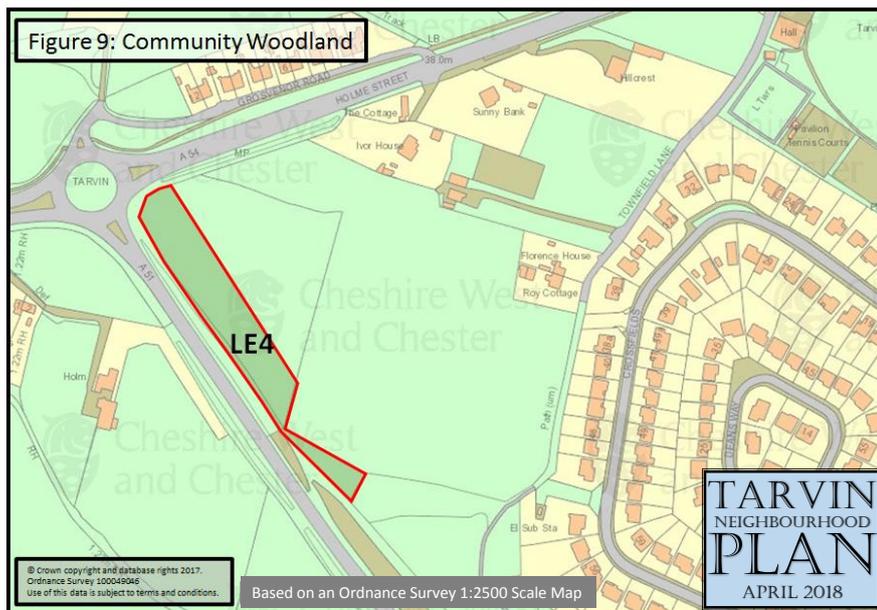
- *Old Moss (LE3.1)*
- *Tarvin Community Woodland (LE3.2)*
- *South-west corner of Broomheath Lane and Tarporley Road (LE3.3)*
- *Hockenhull Platts (LE3.4)*
- *Land adjoining Hockenhull Platts, Stapleford Meadow and Waterless Wood lying adjacent to Local Wildlife Sites in adjoining parishes (LE3.5)*

Development that is likely to have an adverse impact on the wildlife in those locations will not be acceptable, except in exceptional circumstances.



POLICY LE4 – FUTURE EXTENSION OF TARVIN COMMUNITY WOODLAND

Land adjacent to the east of the A51 at Tarvin roundabout and identified as LE4 at Figure 9, is to be protected from development that would prevent it from being brought forward as an extension to the north of the existing community woodland. The Parish Council should explore opportunities and support proposals which would enable this policy to be delivered.

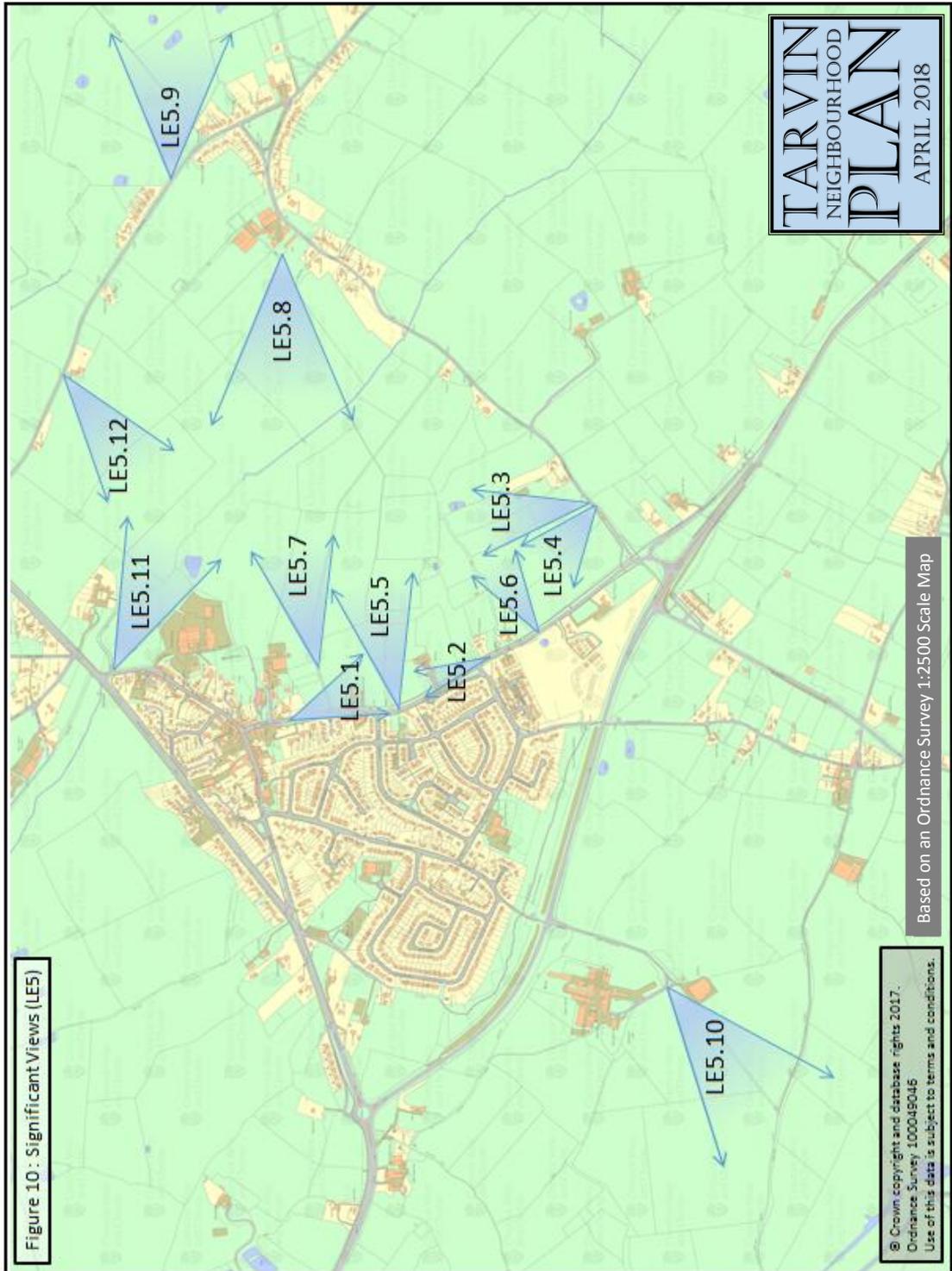


POLICY LE5 – SIGNIFICANT VIEWS

Proposed new buildings or development should not damage the views described for the following Key Views as identified at Figure 10:

- *Southwards from Church Street to Plot 12 (LE5.1)*
- *Northwards from Tarporley Road to Plot 12 (LE5.2)*
- *Cross Lanes Northwards to Helsby Hill (LE5.3)*
- *Cross Lanes to Tarvin Church (LE5.4)*
- *Church Street/Tarporley Road to Kelsall Hill (LE5.5)*
- *Saxon Heath to Kelsall Hill (LE5.6)*
- *View eastwards to Kelsall Hill from the Cinder Track (LE5.7)*
- *Oscroft westwards to Tarvin Church (LE5.8)*
- *Oscroft eastwards to Kelsall Hill (LE5.9)*
- *Hockenhull Hall/Baker Way westwards and south westwards towards Waverton (LE5.10)*
- *Southwards from Lower High Street/ Bypass Road towards Oscroft (LE5.11)*
- *Westwards from Red House Farm, Oscroft, towards Tarvin Church (LE5.12)*

Where an otherwise acceptable form of development is proposed, existing visual connections with unobstructed lines of sight must be maintained.



Policy LE5: Significant Views

LE5.1: Southwards from Church Street to Plot 12



LE5.2: Northwards from Tarporley Road to Plot 12



LE5.3: Cross Lanes northwards to Helsby Hill



LE5.4: Cross Lanes to Tarvin Church



LE5.5: Church Street/Tarporley Road to Kelsall Hill



LE5.6: Saxon Heath to Kelsall Hill



LE5.7: View eastwards to Kelsall Hill from the Cinder Track



LE5.8: Oscroft westwards to Tarvin Church



LE5.9: Oscroft eastwards to Kelsall Hill



LE5.10: Hockenhall Hall/Baker Way westwards and south westwards towards Waverton



LE5.11: Southwards from Lower High Street/ Bypass Road towards Oscroft



LE5.12 Westwards from Red House Farm, Oscroft, towards Tarvin Church

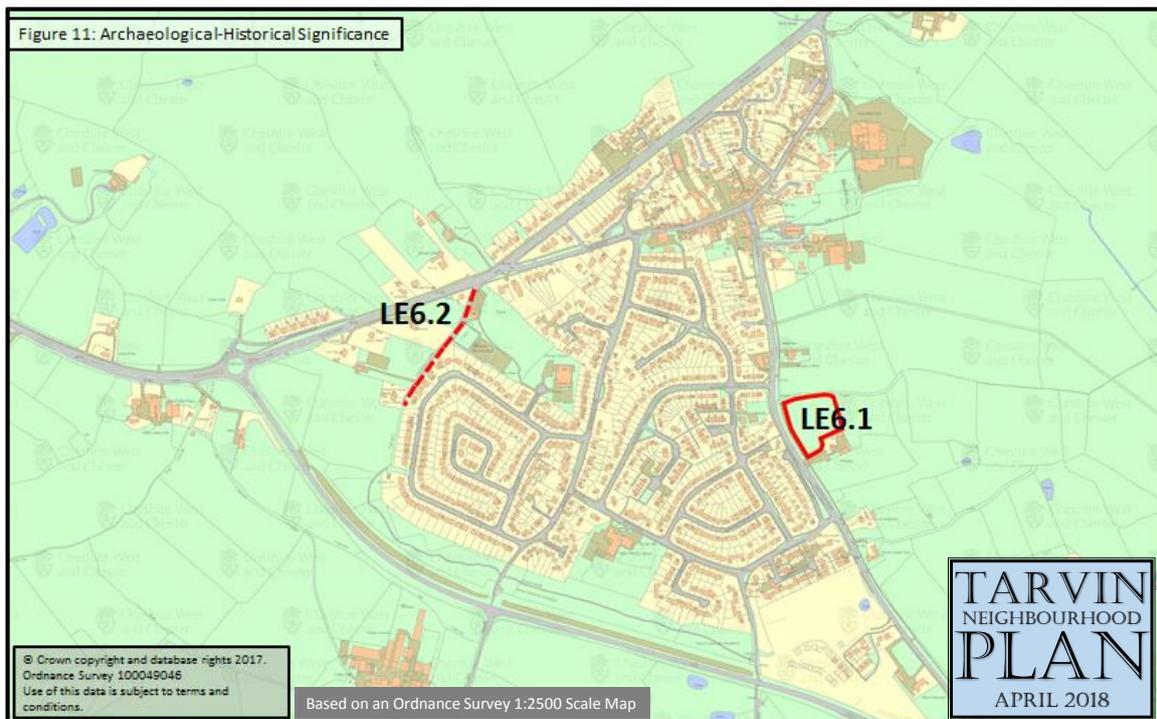


POLICY LE6 – SITES OF ARCHAEOLOGICAL/HISTORICAL SIGNIFICANCE

In addition to sites that are already protected under statutory designations, two locations have been identified as being of local archaeological and/or historical interest and should be accorded significant protection from the potentially harmful effects of development. These sites are:

- Possible 'remnant ridge and furrow' land south of the surface water drainage ditch on Tarporley Road (LE6.1)
- Townfield Lane (LE6.2)

The extent of the sites to be protected is shown at Figure 11. Any future development of the site LE6.1 must be supported by a desk-based assessment which defines the significance of the assets and considers the development's physical effects on the asset and its setting.



POLICY LE7 – LANDSCAPE AND WILDLIFE

Where possible, new development in Tarvin should seek to:

- *Preserve and enhance the local character of buildings in the parish, by reference to the Village Design Statement;*
- *Preserve existing green spaces that contribute to the local landscape identity;*
- *Protect and enhance wildlife;*
- *Conserve and enhance ponds, copses and significant individual trees;*
- *Enhance access to the countryside through a wide range of properly maintained public footpaths and safe cycle routes;*
- *Protect the countryside from the negative impacts of industrial development; and,*
- *Recognise the role that keeping agricultural land productive has in preserving open countryside.*

6 TRANSPORT

6.1 Overview and context

6.1.1 Tarvin sits in the centre of a rural community. Its historic location and development has been within and adjacent to the confluence of the A54 and the A51 at a distance of about 6 miles west of Chester. Tarvin village centre was partially by-passed in the 1930s with the construction of a new road to the North West – the A54 by-pass. The much needed southerly by-pass road re-routing the A51 traffic away from the village centre was constructed in the 1980s. Tarvin's location and existing amenities have led it to be identified as a Key Service Centre under the Cheshire West and Chester Local Plan for the period up to 2030.

6.1.2 The A51 between Tarvin roundabout and the A55 carries particularly heavily traffic and when very congested static queues extend down both the A51 towards Tarporley and the A54 towards Kelsall. A combination of:

- Additional houses in the rural area e.g. Cuddington, Kelsall, Tarvin and Tarporley, and developments in towns, particularly Winsford and Northwich;
- Commercial transport heading to Ireland, North Wales, Deeside, Merseyside and Chester;
- Leisure traffic heading to North Wales, Chester and Cheshire Oaks; and,
- Slow moving agricultural vehicles



... has resulted in the journey along the A51 from Tarvin to the A55 becoming very difficult. The average daily flow of all vehicles on this section of the road is more than double the national average; and for heavy goods vehicles alone it is nearly three times the national average (Source: Department for Transport(DfT) 2007 AADT website www.dft.uk/matrix).

It is debatable whether works on the A55/A51 junction at Littleton have functioned as envisaged and the 5-year Post-Opening Project Evaluation is awaited. This particular junction may be outside the Tarvin Neighbourhood Plan area but it is close enough to be relevant. Cheshire West and Chester is in discussions with Highways England to try to resolve the worsening congestion at this junction. Options to re-phase the traffic signals are being considered.

6.1.3 The A51 is currently being evaluated for a pinch point scheme and provisional funding has been secured. This was confirmed in a recent Department of Communities and Local Government (DCLG) Local Growth Fund announcement. This has two inter-related components: first the A51/A54 junction at Tarvin roundabout and secondly the A51/B5132 junction at Stamford Bridge. Cheshire West and Chester will now start work on design and business case development.

6.1.4 The population growth in all the main centres which feeds pupils to Tarporley High School (THS) potentially has a detrimental impact on the volume of traffic on the A51 between the Tarvin roundabout and Chester, particularly at peak times. This is because Tarvin, which traditionally sends secondary aged children to THS, happens to be the furthest settlement of significant size from THS. The three secondary schools

which are closer to Tarvin than THS are all to the west of Tarvin towards Chester, i.e. Christleton, Bishop's Bluecoat and Upton.

- 6.1.5 As at November 2016 Tarvin is served by two bus services: the C82 Northwich – Chester – Northwich and the C84 Nantwich – Chester – Nantwich. Both routes are currently run by Arriva but the C82 service is more truncated with no evening timetable. Chester railway station is accessible via the bus service, which affords access to the national railway network.

6.2 **Community feedback**

- 6.2.1 Consultation on the emerging Neighbourhood Plan revealed, inter alia, the following significant concerns in relation to transport:

- the inability of the A51 and A54, not just at peak periods, to cope with vehicular traffic, particularly travelling in an east – west direction;
- the fact that any more significant development ultimately feeding onto the A51/A54 will bring with it an exacerbation of this congestion problem;
- traffic congestion in Tarvin High Street;
- concern that Church Street/Tarporley Road and Tarvin High Street are being used as an unofficial park and ride facility. Note: whilst congestion is within the scope of the Neighbourhood Plan, bus services are not, so there is no suggested policy to address this;
- a need to invest in safe walking, cycling and mobility scooter routes (see chapter on Leisure);
- the speed at which traffic accelerates and subsequently travels from the roundabout in a south easterly direction along the A51 Tarvin By-pass making the pedestrian crossing on Hockenhull Lane dangerous;
- traffic speed along the A54 at By-Pass Road making it difficult for pedestrians to cross to and from the village; and,
- the availability of car parking. Appendix 11 updates the Parish Council's evaluation of all potential sites. The Steering Group agrees with the Parish Council that the most suitable site for a public car park in Tarvin village is the Garden Field.

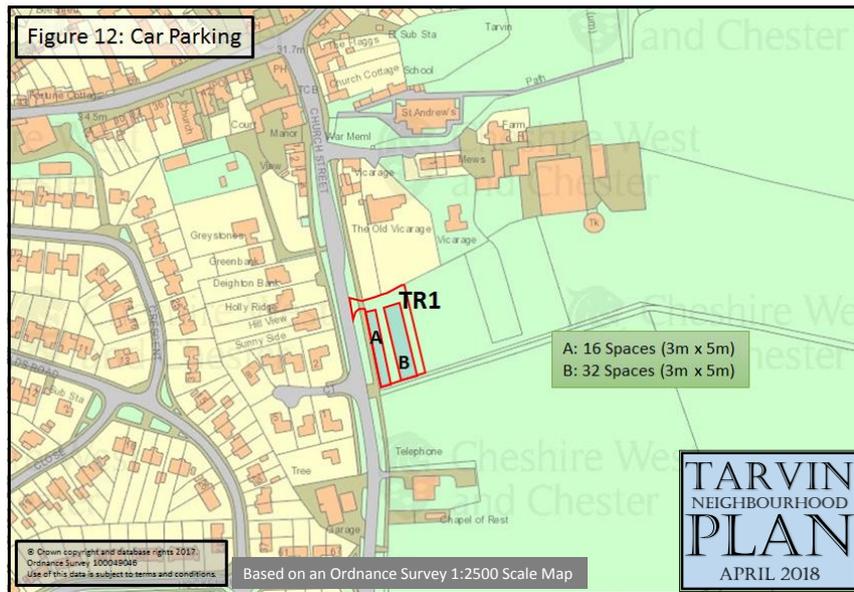
- 6.2.2 The following plans and documents support this policy

- National Planning Policy framework
- Cheshire West and Chester Local Plan
- Neighbourhood Plan Steering Group community surveys

6.3 **Policies**

POLICY TR1 – PARKING (GARDEN FIELD)

The site at Garden Field, adjacent to the Old Rectory and Glebe Cottage, on the east side of Church Street, as shown at Figure 12 (Site TR1) is identified for off-street car parking. Development proposals that would prevent the future use of the site for that purpose will not be considered appropriate.



POLICY TR2 – OTHER CAR PARKING PROPOSALS

Development of off-road car parking to alleviate parking and traffic congestion in High Street, Lower High Street and Church Street will be acceptable provided that secure proposals are in place to ensure the long term management of the sites for public use and that the design, layout and landscaping of resultant areas of parking can be demonstrated to not detract from the character of Tarvin's built environment.

- 6.3.1 Once Cheshire West and Chester Council has completed its current Parking Strategy work it will consult on action it is proposing to deal with the problems identified (See Appendix 10 for an evaluation of potential sites and survey of on-street parking).

POLICY TR3 – COMPLEMENTARY FUNDING

Where development proposals in Tarvin that generate funds for expenditure on community infrastructure are approved, these should be, at least in part, directed towards major highway improvements within the Tarvin Neighbourhood Plan Area.

POLICY TR4 – ADAPTING THE HIGHWAY NETWORK

Where planning permission is required, proposals for minor adaptations to highways infrastructure that will smooth traffic flows and reduce congestion on the A51 within the Tarvin Neighbourhood Plan area, including preparatory works to allow for future major highway changes, will be acceptable provided that they can be implemented without significant negative alterations to the built and natural environs of residential properties that are adjacent or nearby.

POLICY TR5 – MAJOR ROAD IMPROVEMENTS

Where planning permission and land use changes are required to facilitate major improvements to the highway network in the Neighbourhood Plan Area, principally relating to the A51 and A55, these will be broadly acceptable provided that the detailed proposals limit the negative impacts on the built and natural environment.

POLICY TR6 – TRAFFIC IMPACT ASSESSMENTS

The Neighbourhood Plan does not allow for any significant housing development but, should any be brought forward at some future date, applicants should include an assessment of the impact the increase in traffic would have on the roads within and around the Plan area, especially at peak times for journeys to and from school and work. This assessment should include steps to mitigate the harmful effects together with a timetable to deliver the mitigation.

6.3.2 In the case of the A51 the following suggestions have been put forward for trying to improve the journey on this stretch of road through the Plan area:

- On the A54 approach to the Tarvin roundabout coming from Kelsall, mark the road to allow two lanes to form and make it clear with a sign that the two lanes on the Chester side of the roundabout should be used and that traffic should “zip” as the second lane runs out;
- On the A51 approach to the Tarvin roundabout coming from Tarporley, widen the carriage way to form two lanes (Note that this may be difficult because National Grid contractors have only recently laid new cables in this verge). Erect a sign that makes it clear to traffic that Chester-bound traffic on the far side of the roundabout use both lanes and that zipping is the norm;
- On the A51 going towards Chester widen the road at Lansdown road (about 100m from the Stamford Bridge lights): this will allow vehicles turning right to move to the centre, but more importantly vehicles going straight to Chester can get past any vehicles turning right;
- Re-phase the lights at Stamford Bridge so that they favour, even more, vehicles staying on the A51 rather than vehicles turning towards Barrow from the A51 or out of Barrow onto the A51;
- Evaluate whether making the Tarvin roundabout smaller would improve traffic flow and if it would, implement.

Apart from making Tarvin roundabout smaller, these suggestions are for the most part covered by the pinch-point road project.

7 ECONOMIC DEVELOPMENT

7.1 Overview and context

- 7.1.1 Although originally at the heart of a predominately agricultural community, Tarvin's geographic location at the junction of the A54 with the A51 was an important factor in its subsequent growth and expansion as an enlarged village settlement in the late 1960s. It is now designated as a Key Service Centre under the Cheshire West and Chester Local Plan (Part One) for the period up to 2030.
- 7.1.2 The most recent development within the parish has been for housing, reflecting an increasing trend for mobile individuals and their families to live in a rural community but to work in larger centres of employment within commuting distance, which can be up to 40 miles away. According to the Tarvin Parish area 2011 Census results, 72.6% of its 16-74 year olds travel to work by car.
- 7.1.3 Tarvin also supports a vibrant business sector meeting local and even some sub-regional needs. This includes light industry, retail and the service sector. In September 2015 more than 200 people were in part-time/full-time employment within the Neighbourhood Plan area. This does not include those people who work from home, an increasing trend made possible by an ever improving information technology infrastructure. The 2011 census also showed that 11.6% of residents aged 16-74 worked mainly at or from home. This is a higher percentage than the corresponding figures for Cheshire West and Chester (5.9%) and England and Wales (5.4%) When high speed broadband was first being mooted in the Tarvin parish area the community generated the most significant response in west Cheshire for swift implementation, and great emphasis was laid on ensuring coverage was not just Tarvin village but also other population centres, in particular Oscroft. The introduction of high speed broadband has enabled more home working and made possible more diverse, creative enterprises. However, fibre optic broadband is not yet universally available within the Plan area. There are many reasons why this trend should be encouraged, for example, reducing the carbon footprint of the parish area and reducing congestion on the main roads.
- 7.1.4 Apart from High Street/Lower High Street and Church Street, the two main areas of employment are at Tarvin Sands in the old mill and the adjoining 1980s light industrial units, and at the old dairy in Lower High Street. Within these two sites there are a variety of businesses, all within the small to medium class but nonetheless making an important contribution to the local economy. Other businesses are more scattered and include a garage, a milk distribution business, a garden centre, a golf club, a Local Government office hub and, of course, agriculture. The Community Centre is being used increasingly as a meeting place for professional development courses.
- 7.1.5 The 'high street' with its range of shops and other service outlets provides not only employment opportunities but also a central and lively focus to the village, further enhanced by the day-time and night-time use of its two public houses, two restaurants and fish and chip shop.
- 7.1.6 There is very little employment within Tarvin which is directly due to tourism, despite its close proximity to the city of Chester. However both pubs do have Bed and Breakfast accommodation and there are some holiday lets, and at least one Air BNB let in Oscroft.

7.2 Community Feedback

7.2.1 Employers indicated that the following were important factors in choosing Tarvin as a suitable place for their businesses:

- Location relative to local and regional road network
- Availability of labour force locally
- Availability of suitable premises at competitive rents

7.3 Neighbourhood Plan

7.3.1 The Neighbourhood Plan cannot drive the economy of Tarvin parish. This can only be achieved through the confidence and aspirations of individuals in the community and, depending on the type of business, the willingness of people who live in the parish area to support them.

7.3.2 Neighbourhood Plan policies should support all existing businesses and encourage their viability by creating the conditions whereby local residents use them regularly, so as to ensure the community does not become solely a dormitory. Any new businesses should be established in existing employment areas or on brownfield sites e.g., barn conversions. Investment to make shops and services accessible to people with a disability should be sought and the principal authority, Cheshire West and Chester Council, should facilitate this.

7.4 Policies

7.4.1 Any employment-related investment within the parish should be encouraged subject to its compliance with other Tarvin Neighbourhood Plan policies.



POLICY ED1 – CHANGE OF USE

Change of use from residential to business will be accepted for isolated developments within the Plan area where they provide additional work opportunities and do not compromise the rural setting and do not harm the amenity of neighbours.

Change of business use from retail to other uses within the Settlement Boundary will be permitted if the proposal does not result in a net reduction of employment opportunities.

Change of use from business to residential is not supported unless:

- *economic unsustainability is proven;*
- *the premises in which the business takes place have been actively marketed for two years to seek alternative owners; and,*
- *the change can be supported by other Local Plan policies.*

POLICY ED2 – HOME-BASED BUSINESSES AND LIVE/WORK UNITS

Proposals for small-scale home-based businesses and live/work units will normally be acceptable provided that it can be demonstrated that:

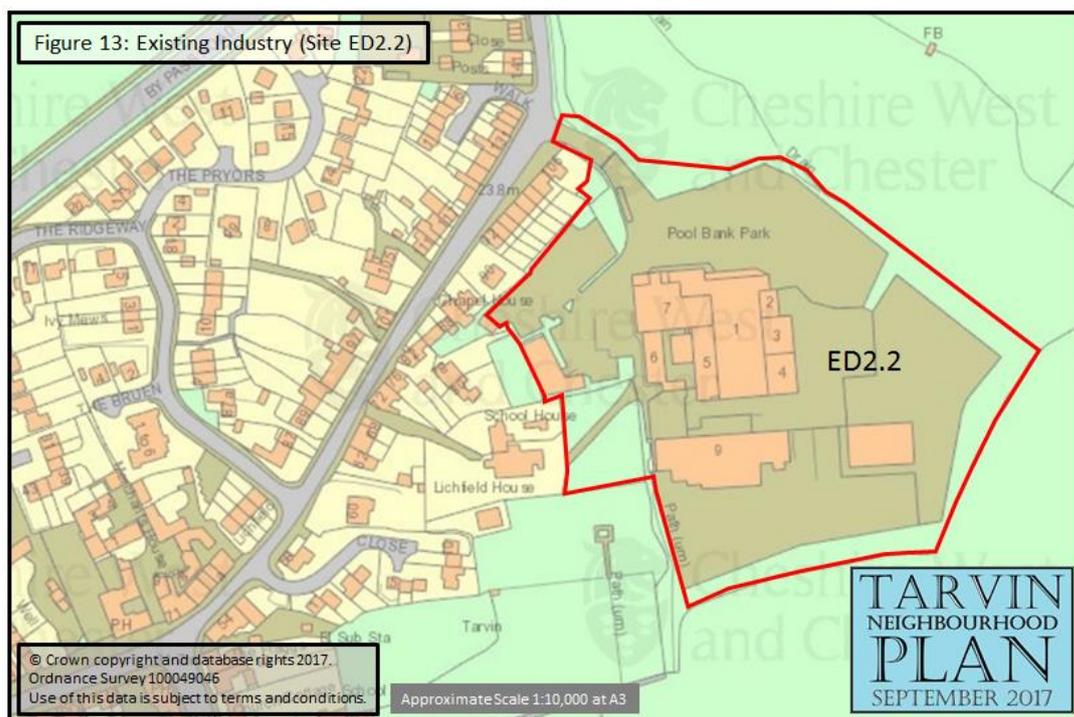
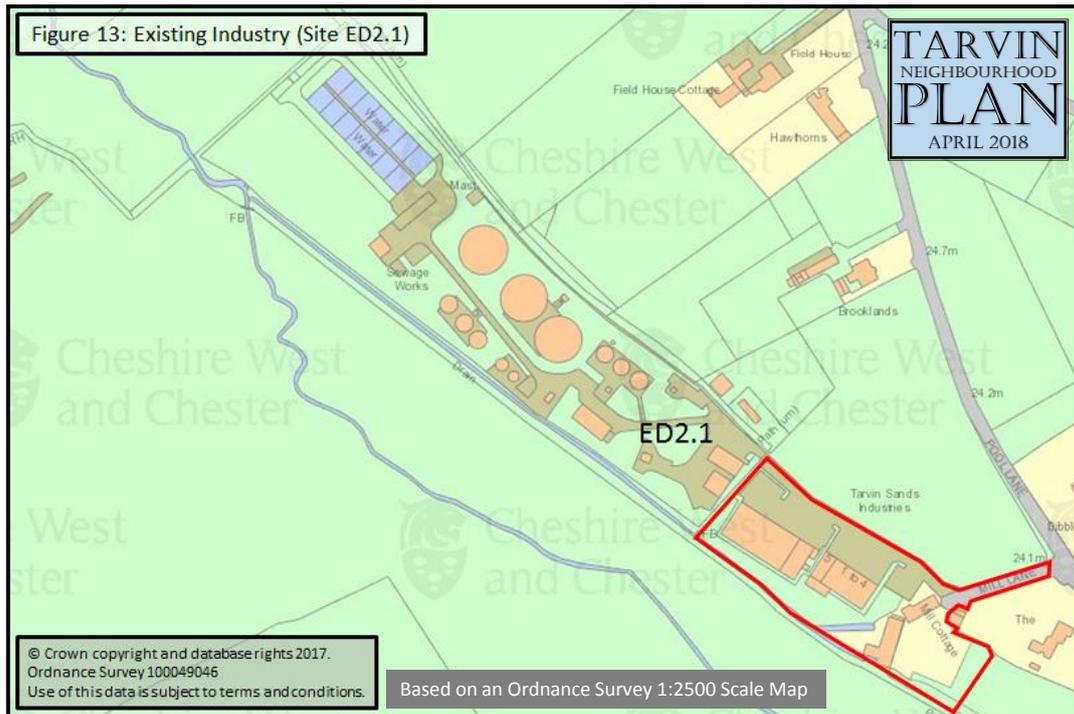
- *residential amenity and character of the neighbourhood, or rural character, will not be unacceptably harmed by virtue of noise and disturbance, smell, traffic generation, health and safety impacts, scale, design, appearance or nature of operations;*
- *the operation of the business activity can be contained within the existing curtilage of the site; and,*
- *the operation of the business activity does not require significant physical external modification of the premises.*

POLICY ED3 – EXISTING INDUSTRIAL LOCATIONS

On the existing industrial sites at ED2.1 and ED2.2, as shown at Figure 13, smaller scale measures, beyond those allowed for by permitted development, that are intended to improve the adaptability and marketability of the premises will be acceptable. It is not intended that application of this policy will result in wholesale demolition and redevelopment of the sites.

POLICY ED4 – COMMUNICATIONS INFRASTRUCTURE

Proposals to facilitate expansion of high speed electronic communication networks and improvements to connectivity, which fully explore the opportunities to erect apparatus on or otherwise utilise existing buildings or other structures, will be broadly acceptable.



8 HEALTH PROVISION

8.1 Introduction

8.1.1 Health provision is a crucial part of community infrastructure, but one where a Neighbourhood Plan has very little influence except that if the healthcare provision is not sustainable it should be viewed as a limiting factor when future development in the parish area is considered.

8.2 Census summary

8.2.1 The 2011 census population for Tarvin was 2,728. This compares to a population in 1971 of 2,705, so despite quite a lot of building and very little demolition the parish population has hardly changed.

8.2.2 What has changed is the age profile of the parish. In summary it has got a lot older. For example, in the 1991 census there were 513 people aged 60 or more; in 2011 the figure was 818, an increase of 59%. Conversely, the number aged between 16 and 24 in 1991 was 410, but in 2011 it had fallen to 205, a reduction of 50%.

8.2.3 The Census also gives details of the number and size of households. In 1981 the population of Tarvin was 2,887, living in 910 households, so the average household size was 3.17. In 2011 the population was actually slightly less, at 2,728, but the number of households had gone up to 1,136, making the average household size only 2.4 – a significant reduction.

8.2.4 Again, in 1981 there were 79 “single pensioner” households, accounting for nearly 9% of the total. By 2011 the number of one person households aged 65 or more was 168 (nearly 15% of the total). Also in 2011, there were a further 154 households with two or more residents, where all the residents were 65 or over. So we can safely say that at the present time there are more than 300 households in Tarvin consisting solely of people aged 65 or over, and these households make up more than a quarter of the total.

8.2.5 To put this information in context, for Cheshire West and Chester as a whole the proportion of over 65 households is 23%. Tarvin is ranked 37th out of 120 parishes in Cheshire West and Chester.

8.2.6 The ageing population suggests that access to medical facilities in the parish of Tarvin should be viewed as an important issue.

8.2.7 This is in fact the case, not only for Tarvin parish residents (see next section), but also for the Local Plan. However, the reference in the Local Plan (Key Service Centres Background Paper, July 2013, page 89), is hardly a call for immediate improvement/investment, as it says:

“The current physical GP infrastructure may need investment to accommodate the growing population numbers and the changing pattern of service delivery. The focus of future delivery of health services is to provide an integrated approach to the primary and community care services and future infrastructure provision will focus on providing integrated resource centres.

The precise details of future service provision are yet to be developed but are likely to require both private and public funding.”

8.2.8 It is not clear how improvements will be delivered and to what timescale.

8.3 Community feedback

8.3.1 In the first community survey in 2015, the public felt that ensuring that local services (e.g., school, doctors' surgery, library, community centre, recreation facilities) were

able to cope with any new development in the Plan area was by far the most important issue when considering the future. (See Appendix 3i, question 5)

8.3.2 In the 2016 follow-up survey 7 statements on health and well-being were tested. The most important for the public, with 94% support, was "residents should have convenient access to doctors and other healthcare professionals in Tarvin village" (See Appendix 3i, question 7)

8.3.3 Based on this feedback the Steering Group contacted the Tarvin practice to see what scope, if any, there might be for increasing health provision in Tarvin. The response from the practice was not encouraging but the practice did comment:

"We are constantly reviewing our workload and availability of space at Tarporley and the branch surgeries. The branches do not have the same resource held at 'head office' and so it may not be appropriate to simply put additional clinics at the branches. (...) You must remember that when a patient registers with us they are advised that Tarvin and Waverton are branch surgeries and those patients may be expected to go to another site in order to be seen." (Campbell & Partners, Practice Manager, 12/7/2016)

8.4 The current situation

8.4.1 There is one GP practice with a base in Tarvin village but it is managed from Tarporley Health Centre (the practice hub). The same practice also operates a part-time surgery in Waverton. The building in Tarvin does not belong to the practice but is owned by NHS England which has a policy of increasing rents to market value. The building in Tarvin is only used part time i.e. 18 doctor hours per week, spread over 6 three hour sessions. The hours of the Tarporley surgery are 30 hours per week. The hours at the Waverton branch are 15 doctor hours per week spread over 5 sessions. The total patients registered with the practice is 7,842 (last verified 4 December 2014) and 80.3% would recommend their GP surgery. In terms of population Tarporley is smaller than Tarvin parish.

8.5 Comparisons

8.5.1 Another practice works from the Tarporley Health Centre. On average this practice offers approximately 33 doctor hours per week plus a further 8.5 hours from a GP Registrar (a qualified doctor training to be a GP). This practice also operates branch surgeries in Kelsall (6 hours per week over 2 sessions) and Ashton Heyes (4 hours per week over 2 sessions). The total number of patients registered with this practice is 5,667 and 92.9% would recommend their GP surgery.

8.5.2 Other local practices include:

- Kelsall Medical Centre with 32.5 doctor hours per week, 4,839 registered patients and a recommendation rate of 89.6%;
- The Village Surgeries Group which operates in Tattenhall with 21.5 doctor hours per week and in Farndon with 21.5 doctor hours per week; has 7,914 registered patients and a recommendation rate of 80.4%; and,
- Bunbury Medical Practice with 30.75 doctor hours per week, 5,062 registered patients and a recommendation rate of 89.6%.

8.5.3 A comparison of patient survey data for 2016 for the 5 practices identified above is set out in Appendix 12. This appendix reveals that whilst the actual care that patients receive from the Tarvin practice is excellent and compares well with the results of other local practices and the national average, access to those services is less good.

8.5.4 There is no doubt that despite its relative size, compared to other local communities, Tarvin parish has less good access to health services because it is not a practice hub. Whilst it is true that Tarvin parish patients can access a service from the two other centres operated by the Tarvin practice, or can go to another practice, that means either having access to a car or the use of public transport. Neither alternative is necessarily appropriate for the old, frail, disabled or parents/carers with children.

8.6 The Future

8.6.1 Although the practice is aware of the housing developments that have taken place and knows that the Tarvin parish population is ageing, in the short term improvements are unlikely. However, if patients feel it is an issue and something they wish to take up with the practice they are able to do so via the Patient Participation Group which represents the views of the patients and regularly meets with the practice to discuss patient priorities and areas of concern. The Steering Group knows that issues of access have been discussed before, e.g. February 2014, but believes that there would be merit in pursuing the matter more vigorously.

8.6.2 As part of its deliberations on future land use the Steering Group has considered alternative sites for health provision while acknowledging that Tarvin Health Centre is presently only used part time. The most obvious alternative site would be that part of the building in Meadow Close presently owned by CWaC and used as offices. The other half of the building is presently occupied by the Community Centre on a 25 year lease. The advantages of the Meadow Close site are better parking, more space, capacity to support a medical computer system and proximity to facilities to improve fitness and well-being. The Steering Group is aware that CWaC has all its office accommodation under review so if the Tarvin site were to become surplus this is an alternative use that should be seriously considered by the Chester Clinical Commissioning Group, the current Tarvin medical practice and any other new provider who might be considering setting up in Tarvin.

8.7 Policies

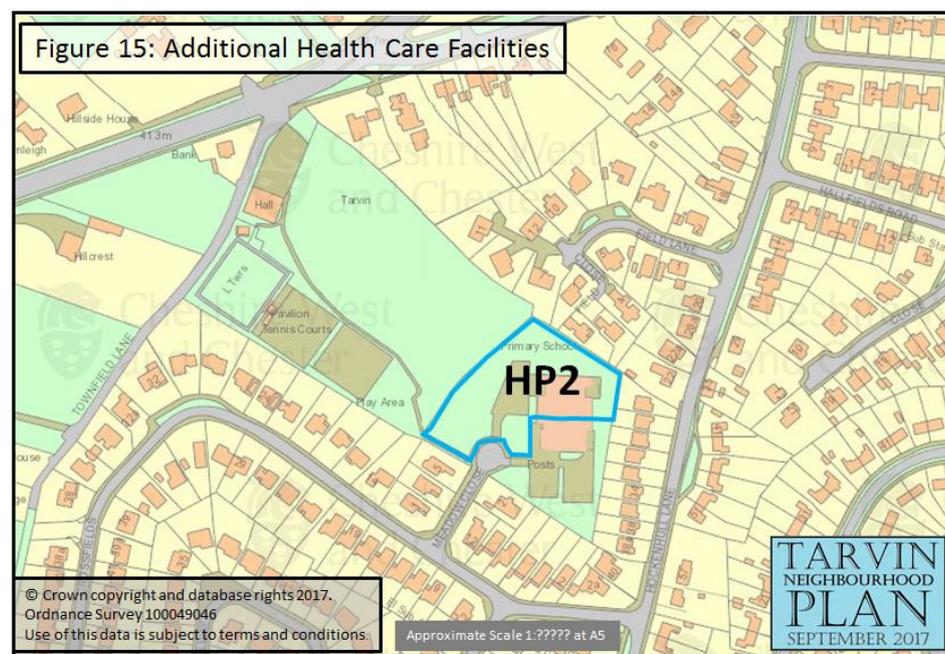
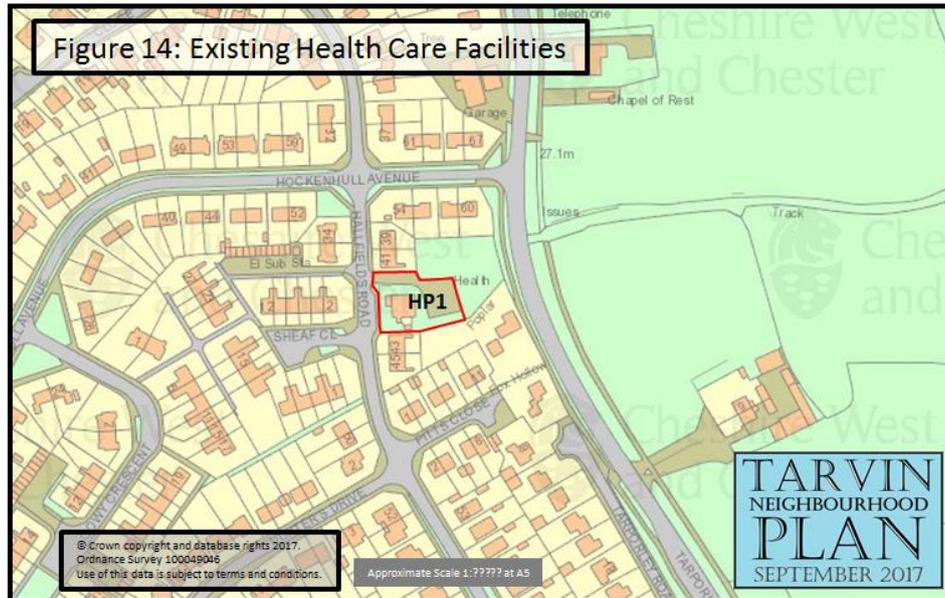
8.7.1 In view of the strong and increasing pressure on the GP service and other health facilities within Tarvin, particularly from an ageing population, no further significant increases in development should be permitted until these pressures have been resolved.

POLICY HP1 – EXISTING HEALTH CARE FACILITIES

The existing facility at Hallfields Road, identified at Figure 14 as HP1, is allocated for non-residential health care. Other uses will not be acceptable unless a satisfactory alternative location of similar scale or better has been identified and is being brought forward as a facility for locally based health care or associated services.

POLICY HP2 – ADDITIONAL HEALTH CARE FACILITIES

The office site on Meadow Close, as identified at Figure 15 as HP2, should be safeguarded for non-residential health care and associated services. Other than in exceptional circumstances, development proposals that would prevent its future use for these purposes will not be acceptable. If improved health care facilities have been provided on a different site, then its continued use as office accommodation and/or for community use would be acceptable.



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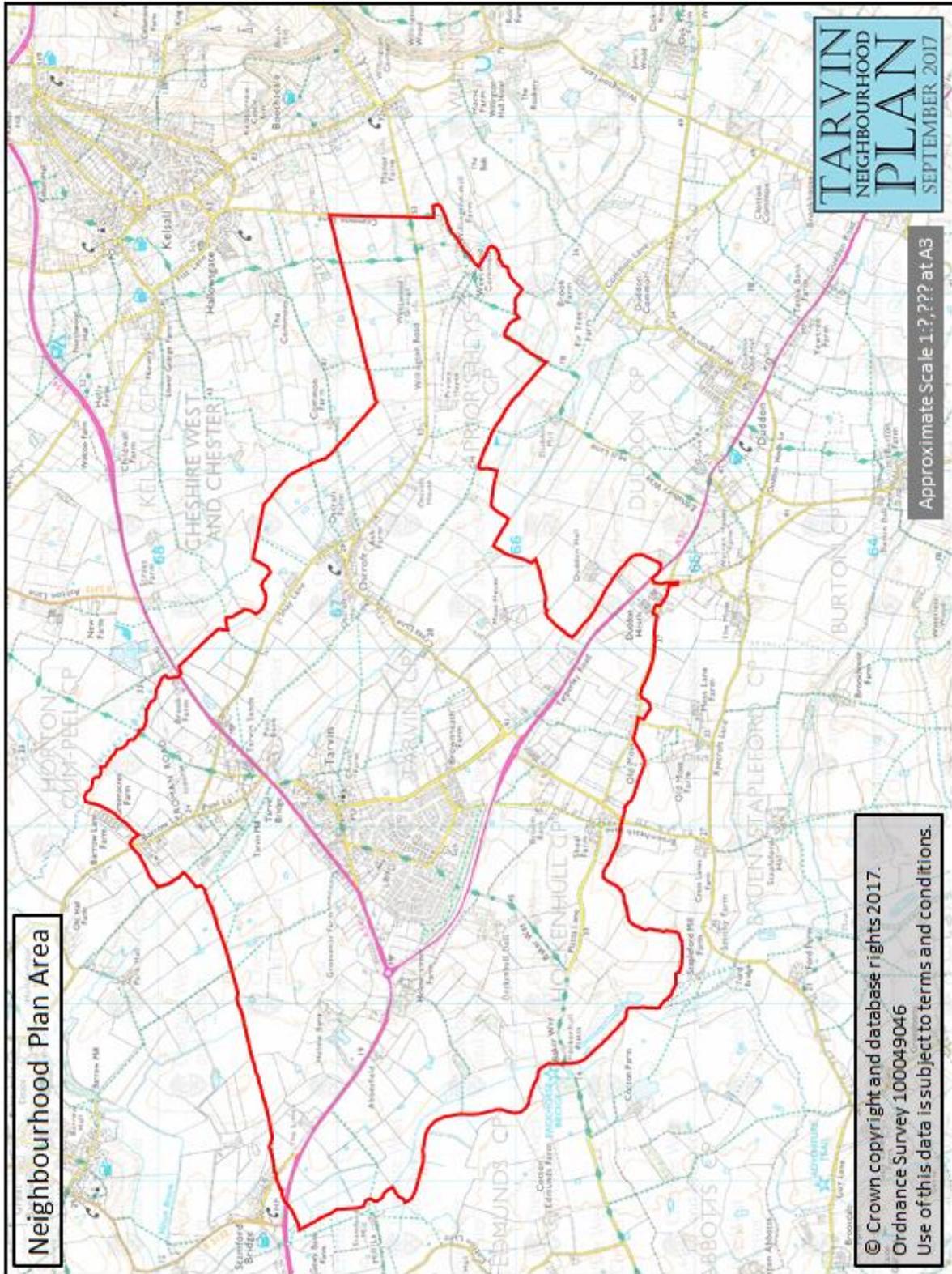
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Appendix 1: Tarvin Neighbourhood Plan Area



Based on an Ordnance Survey 1:50000 Scale Map



Appendix 2: Analysis of responses to 1st Community Questionnaire

TARVIN NEIGHBOURHOOD PLAN

FIRST COMMUNITY QUESTIONNAIRE (JUNE - SEPTEMBER 2015) – FINAL ANALYSIS

456 completed questionnaires have been analysed as follows:

(A) LIVING IN THE TARVIN PARISH AREA

1. What do you like most about living in the Tarvin parish area? [pick three only]

The suggested factors are listed below in order of selection. There were a handful of other factors. Where respondents selected more than three options their responses have been excluded

Easy access to the countryside (including to Tarvin Community Woodland)	289
The village atmosphere	237
Good access to Chester and nearby major cities	230
Friendly people	198
Good school	88
Good bus services	85
Lots to do e.g. clubs, societies, churches, activities at the Community Centre	68
Good range of shops	37
Good range of pubs and other eating establishments	26

Other factors: Peace & quiet (3), facilities (doctor, dentist, library, health centre, chemist, shops) (3), lived here whole life, near family, well-placed for motorways/roads/airports (1)

2. What do you like least about living in the Tarvin parish area? [pick three only]

The suggested factors are listed below in order of selection. 78 respondents gave other factors. Where respondents selected more than three options their responses have been excluded

Congestion on main roads leading in or out of Tarvin village	331
Congestion in the village centre	239
Problems parking	210
Limited range of shops	136
Lack of recreation facilities	78
Litter	57
Not enough to do	24

Other:

Dog fouling (21)

Speeding traffic/lack of speed bumps etc. (11)

Poor state of pavements/kerbs/gutters (weeds, overgrown hedges etc.) (10)

Quality/availability of pubs/restaurants/cafes etc. (7)

House building/loss of village atmosphere/services not kept pace (6)

Other parking issues (6)

Dangerous parking/driving near school at pickup time (4)

Anti-social behaviour/vandalism/kids late at night/barking dogs (4)

Other – Chemist opening times, congestion, difficulty walking into village, road (un)safety Cross Lanes, double yellow lines lower High St, lack of public interest/responsibility by younger residents, house prices, no allotments, limited recreation/open space, no post-box on new development, poor bus service, lack of street lighting, unattractive housing, lack of school place, lack of bike parking, too many HGVs and heavy tractors, unfair school transport policy, poor quality of play area, lane has become rat run (1)

3. Are there enough opportunities in the parish area for keeping fit and healthy?

YES	288 (63%)
NO	98 (22%)
Don't know/no answer	70 (15%)

Suggested additional facilities were:

Recreation centre/leisure centre/health club/gym (33)

Fitness classes, clubs and groups (keep fit, dancing, gymnastics, Pilates, yoga, Zumba, mother & baby keep fit or class with crèche, Tai Chi, Nordic walking, kick-boxing); current classes too limited/wrong time (31)

Swimming pool (24)

Outdoor gym/exercise equipment/fitness trail (on Playing Field or in Woodland) [cf. Ashton] (18)

Cycle paths (inc. link to Guilden Sutton cycleway, cycle route to Chester, possibly via Roman Bridges, children's cycle track (13)

More/bigger playing fields with changing facilities/home for Tarvin FC (5)

Running track (4)

All-weather pitch (3)

Facilities/activities for young people (3)

Indoor sports facilities e.g. indoor bowls (2)

Disability-friendly facilities (2)

Squash club, tennis courts for non-Club members, school facilities to be open to all residents, more access to fields for dog-walking, rights of way well-signposted/accessible, more surgeries at Health Centre, pedestrian bridge over A51, bakery (1)

4. When you walk around the parish area do you always feel safe?

YES	410 (90%)
NO	29 (6%)
Don't know/no answer	17 (4%)

N.B. A handful of respondents said they sometimes felt threatened or uneasy, particularly at night. Some of those replying "No" cited volume/speed of traffic

Are the play areas for children under 5 near where you live safe and of good quality?

YES	275 (60%)	
NO	16 (4%)	
Don't know/no answer	165 (36%)	[includes respondents stating that there were <u>no</u> play areas near where they live]

Are the play areas for children aged 5+ near where you live safe and of good quality?

YES	247 (54%)	
NO	17 (4%)	
Don't know/no answer	192 (42%)	[includes respondents stating that there were <u>no</u> play areas near where they live]

5. Which of the following is most important to you for the future? [pick up to three, numbering in order of importance where 1 is most important]

Where respondents selected more than three options their responses have been excluded. The weighted score gives 3 points for 1st, 2 for 2nd and 1 for 3rd. If respondents weighted all their choices equally, each choice has been given 2 points

	1st	2nd	3rd	Wted score
Ensuring that local services (e.g. school, doctors' surgery, library, community centre, recreation facilities) are able to cope with any new development in the parish area	129	158	59	762
Keeping a clear buffer zone around the main settlements of Tarvin and Oscroft, including the existing Green Belt	109	114	38	593
Ensuring that infrastructure (e.g. roads, water, sewerage, gas/electricity) are able to cope with any new development in the parish area or nearby	31	127	59	762
Ensuring the countryside is always close and accessible with unobstructed open views	32	84	34	298
Reducing traffic and congestion	31	52	53	250
Maintaining a good mix of housing, including starter homes, homes for rent and retirement properties	14	50	38	180
Increasing the number and/or range of local shops	8	40	39	143

6. Are there any other facilities or amenities you would like to see provided in the parish area, in addition to what is here already?

Suggested facilities were:

Sports facilities inc. pool, cricket pitch, bowling green (if not already here), football complex for Tarvin FC (with FA grant?), scooter/skate park, modernise/better maintain Playing Field, changing rooms (15)

More different shops (baker, DIY/hardware, gift shop, butcher, grocer, florist, tea shop, local charity shop); keep Post Office (15)

Car park/more/better parking; possible park and ride? (12)

Pub/restaurant/café/takeaway, inc. family-friendly/outdoor seating (12)

Gym/leisure centre (9)

Bungalows/affordable housing/executive houses/sheltered housing (6)

Doctors' surgery with longer hours/walk-in surgery (5)

Bank/extra cash point (4)

Public toilets/toilets on playing field (3)

More/better footpaths/pavements (3)

Better broadband (3)

Seats in village/on playing field (3)

More for children/teenagers including investment in Scouts etc. (3)

Proper library/longer opening hrs (2)

Improve pond at Taylor Wimpey site (2)

Allotments, brown sign to village, more dog waste bins, more of a “Tarporley feel”, pedestrian footbridge over A51, retirement/nursing home, disabled access to shops, reopen Children’s Centre, cycle path round Playing Field, hobby evening classes, educational activities along country paths, railway station, better street lights, craft centre, theatre, activities for older people in Community Centre, park, pedestrian crossings on A54, new school with sports facilities, more trees, dentist (1)

(B) HOUSING

7. If there is to be any more housing built in the parish area, where should it go? [please pick one]

In Tarvin village	146 (32%)	
In Oscroft	183 (40%)	
In the countryside	38 (8%)	
No answer	89 (20%)	<i>(includes respondents saying no more housing should be built)</i>

8. If there is to be any more housing built in the parish area, should the Green Belt be protected at any cost?

YES	36 (81%)
NO	55 (12%)
Don’t know/no answer	33 (7%)

N.B. A handful of respondents asked what “at any cost” meant, or questioned the existence of the Green Belt

9. If there is to be any more housing built in the parish area, what kind of properties do you think should be built? [pick up to three, numbering in order of importance where 1 is most important]

Where respondents selected more than three options their responses have been excluded. The weighted score gives 3 points for 1st, 2 for 2nd and 1 for 3rd. If respondents weighted all their choices equally, each choice has been given 2 points

	1st	2nd	3rd	Wted score
Affordable homes including homes to rent	110	80	47	537
Cottages/small houses with fewer than three bedrooms	72	104	66	490
Houses with three bedrooms	49	88	54	377
Bungalows	60	70	44	364
Sheltered accommodation	40	74	49	317
Houses with four or more bedrooms	32	25	19	165
Flats/apartments	4	17	27	73

(C) TRAFFIC AND TRANSPORT – MOVING IN AND AROUND TARVIN

10. Which of the following is most important to you for the future? [pick up to three, numbering in order of importance where 1 is most important]

Where respondents selected more than three options their responses have been excluded. The weighted score gives 3 points for 1st, 2 for 2nd and 1 for 3rd. If respondents weighted all their choices equally, each choice has been given 2 points

	1st	2nd	3rd	Wted score
Relieve congestion, particularly on the A51 between the Tarvin roundabout and Vicar’s Cross	225	109	21	914
Provide more public car parking	45	95	80	405
Enforce speed limits, particularly on country lanes	48	94	41	373
Restrict parking by enforcing a time limit for parking on the High Street and Church Street (except for residents of those streets)	33	74	45	292
Encourage more active ways of getting around, including cycle ways and better (hard-surfaced, dry, safe) footpaths	28	75	50	284
Negotiate with businesses which have parking in the village centre over allowing public access to their car park at designated times	14	52	66	212
Encourage more use of public transport	7	21	34	97

11. If you think a public car park is needed, do you agree it should be sited on part of the Garden Field? [the Garden Field is the first field on the left-hand side of Church Street going towards Tarporley Road, adjacent to the Old Rectory]

YES	287 (63%)
NO	86 (19%)
Don’t know/no answer	83 (18%)

Suggestions re alternative sites were:

Not needed/won’t be used; people should walk; parking restrictions enough (22)

Pool Bank (+ disabled parking on High St); footpath access through churchyard to High St (7)

Use pub car parks out of opening hours (6)

Playing field car park (& put bus stop/shelter nearby to encourage use by people going to Chester) (3)

Nowhere else suitable (3)

Co-op car park (2)

Millennium Garden/extended health centre car park (2)

Grass verges (2)

Top Farm site (2)

Other – near telephone exchange, by Millside Close, Tarvin Hall site, use Chinese restaurant car park, on perimeter with park-and-ride service (1)

(D) RECREATION

12. Are there enough recreation facilities for:

Under 5s?

YES	252 (55%)
NO	32 (7%)
Don't know/no answer	172 (38%)

5 – 11 year olds?

YES	222 (49%)
NO	49 (11%)
Don't know/no answer	185 (40%)

11 – 16 year olds?

YES	90 (20%)
NO	177 (39%)
Don't know/no answer	189 (41%)

Over 16s?

YES	66 (14%)
NO	204 (45%)
Don't know/no answer	186 (41%)

13. Is there a need for more outdoor recreation facilities? [please indicate on the scale below]

Table shows number of respondents in each category. Respondents who gave no opinion are excluded. The weighted score gives 2 points for agree strongly, 1 for agree slightly, -1 for disagree slightly and -2 for disagree strongly

	<i>Agree strongly</i>	<i>Agree Slightly</i>	<i>Neither Agree or Disagree</i>	<i>Disagree Slightly</i>	<i>Disagree Strongly</i>	<i>Wted Score</i>
Safe cycle routes	226	87	33	3	8	520
All-weather pitch	94	72	105	22	54	130
Football pitch (grass)	56	54	132	38	44	40
Basketball court	35	80	137	31	44	31
BMX track	49	62	112	37	59	5
Skateboard park	43	76	117	36	62	2

N.B. Between 22-30% of respondents did not answer the question at all

Other suggestions were:

All-weather pitch for other sports, not just football (e.g. hockey –tie-up with Deeside Ramblers) (4)

Outdoor gym (4)

Swimming pool (4)

Walking area/walking group/walking track around playing field (3)

Gym (2)

Scooter park (2)

Netball (2)

Other suggestions - pitches for under 11s, facilities for girls/older people, cricket pitch, open tennis courts/dual-use tennis & basketball court, changing rooms, squash club, skateboard ramp below ground level, improved playground, allotments, more benches in Woodland (1)

14. Is there a need for additional indoor recreation facilities? [please write in]

109 people (24%) agreed and made suggestions; these included:

Gym/fitness centre (24)

Badminton (17)

Unspecified (with doubts about cost/location); possible collaboration with other villages (10)

Youth club/somewhere for teenagers to socialize/activities for young/investment in Scout movement (13)

General indoor sports facilities/sessions, especially in winter (including 5-a-side football, netball, basketball, snooker) (13)

Swimming pool (8)

Exercise classes, other evening classes and opportunities to learn new skills/share knowledge (including men's group) (8)

Indoor bowls (7)

Activities for older people (5)

Recreation/sports centre/pavilion with changing & café (5)

Table tennis (4)

Squash (4)

Soft play (4)

Other:

Longer library hours, school facilities always open, encourage better use of existing facilities (1)

Should the Community Centre offer more?

YES 196 (43%)

NO 75 (16%)

Don't know/no answer 185 (41%)

15. Does Oscroft need...

a) a play area?

YES 182 (40%)

NO 71 (16%)

Don't know/no answer 203 (44%)

b) a playing field?

YES 149 (33%)

NO 92 (20%)

Don't know/no answer 215 (47%)

N.B. A number of respondents did not feel it appropriate to answer on behalf of Oscroft.

(E) WHAT ELSE SHOULD THE NEIGHBOURHOOD PLAN LOOK AT?

16. As we develop the Neighbourhood Plan we need to look ahead 15 years, to what kind of place the Tarvin parish area should be. What areas would you like us to explore? [please indicate on the scale below]

Table shows number of respondents in each category. Respondents who gave no opinion are excluded. The weighted score gives 2 points for agree strongly, 1 for agree slightly, -1 for disagree slightly and -2 for disagree strongly

	<i>Agree strongly</i>	<i>Agree Slightly</i>	<i>Neither Agree or Disagree</i>	<i>Disagree Slightly</i>	<i>Disagree Strongly</i>	<i>Wted Score</i>
Making Tarvin cleaner and greener	213	115	47	3	3	532
The facilities and support needed by						
· retired people	186	127	65	6	0	493
· people with a disability	187	107	72	2	1	477
Encouraging healthier and more active lifestyles	190	90	79	0	1	468
Using the Community Centre more	167	133	73	2	3	459
The facilities and support needed by						
· teenagers	180	103	75	2	5	451
· people aged 85 and over	161	113	82	5	0	430
Developing the Tarvin shopping area	162	136	54	19	18	405
The facilities and support needed by young families	135	123	93	3	4	382
Making Tarvin a more vibrant place	108	132	94	10	13	312
Encouraging visitors	76	96	135	30	18	182

N.B. Between 15-22% of respondents did not answer the question at all

There were a handful of other suggestions:

Housing to attract young families/executives who will run clubs etc. & spend in shops/pubs

Lobby for A51 improvements

If more housing perhaps also provide general store to relieve pressure on village centre

Safe facilities for 'tweens' - ages 10-13.

Use Hoole as template - vibrant village with great range of shops/businesses

Other general comments were:

No new housing, facilities/infrastructure already overstretched, keep village atmosphere(43)

Community Centre – praise for what it does now/ much better than used to be. Who will provide extra activities? Will they be supported? Limited space for more activities. Needs more support from CWaC. Could be club with bar/snooker etc. Film nights great – need more publicity? (12)

Parking issues - parking on High St is threatening bus routes; crossing roads with parked cars can be tricky; despite Co-op car park people still park on High St.; people park all day & catch bus to Chester; park on pavements/footpaths; Garden Field car park fantastic idea; restriction needed on roads near school; car park no longer needed as High St is dead; possibility of pay and display car park?; residents can walk to shops; abused for parking near school (12)

Main roads – don't feel safe as traffic too fast, dangerous getting into/out of village onto main roads, suggestions for traffic lights at Tarporley Rd/A51 junction, lower High St/main road junction (Tarvin Sands) and "Ashton turn"; hard to turn right out of village, hazardous to cross main road to access footpaths; need to sort out A51 before allowing any more houses; Cross Lanes/Shay Lane unsafe; need traffic island on A54 west of car sales site; children age 10-11 are crossing main road to cycle at Austins Hill & old turkey farm; traffic lights at Stamford Bridge and Vicars X are major problems - should remove traffic lights at Stamford Bridge; improving main roads will stop lanes being used as rat runs (12)

Housing issues – should be on edge of village (no sites IN village); encourage sustainable self-build by locals, not volume builders; only build within existing village boundary - no encroaching on Church Farm fields; only limited new housing; retirement village?; all areas should accept share of new housing; define absolute limit to further expansion; every parish must take fair share of expansion or bigger villages will be overburdened; need full range of new housing or creates ghettos; need mix of housing everywhere; build on infill sites where appropriate; build off Townfield Lane accessed from Holme St (this part of Green Belt not to be protected); affordable homes must be for local people; depends where sited & if local need established; no houses in countryside or Oscroft (no facilities); houses needed to allow older people to downsize within village; no more large-scale development; new houses must be near amenities. Need some large housing (cf. Kelsall & Tarporley) Is more housing really needed? Where is there land in Tarvin for housing? (11)

Playing field – praise but also criticism - play area on field could be improved/integrated cf. Kelsall; holly hedge behind goal bursts footballs; play area quite dated, needs new/comfortable benches and re-painting equip; groups of teenagers gather on field and can feel threatening; occasional problems with play area are repaired eventually; swing bars are no good; play areas need updating, that on field should be separately fenced, big climbing frame/slide unsafe for under 5s; good if children could play tennis more; gate to play area on field needs attention (toddlers can open); sometimes broken glass in play area (11)

Pavements, hedges, gutters etc. – footpaths very untidy, hedges not cut, neglected/decaying pavements & road surfaces, paths between Gowy Cres/Heath Drive/Sheaf Close uneven, overgrown & poorly lit, paths/pavements need attention, weeds in gutters (8)

Traffic speeds – problems with speeding and amount of through traffic. Most country lanes don't have specific speed limits. Should be speed limit on Old Moss to stop boy racers, speed limit by school, limit enforced through village, on Hockenhull Lane and Cross Lanes, anywhere around houses, 40mph limit past Austin's Hill (8)

Personal safety – older people feel intimidated by young people drinking/taking drugs; some safety concerns at night; some women are wary of walking in Woodland (isolation/density); sometimes uneasy around groups of teenagers. Unruly groups of children can be intimidating. Feel safe in daytime (7)

Green Belt – are some anomalies but must be careful if amending. Should protect but what does "at any cost" mean? Green Belt and countryside not synonymous. Green Belt should extend into Oscroft. Need map to comment in informed way. (6)

Dog fouling (particularly around school and near play area) and dogs running free on playing field disliked (5)

People in village – good neighbours; long-term residents committed to area. People too lazy to use a car park on Garden Field. Younger people less friendly, too many strangers about. Keeping healthy is lifestyle choice, facilities not required (4)

Questionnaire biased/loaded questions (3)

Cycling – cycle paths are healthier/greener/reduce need for parking (look at Ashton as model). A51 dangerous for cyclists. Dangerous cycling on pavements (3)

Doctors' surgeries – inadequate (so have to go to Tarporley), too often closed, timetable is hard to read (3)

Questions – Do over 16s want rec facilities? Does Oscroft want play area or field? What housing types will be needed in future? Where is Green Belt? (3)

Other

Maintain bus services

Evening (post 8 pm) exercise classes

Should make most of free outdoor recreation resources i.e. countryside. All weather football pitch would be brilliant but football club need multiple pitches

Playing field in Oscroft would serve instead of 2nd field in Tarvin

Flowers at entrances to village

For older children recreation facilities are unrealistic so ensure good transport links

Future use of old Limestar building - flats/sheltered housing/hotel?

Shops can't be developed except as part of a new development.

Need range of facilities for all ages

Need to establish local need for any/all additional recreation facilities

Footpaths need improving for wheelchairs.

Library reinstated (?)

Houses not affordable for local young people

Grass to be cut Austins Hill.

Oscroft is country hamlet, facilities not appropriate

Walk to keep fit

Surrounded by beautiful countryside - don't build on it. Danger extra recreation facilities will draw in outsiders. Plenty of activities for young

No play area for Lower High St

Village already very active.

Suggest one of pubs offer room 6.30 - 9 pm for pool/darts/coffee for 16-18 yr. olds

Good school

Poor state of Tarvin Hall.

Used to be a rural self-contained village, now ruined

Value doctors & library

Appendix 3: Analysis of Responses to 2nd Community Questionnaire (2016)

TARVIN NEIGHBOURHOOD PLAN ISSUES AND ASPIRATIONS QUESTIONNAIRE

This is a follow-up survey to the one launched at the 2015 Summer Fete and completed in the autumn. That survey was analysed and the results widely circulated around the parish area in hard copy form and publicised on the community website Tarvin Online.

Based on that survey, the following issues have been produced. The Steering Group overseeing the Neighbourhood Plan on behalf of the Parish Council would very much like your views. It is important that you respond to this questionnaire because, if the Neighbourhood Plan is agreed, it will include policies designed to turn the issues and aspirations outlined below into reality, and will be in force until 2030.

This document summarises the results of the 2nd Community Questionnaire.

For Questions 2, 3, 7, 8 and 9 we have converted the 1 to 5 responses into:-

- 1 Strongly Disagree
- 2 Disagree
- 3 Neutral
- 4 Agree
- 5 Strongly Agree

For the graphical representation we have counted the number of respondents who either agree or strongly agree and depicted this as a percentage.

Q1: Based on the previous survey, it seems the Plan should focus on the following five areas. Please rank them in priority order, where 1 is the highest priority and 5 is the lowest priority.

	Business and the local economy	Green Belt & open countryside	Health and well-being	Housing	Transport
Agree	64%	38%	50%	80%	68%

Q2: Here are some statements which are linked to future policies for the Green Belt where 5 is "agree strongly" and 1 is "disagree strongly", please say how far you agree with the statements.

	Agree
The character of the Tarvin parish area, partly surrounded as it is by Green should be preserved	90%
Use if the Green Belt should fully comply with guidance in the National Planning Framework, which says that exceptions can be agreed, provided they preserve the openness of land. Examples of possible exceptions are replacement buildings, outdoor sport and recreation, and limited affordable housing for local people	61%
The existing open spaces which contribute to the parish identity should be preserved (NB The map shows those which the Steering Group consider important)	88%
Tarvin's natural environment and heritage within its rural setting should be preserved and enhanced	90%
Access to the countryside should be enhanced through a wide range of properly maintained public footpaths and safe cycle routes	80%
The views from Tarvin towards Kelsall, and from Oscroft towards Tarvin, are important and should be preserved	82%

Q3: When thinking about the statements below relating to housing, you need to be aware that the approved Cheshire West and Chester Council Local Plan, which the Neighbourhood Plan needs to comply with, sets out an important policy for Tarvin for the plan period up to 2030. Tarvin is designated as a Key Service Centre and is required to accommodate 200 new dwellings in the period up to 2030. As at April 2016, that number has virtually been reached. The question arises, what would be the consequences if, as a result of a change in Government policy to accommodate a growing population, land for housing. Without a Neighbourhood Plan in place reflecting the wishes of its Tarvin had to allocate more residents, Tarvin would be vulnerable to inappropriate development.

On a scale of 1 to 5, where 5 is "agree strongly" and 1 is "disagree strongly", please say where 5 is "agree strongly" and 1 is "disagree strongly", please say how far you agree with the statements.

	Agree
There should be a full mix of housing types, with a strong emphasis on smaller units which reflects local need	62%
The density of any new housing should reflect the current density	67%
Any development should protect open space, existing hedgerows and trees	91%
Local people should be given priority to buy smaller properties	78%
On developments of more than 5 dwellings, there should be a minimum of 30% "affordable" properties, interpreted as attracting a discount for first time buyers	62%
There should be a focus on good quality design to complement the existing surroundings	88%
In order to protect the views to open countryside, no building should exceed 2 storeys	85%
Houses should have gardens and space to park a car	87%

Tarvin Neighbourhood Development Plan

Q4: If there is more housing development in Tarvin parish, it should be in Tarvin village (because only the village has a range of services/facilities, although these may need to be enhanced/improved). Do you agree?

YES	NO	No Response
57%	38%	4%

Q5: How important is it to you that a “green gap” between Oscroft and Tarvin is always preserved?

VERY IMPORTANT	IMPORTANT	NEITHER IMPORTANT NOR UNIMPORTANT	UNIMPORTANT
66%	21%	9%	3%

Q6: Do you agree that housing development in the parish area outside Tarvin village should only be allowed on brownfield sites i.e. land which has been developed previously?

YES	NO
84%	13%

Q7: Here are some statements which are linked to future policies for health and well-being in the Tarvin parish area. On a scale of 1 to 5, where 5 is “agree strongly” and 1 is “disagree strongly”, please say how far you agree with the statements

	Agree
There should be facilities and amenities for a healthy life style, including all-weather play areas, a football pitch, allotments, safe routes for walking to school, access to nature and green space	78%
There should be infrastructure for walking, cycling and public transport	85%
Residents should have convenient access to doctors and other health care professionals in Tarvin village	94%
There should be safe, accessible, maintainable green spaces for all ages	90%
Residents should have access to affordable sports, recreational, social and leisure facilities including education for adults and a library	78%
Activities for children with a disability should be provided wherever possible	83%

Tarvin Neighbourhood Development Plan

Q8: Here are some statements which are linked to future policies for **transport**. On a scale of 1 to 5, where 5 is “agree strongly” and 1 is “disagree strongly”, please say how far you agree with the statements

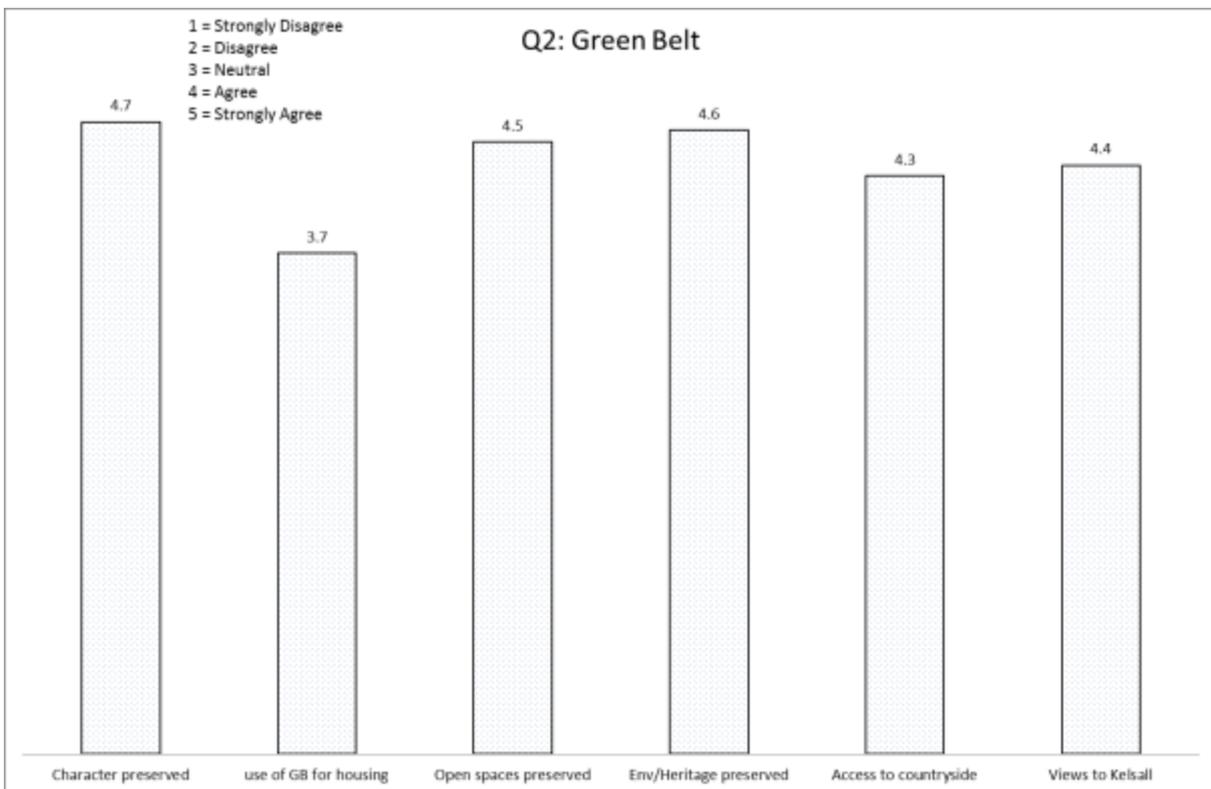
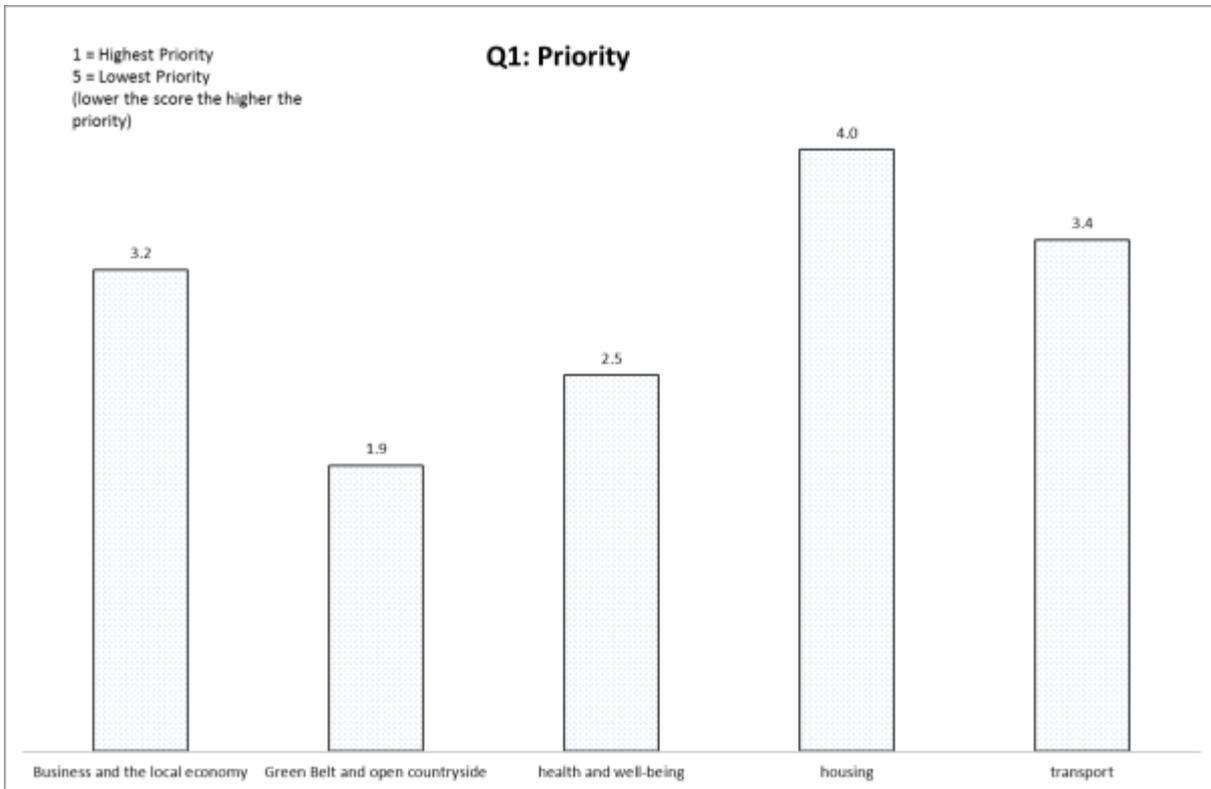
	Agree
The priority should be to support significant improvement to the A51 from Tarvin roundabout to the A41 at Vicars Cross	83%
The existing 82 and 84 bus services should be retained but the timetable should be reviewed in order to properly space out arrival times in the village centre, to reduce congestion and maximise benefit to users	84%
A public car park should be provided in Tarvin village, which is accessible to users of village amenities and services	72%

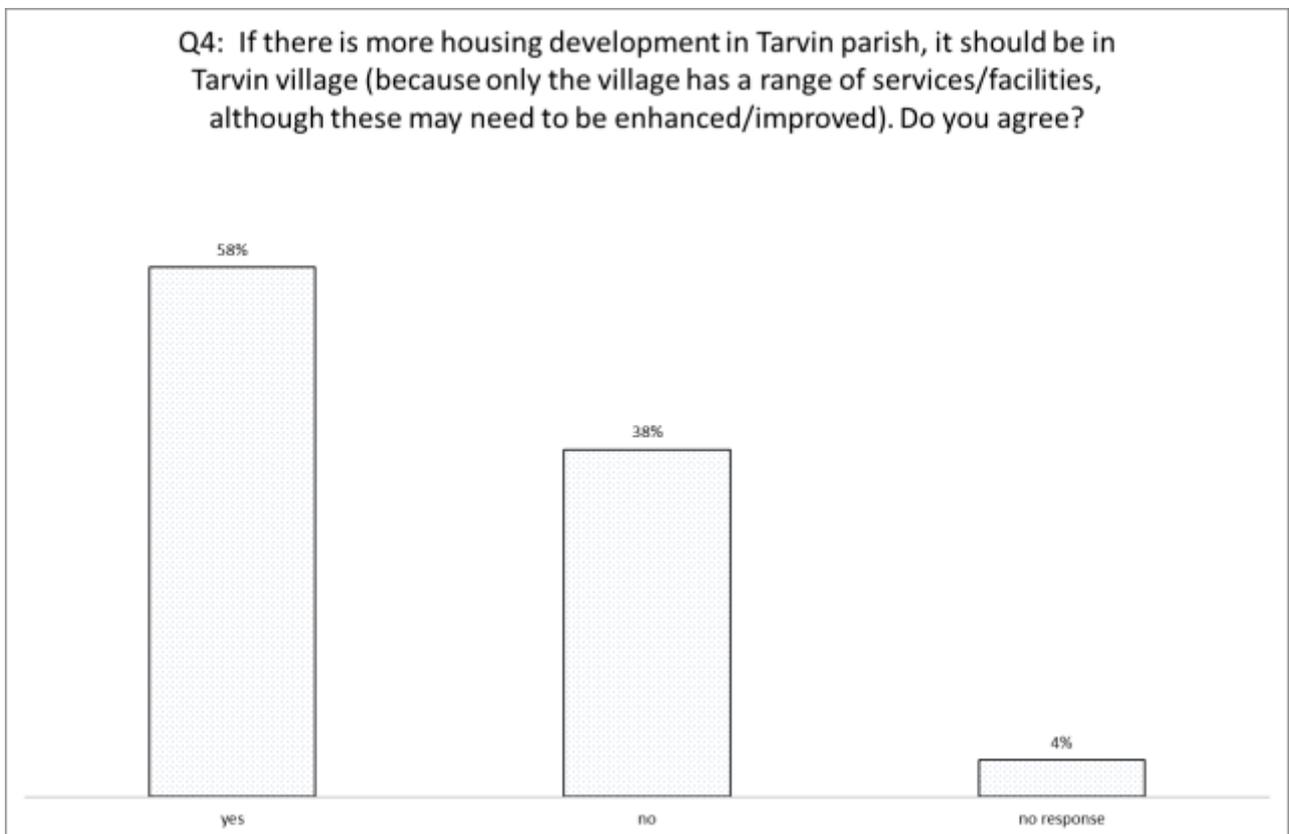
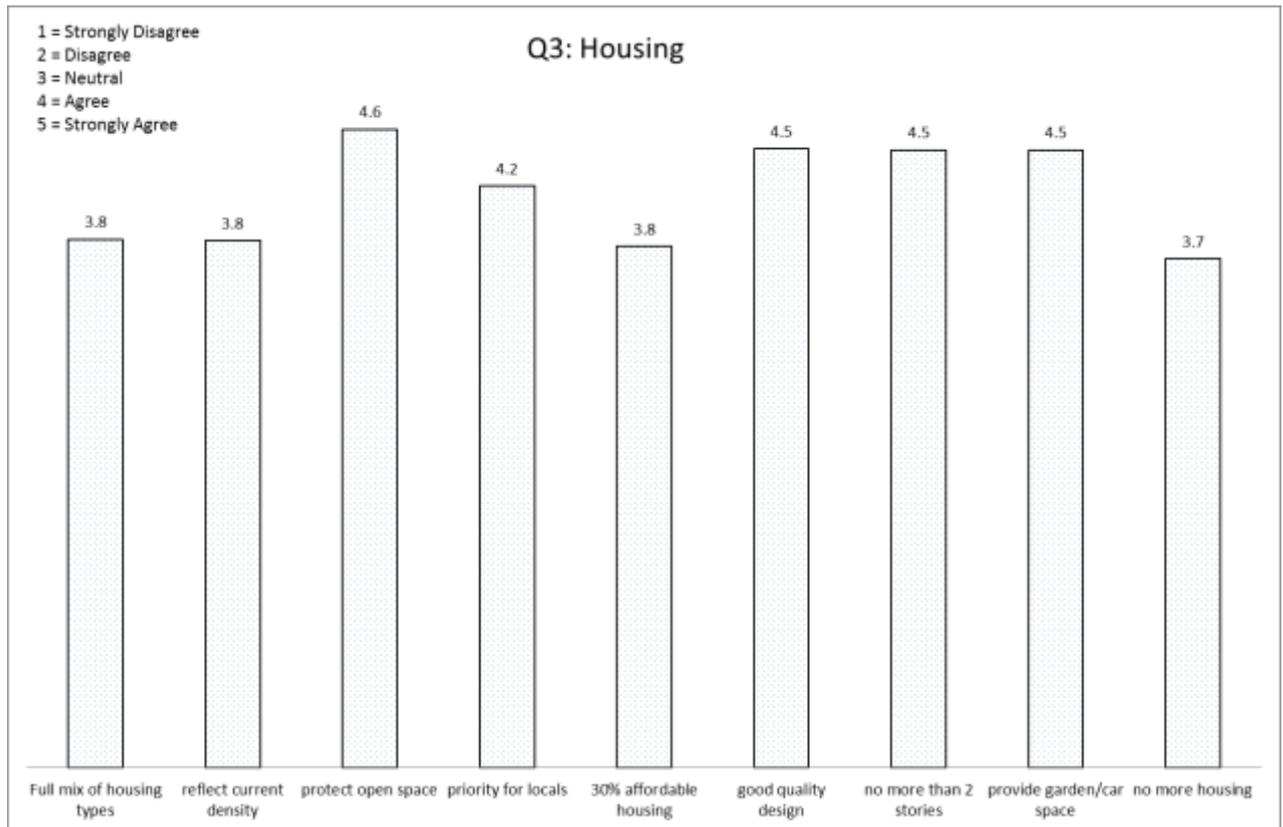
Q9: Here are some statements which are linked to future policies for **business and employment** in the Tarvin parish area. On a scale of 1 to 5, where 5 is “agree strongly” and 1 is “disagree strongly”, please say how far you agree with the statements

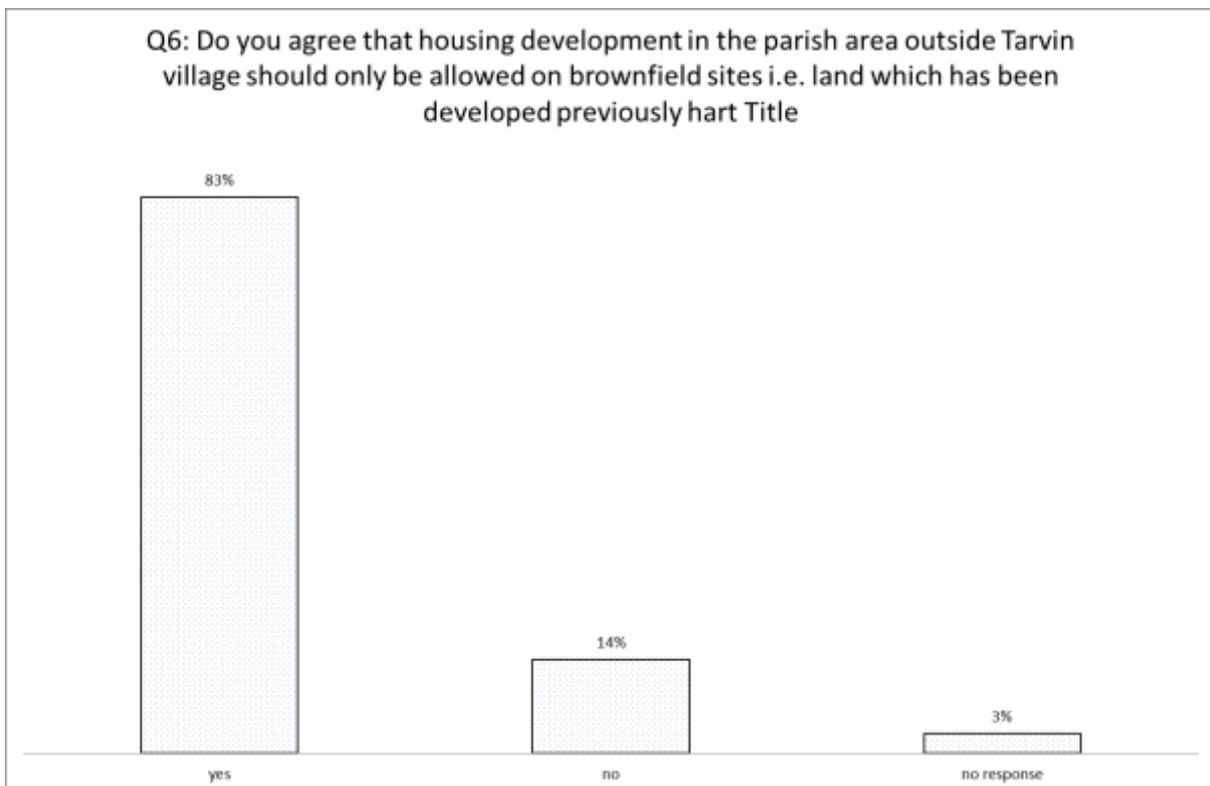
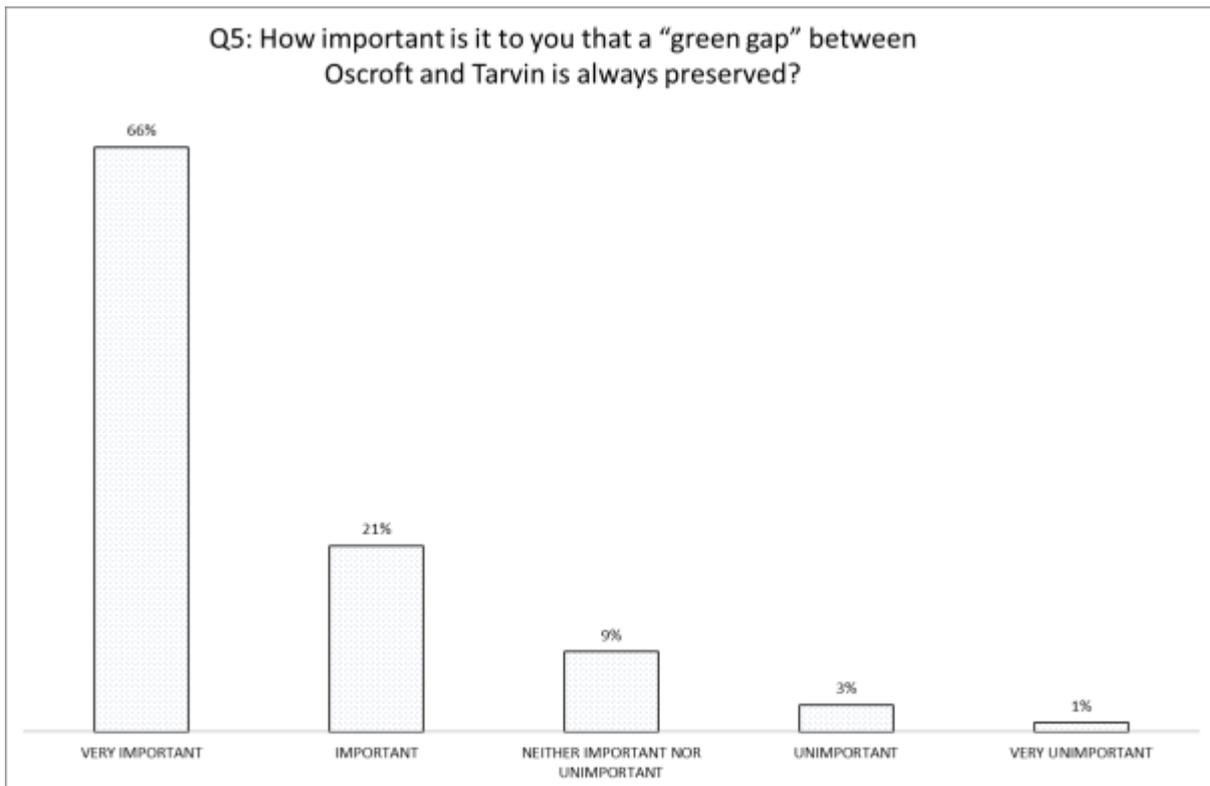
	Agree
There should be small, flexible workspaces provided to allow growth in non-retail small and micro businesses on existing sites	36%
Planning policy should encourage working from home, provided there is no unacceptable impact on neighbours	42%

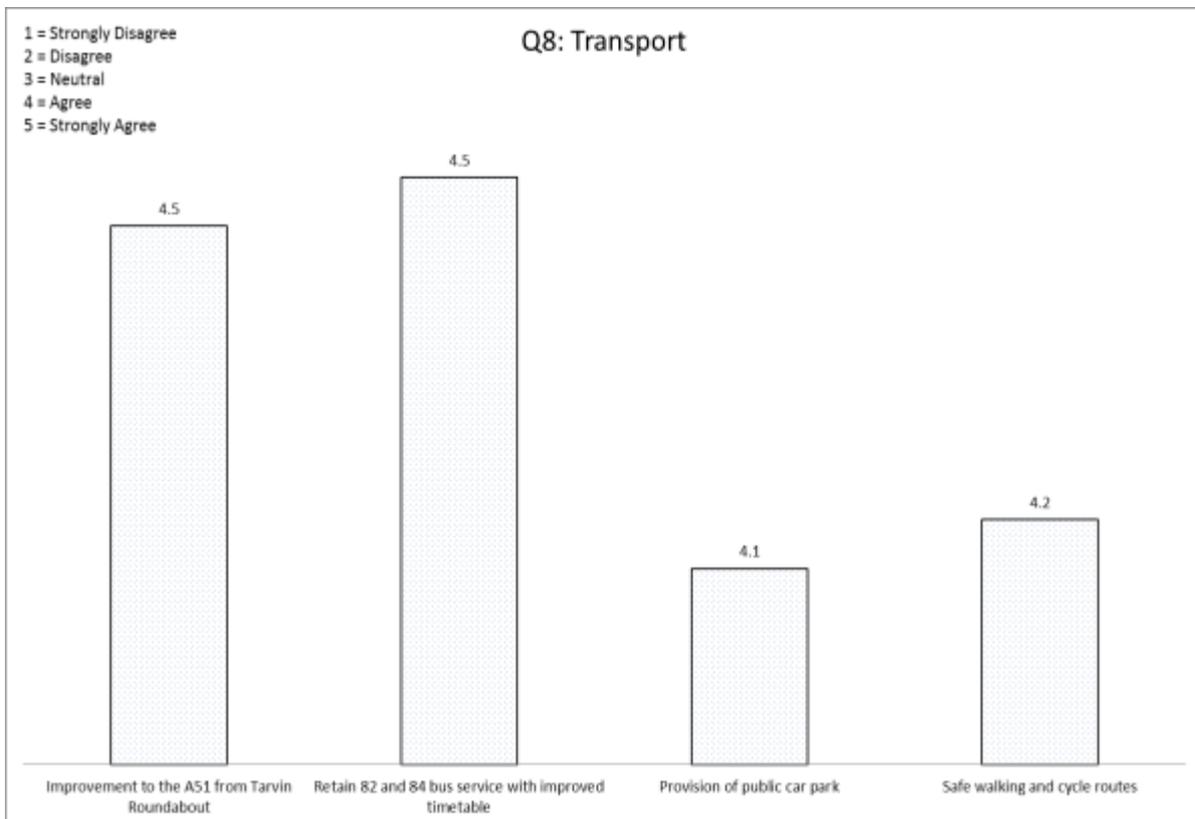
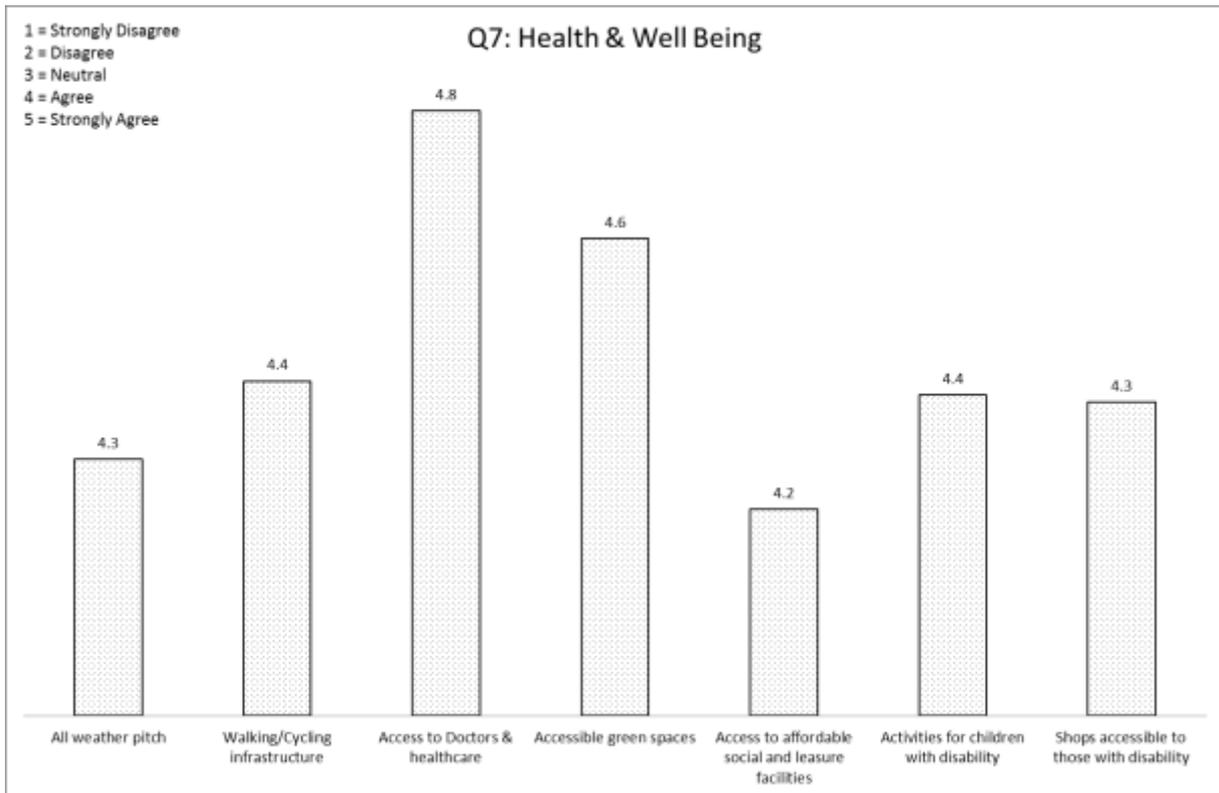
Q10: Did you complete the Neighbourhood Plan resident’s survey last year?

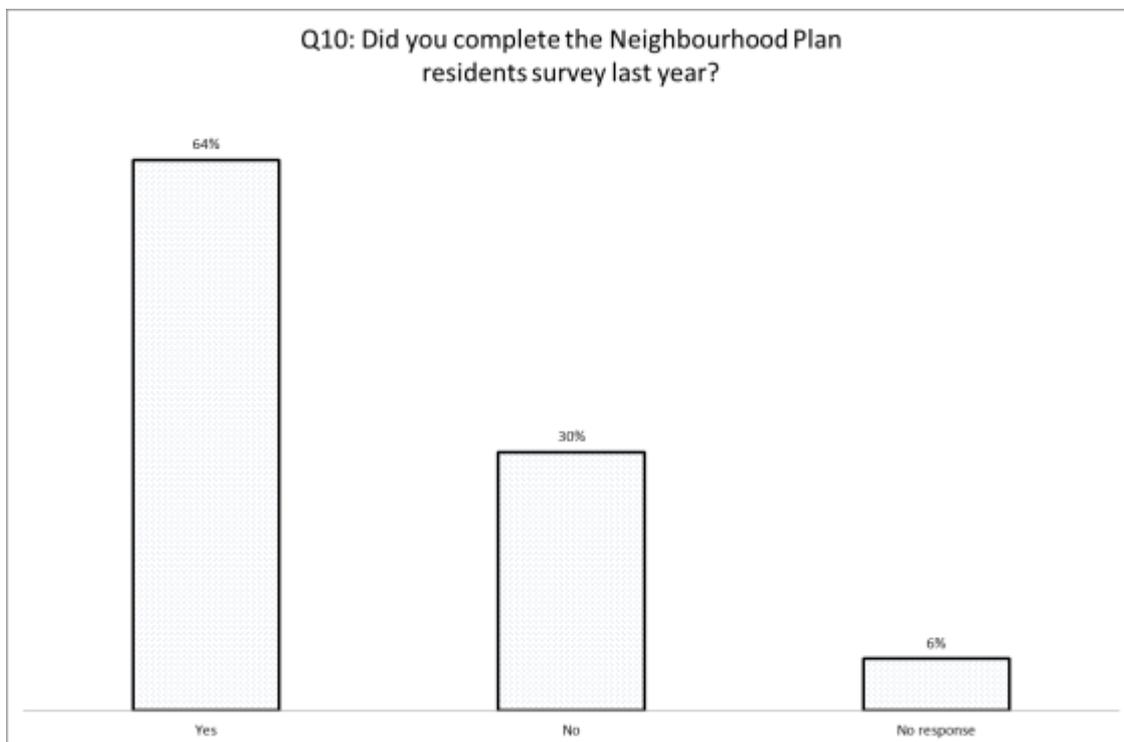
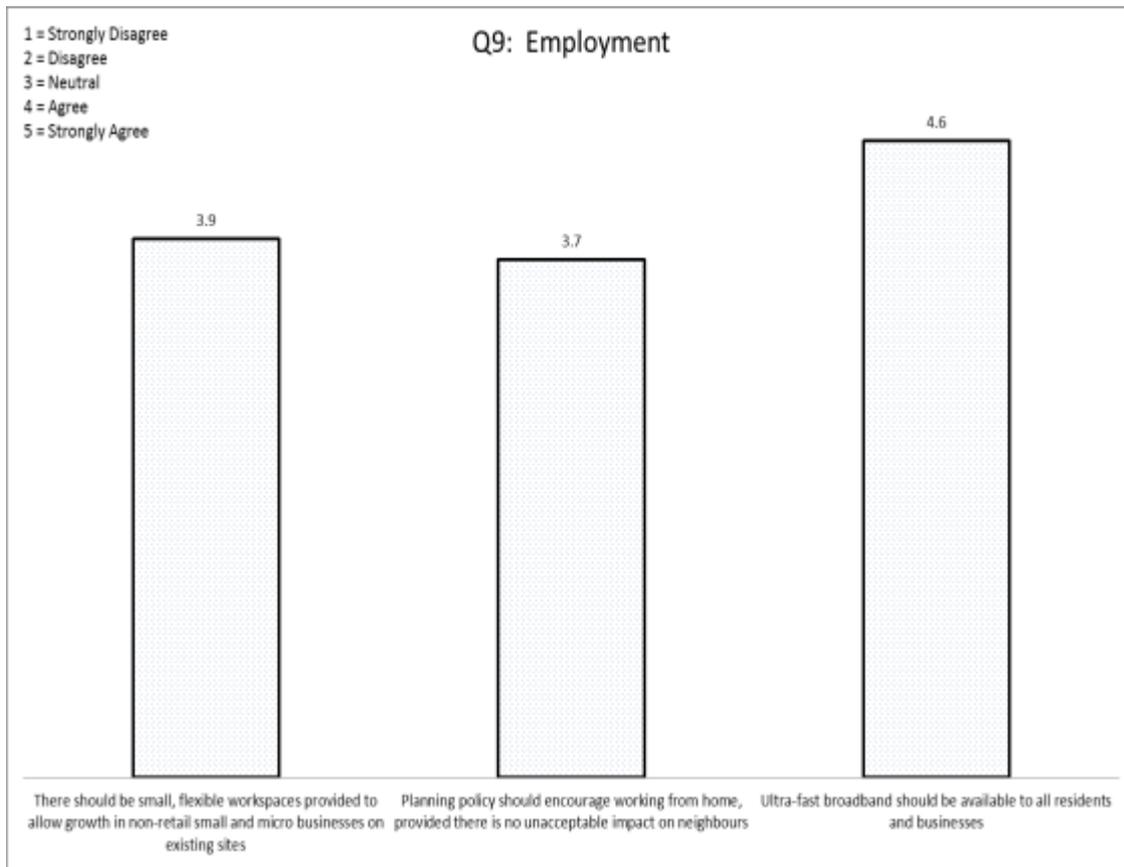
YES	NO
63%	31%











Tarvin Neighbourhood Plan Questionnaire: Analysis of Question 11 "Any Other Comments"

The following is an extrapolation of the comments from Q11 which have been sorted in to the five main categories that will make up the frame work for the Tarvin Neighbourhood plan, namely: -

- Housing
- Transport
- Green Belt and Open Spaces
- Health and Wellbeing
- Business and the Local Economy

Some have also categorised in to a 'General' section where this seems appropriate. These are not always 'verbatim' transposing of comments which often cross categories but they predominantly used the words on the forms and do not include any 'interpretation' (unless separately noted in brackets).

The questionnaire exercise from which these views have been obtained will provide evidence for the Tarvin Neighbourhood Plan which is currently being drafted. The majority of comments made are fairly generic but do anyway express personal opinion and are legitimate as a result. What they do not largely appear to "accept" is the context of the Neighbourhood Plan and the presumption that planning 'needs to be permitted, where possible', within the conditions of the Cheshire West and Chester (CWaC) Local Plan, in which Tarvin is identified as one of the hubs through which additional housing commitments will be delivered and which has partly sat behind the development so far permitted within the village. So generic comments 'No more housing' may not be very helpful in this regard but do however, appear to express the general sentiment of many village residents.

Other comments are made more in line within the context of the planning principles against which the Neighbourhood Plan is being formulated. Even then the overwhelming sentiment is against the further growth of Tarvin, which is considered to have fulfilled its immediate additional housing obligations and with frequent explicit concern that the infrastructure (roads, schools, parking and the health centre) simply cannot accommodate more housing; associated increased traffic and demands on the already perceived over busy village services.

There is also an overwhelming expressed desire to preserve the character and current physical attributes of Tarvin (views, green surround etc.), with concern of extending in to the green belt and surrounding open spaces in terms or blurring village boundaries and setting precedent as to 'losing' countryside which, 'once gone, would be gone forever'. There will be no surprise that this is the sentiment, however "unhelpful" it may be in terms of building a Plan which probably has to acknowledge, and allow for the need to increase housing in the future. This is stated from the context that if residents are against further expansion, but further expansion is subsequently permitted, then there could be the perception that the consultation was irrelevant as the views and wishes of local residents would have effectively 'been ignored'. This issue will therefore need to be addressed and the final recommendations explained when the Neighbourhood Plan is presented for approval.

Whilst there are fewer comments that acknowledge that there will be a need for more and /or some different housing, there are some such comments. When these are voiced, the land to the east of Tarporley Road is recognised as 'best fit' for future need, but, in interpreting the comments, not assuming subsequent developments to the size of say the Saxon Heath development. There is also more comment re the need for bungalows and apartments to

accommodate the needs of the (growing) older population (and multiple comments that this would allow for downsizing which would free up larger family houses). There are few contrary comments with regard to this need, unlike as for 'affordable buy / affordable rental' property which is demanded by some and countered by others in the survey.

As already stated, some comments do cross over the areas identified as formulating the basis of the Plan. Where this occurs we have tried to duplicate across where necessary, although not necessarily as consistently as it could have been, but this is not believed to adversely skew the predominant views expressed in each individual section.

The main messages from each section are summarised as follows:

1. Housing

- Majority view is that Tarvin should not be asked to, and indeed cannot support, further significant development
- The 'cannot cope' stems from concern re infrastructure (e.g. roads, school and health centre) and from a general desire not to allow significant build on Green Field sites.
- Where there is comment re 'new housing' the predominant view when expressed, refer to the need for housing for the elderly (bungalows / apartments) with supporting comments that this would free family houses via downsizing.
- There are comments re the need for further affordable housing (buy and rent) but, as above, there are equally comments made suggesting opposition to this type of need in the locality, above that already provided / available.
- Where recognised that more housing may be needed – land to the east of Tarporley Road (TR) is generally supported as an option, albeit considerable comment to preserve views and the need to ensure that there is a limit (specific boundary) to future growth of the village so as not to allow uncontrollable creep and merging of villages.
- Mainly generic comments. Few specific comments / recommendations – bar one suggestion that the land east of TR should be used for a new school to free up the existing school site for housing – the benefit being to build a bigger school for future demand and improve access, parking / facilities etc.
- There are also multiple comments re use of brown field, as opposed to green field sites and recognition that smaller developments / infill may occur without the same degree of pressure that another larger development would entail.

2. Transport

- Significant concern re local village road capacity, traffic volumes, parking and regarding the congestion and capacity of the main roads around Tarvin and particularly towards Chester.
- These concerns are used to support the view that the village cannot take significant new housing. Parking is a major concern / issue but there is no clear consensus re the need for a specific village car park with the suggestion that there are more opposed than who support such a proposal, with significant concern / views expressed because of the number of people who use (or would use) Tarvin as a 'park and ride' site for travelling in to Chester etc. and that this would be made worse if a car park was created.
- There is considerable view expressed about congestion on the high street / around the village and some suggestion re the use of converting the extended grass verges on Tarporley Road for 'diagonal' off road parking spaces. Equal concern that provision of any specific parking will worsen the 'park and ride' issue.

Tarvin Neighbourhood Development Plan

- Quite a few comments re the need to introduce parking control to ensure only short stay parking is possible to reduce the 'park and ride' feature which adversely impacts the ability of residents who do wish to use the local facilities etc.
- Significant comments re the main roads and the need for improvement in traffic flow particularly from Tarvin roundabout up to Stamford Bridge (SB) and Vicars Cross. But little consensus of opinion as to what might rectify this (suggestions ranging from replacing the SB lights with a roundabout, slower speed limits, traffic lights at Ashton Hayes turning / roundabout, traffic lights at Tarvin / Stapleford / Waverton junction; to re - routing the main road from the foot of Kelsall hill to SB (but without suggestion as to what route this could take).
- The main roads are seen as being a major issue re the counter - argument against permitting new further housing in Tarvin.
- There are also regular calls for speed restriction and crossings on both the A51 and A41 at all access points to and from Tarvin and for improvement to road surfaces, pavements and cycle and foot paths and demand for more specific cycle tracks from Tarvin to Chester etc.
- There is frequent comment re the bus service provision mainly focusing on poor time tabling, lack of ticket transferability, unreliability of service, the poor standard of the school bus fleet and lack of sufficient night service.

3. Green Belt and Open Space

- The general view is that this is an asset and need to be preserved and that it is a distinguishing feature and part of the attraction of Tarvin as a place to live.
- There is some comment re the areas identified for preservation, and particularly the areas not identified for preservation (with the assumption that if they are not mentioned as specifically preserved then they must be identified as areas for potential development – Stapleford, Old Moss residents have obvious concern in this regard).
- There is more significant comment against the use of green belt / open space land for leisure / sports facilities than who would favour such development. Concern that this would be akin to recognising Tarvin as growing towards being a town, with frequent comment re the need to keep Tarvin as a village, and that residents who want such facilities should be prepared to travel or indeed move.

4. Health and Wellbeing

- The most frequent comment stems from the medical centre and access to GP provision
- Clear expression of the belief that there is not adequate provision now and that this would only get worse if the population of Tarvin is allowed to grow still further by permitting more housing development.
- The same statements are applied towards school place provision.
- These concerns support the concern re future growth – that village infrastructure and amenities are already stretched and that the village is therefore deemed to be 'at capacity'.
- There is, amongst the above, comment re the woodlands, the footpaths and access to countryside as part of the attractiveness of Tarvin as a place to live and concern re this being compromised if the village is allowed to grow further.
- There is also comment as to the detriment of the wellbeing of the village re the rumoured traveller site against which there is considerable concern, and no comment in support.
- There is call for traffic control measures (speed limits) and general comment re disabled provision and care (kerbs, pavements, shop s access and housing provision).

- There is some comment re the need to look after the village – litter, verges, parking provision and concern or comment re loss of community as the village has grown which is not seen as a positive development and, again, is expressed as a counter argument against more growth and development within the village.
- There is comment within H&W re the need for cycle paths, safe crossings (of main roads) and for maintenance of paths and track ways. But again no consistency apart from the concept – with ideas ranging from cycle routes to Chester, bridge crossings for cyclists / pedestrians to Stapleford and even underpass or tunnel provision across main roads.

5. Business and Local Economy

- There is little overall specific or implied comment
- This is the area of the survey with least focus in terms of written response.
- Comments cross over with traffic concern / impact and car parking to very generic comment re encouraging business to locate in the high street / village etc.
- There are multiple comments re disabled and pram user access to shops.
- There are also multiple comments re the need for better internet connectivity throughout the village.

Tarvin Neighbourhood Plan Steering Committee
On behalf of Tarvin Parish Council

Appendix 4: Summary of Tarvin Village Design Statement (revised & updated, 2017) Tarvin Village Design Statement: A Summary

1 Introduction

The purpose of a Village Design Statement (VDS) is to manage change to the built environment and landscape in such a way that those proposed changes harmonise with the local character of an area. It is not about whether or not a proposed development should take place; that is the function of the local plan prepared in this area by CWAC. The VDS is intended to form a supplementary planning document to the Local Plan. Its policies have been the subject of formal public consultation and the result has been that the special qualities and characteristics of the VDS area need to be taken into account in any proposed development. The VDS is not just for the village centre but the whole of the Parish area including Oscroft and Stapleford.

2 Landscape and setting

Tarvin lies on the junction of the A51 with the A54. The A54 northerly bypass was constructed in 1933 and the A51 southerly bypass in 1984. The latter defines the extent of 1960's residential development. The area covered by the VDS forms part of the Cheshire Plain extending from the Mersey Valley in the north to the Shropshire hills in the south and the River Dee to the west. There are a number of small of sandstone ridges rising up from the plain and Tarvin lies on one of these which is clearly visible in the village –especially in the Lower High St. This geological feature has helped to define some of Tarvin's architectural character. The predominant landscape surrounding the village is medium scale pasture fields, the boundaries of which are mainly hawthorn with some hedgerow trees –mainly oak.

3 History

The Domesday survey of 1086 records Tarvin as one of the most populated manors in Cheshire and owes its importance to the convergence of two important highway routes. It served as a market place to the outlying agricultural communities and featured as a defensive position in the English civil war. Indeed Saint Andrew's church built in the 13th or 14th century bears the scars of this conflict. Then as now, present day High Street and Church Street continue to be an important commercial centre with a mix of shops, tea rooms, post office, restaurants and public houses. The 1930's brought about a modest expansion of housing built by the former Tarvin Rural District Council for agricultural workers. This development took place on Hockenhull Lane and what is now Hockenhull Avenue. After the 2nd World War and in the early 1950's, the Cheshire County Council settlement policy

identified Tarvin, along with other villages, as suitable for new housing development. This took place in the 1960's. The 1971 census recorded a population growth to 2705 within the village. The community felt it was being modernised out of existence and set up a working group to draw up Tarvin's first village plan. This was approved by Cheshire County Council and resulted in the centre of the village being designated as a Conservation Area in 1973.

4 Character Areas

The old village is rightly identified generally for its characteristics and with specific features being recorded worthy of retention and duplication in the case of new development. The 1960's development has its own features recorded and those worthy of repetition in any new housing being recommended.

5 Aims of the VDS

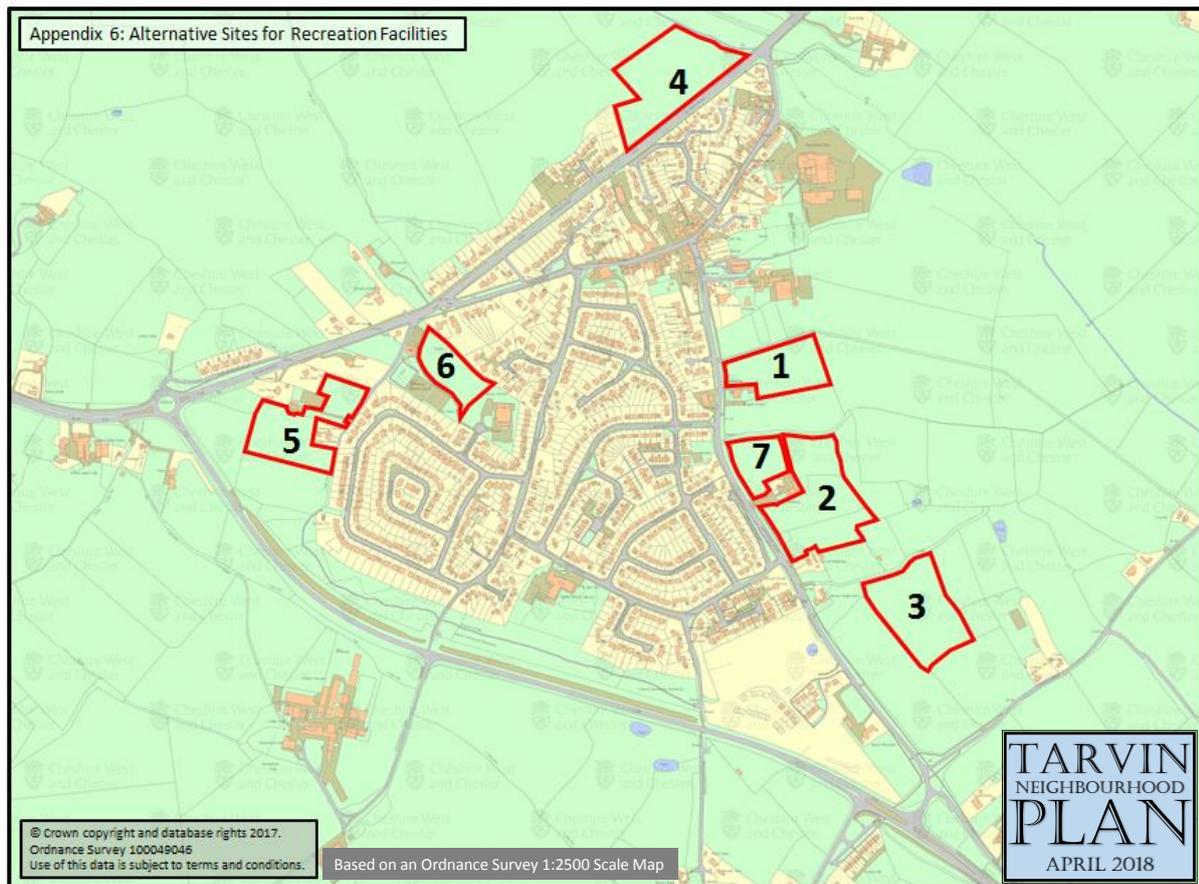
To be adopted by CWAC as a supplementary planning document to provide additional policy guidelines to developers and to individuals planning to make alterations to their own properties. The role of the Tarvin VDS is to provide guidance on the design, character and landscapes that are valued by local residents and organisations.

The original Village Design Statement has been updated in 2017 to reflect current planning guidance. Although this update has not been consulted upon separately from the Neighbourhood Plan, it does form part of the Plan which is subject to consultation. The updated VDS is accessible via:

Tarvin On Line: www.tarvinonline.org

Tarvin Parish Council: www.tarvinparish.org.uk

Appendix 5a: Alternative sites for recreation facilities (location map)



Key: Alternative sites for recreation facilities	
1	Behind Telephone Exchange
2	CWAC Land South
3	Behind Broomheath Farm
4	Off A54
5	Off Townfield Lane
6	King George V Field
7	CWAC Land North

Appendix 5b: Alternative sites for recreation facilities (evaluation)

Tarvin Neighbourhood Plan: Siting of All-weather Training Pitch

	Site 1 Behind Telephone Exchange	Site 7 CWAC Land North	Site 2 CWAC Land South	Site 3 Behind Broomheath Farm
1)Accessibility 1.1) Vehicle.	Good: Direct access from main Tarpoley Rd.	Good: Direct access from main Tarpoley Rd.	Good: Direct access from main Tarpoley Rd	Good: Direct access from main Tarpoley Rd
1.2) Pedestrian	Good	Good	Good	Good
2)Viability 2.1) Car Parking	Good: Space for leisure needs which will also serve village centre and church.	Acceptable: Greater distance from village centre limits impact on village centre parking.	Poor. Too far from village centre, will only meet leisure needs	Poor: Too far from village centre, will only meet leisure needs.
2.2) Disturbance, light pollution and noise.	Acceptable. No houses nearby. Light pollution could be minimised by suitable design	Acceptable. Only two houses nearby. Light pollution could be minimised by suitable design.	Acceptable. Only two houses nearby. Light pollution could be minimised by suitable design.	Acceptable: No houses nearby. Light pollution could be minimised by suitable design.
2.3) Impact on Village character.	Poor: Too close to church and conservation area.	Acceptable with good design	Acceptable with good design	Acceptable with good design
2.3) Visual impact out of village.	Acceptable with good design and mitigation.	Good with good design and mitigation.	Good with good design and mitigation.	Acceptable with good design and mitigation.
2.4) Space	Space to accommodate all facilities needed.	Too small. Will NOT accommodate all the facilities needed.	Space to accommodate all facilities needed.	Space to accommodate all facilities needed.
3) Deliverability	Poor: A strategic land company has an option on this land.	Good: In Council ownership.	Good: In council ownership.	Poor: Understood to be in private ownership.

Tarvin Neighbourhood Plan: Siting of All-weather Training Pitch

	Site 4 Off A54	Site 6 King George V Field	Site 5 Off Townfield Lane
1)Accessibility 1.1) Vehicle	Acceptable: Direct access from A54 in speed limited area.	Acceptable: Direct access from A54 in speed limited area.	Unacceptable: All access routes either: through residential areas, through Townfield Lane, or off A51/54 close to roundabout.
1.2) Pedestrian access	Acceptable with provision of pedestrian crossing. (Poor at present)	Good: Access from community centre.	Acceptable: Access through estate.
2)Viability 2.1) Car Parking	Acceptable: Space for leisure needs. Would reduce pressure on village centre parking	Poor; Car park already under pressure from existing users. Too far from village centre to be of value.	Poor: Large car park would increase annoyance. Would not reduce car parking pressure in village centre.
2.2) Disturbance, light pollution and noise.	Good. No houses nearby. Light pollution could be minimised by suitable design.	Poor. Large number of houses nearby.	Poor: Large number of houses nearby.
2.3) Impact on Village character.	Good: Separated from village centre by A54.	Unacceptable: Will limit access to field by other users, including casual users.	Poor: Will destroy character of historic Townfield Lane
2.3) Visual impact out of village.	Good; Impact could be minimised by good design.	Good; No impact.	Acceptable: Some loss of open vista to the west of the village.
2.4) Space	Space to accommodate all facilities needed.	Too small. Will result in loss of existing grass football pitch.	Space to accommodate all facilities needed.
3) Deliverability	Acceptable; Private ownership but permitted use of Greenbelt land.	Good: controlled by a charity and managed by trustees (all Parish Councillors).	Poor: Owned by house builder.

Appendix 6: Discussion of other leisure facilities

1 Football

1.1

The football clubs in Tarvin are thriving with a total of 350 boys and girls playing for Tarvin AFC on a regular basis. Approximately two thirds of them come from Tarvin and the adjacent villages of Duddon, Ashton and Kelsall. The only football pitch in Tarvin, on King George's Field, dates from the 1940's and is grossly inadequate to meet this demand with teams needing to make use of facilities outside of the village on a regular basis, even for 'home' games.

Increasingly, floodlit all-weather training pitches are being used by all age groups, particularly in the evenings in the autumn and winter months. Teams have to travel to from Tarvin to Upton, Christleton or Winsford on a weekly basis to make use of facilities of this type.

On behalf of the Parish council the Neighbourhood Plan Steering Group has responded to two surveys on recreational facilities undertaken by CWaC.

1.2 Siting of new sports' pitches

Seven alternative sites for the improved leisure facilities were identified and an assessment made of their suitability for both a grass and an all-weather football pitch, together with a car park and changing facilities. (See attached tables)

Two of these sites, numbers 6 (King George V Field) and 7 (CWaC land off Tarporley Road), have been eliminated. Both are too small to include a full size grass pitch as well as the other facilities identified as necessary in the future.

A further site, number 3 (Brown Heath Farm), is considered to be too far from much of the village and would intrude into the open countryside. It has also been eliminated.

Site number 5 (off Townfield Lane) would result in an unacceptable increase in traffic through the existing residential areas of Hockenhull Lane and Crossfields as well as placing an adverse impact on the historic Townfield Lane which has been identified as worthy of protection in the Landscape and Environment section of the Neighbourhood Plan. Site number 5 has therefore been eliminated.

Contact has been made with officials at CWaC concerning the implications on road traffic of the 3 remaining sites (sites 1 & 2 off Tarporley Road, and site 4 off the A54). Whilst all are considered feasible, the advice we have received is that the site off the A54 would involve considerably more problems, together with associated costs, than the sites off Tarporley Road. Based on this advice, site number 4 has been eliminated.

Of the two remaining sites off Tarporley Road, site 2 on CWaC land is considered more deliverable and is the preferred choice.

It is recommended that the Neighbourhood Plan should include provision for improved leisure facilities on this site and that the Settlement Boundary be modified to allow for this.

2 Cycle Routes

As noted in the main report, many people rated the provision of safe cycle routes within the village as important. Improvements are limited by the existing road structure but a sub-group of the Steering Group has identified a number of small improvements which we believe will be of value.

2.1

Nowadays many parents take their children to school by car, even over short distances-adding to congestion. One of the reasons for this is the lack of safe cycle routes from principal residential areas to the school.

We propose that the Parish Council should encourage Tarvin School and the Woodland Trust to develop proposals that would allow children to use paths within the woodland to cycle to and from school making use of a new rear entrance to school. This would enable many children to avoid the congestion on Heath Drive.

2.2

The road between Oscroft and Tarvin is very narrow and contains a number of blind bends. Despite being a minor road it is used by a significant amount of traffic, particularly in the morning and evening. The route is considered unsafe for cyclists, particularly the young and if cycling is to be encouraged it is important that suitable alternatives are developed.

Three options have been identified and it is proposed that all be explored in more detail in order to assess feasibility, deliverability and cost.

Route 1)

Upgrading of existing footpath from Oscroft (MR 352668) to Tarvin village centre (MR 493670) to provide a metalled combined cycle/footpath.

Route 2)

Provision of a new cycle/footpath from Oscroft (MR352667) to cross the brook and re-join Cross Lane at (MR 350665) and then to use the 'Cinder Track', suitably improved to provide a path to Tarvin (MR 492668)

Route 3)

This is a variation of 2)

Starting at Oscroft (MR 352667) cross the brook and proceed to Cross Lanes at 350665 with a connections to the 'Cinder Track' and then direct to Austin's Hill (MR 495661)

We propose the construction of a new cycle/pedestrian path between Oscroft and Tarvin avoiding the narrow and dangerous bridge over Salters Brook. All of the routes outlines above should be reserved for this use and protected from further development unless suitable alternatives are identified.

2.3

Tarvin is on a regional cycle route. This passes through Oscroft to Cross Lanes before continuing along Tarporley Rd to Broomheath Lane and Hockenhull Lane to cross the A51 at Hockenhull Lane. It then continues to Waverton, linking to Chester by the Canal Towpath.

Whilst this is this is considered to be a safe route to Chester the section from Hockenhull Lane to Roman Bridges has been allowed to deteriorate and requires maintenance. In addition the crossing of the A51 at either Hockenhull Lane or Broomheath Lane is considered hazardous. (There has already been one pedestrian fatality at one of these crossings.)

We propose that the route be diverted to cross the A51 by the road island at Cross Lanes.

Sections of the footpath on the A51 from Vicars Cross to Tarvin have been made into dual use footpaths/cycle ways. This improves access to both Chester and the Millennium Greenway cycle track at Mickle Trafford.

In addition the feasibility of shared use, by cyclists and horse riders, of the bridle paths parallel to the A51 needs to be explored.

3) Play areas

The survey showed that the existing play areas in Tarvin are considered adequate and of good quality. However, no play facilities are available in Oscroft.

Oscroft residents should be consulted on the development of a new play area in Oscroft.

4) Basket Ball court

Although practice basketball nets are already provided in the play areas such as King George's Field, most basketball games are now conducted on indoor courts.

The Community Centre has been asked if basketball could be played in the hall. The Community Centre Committee considers that this would not be compatible with other uses of the hall.

It is unlikely that a village the size of Tarvin could justify the construction of another hall suitable for basketball.

5) Swimming Pool

Both a swimming pool and a gym would of be great value to all age groups in the village for and were top items on the list of additional facilities requested by the young people of the village. However, the capital and running costs for these facilities would be very high and it would be very difficult, if not impossible, to progress without commercial help from either a hotel or a health club.

At this stage no such proposal is included in our plans.

The nearest swimming pool to Tarvin is at the Christleton Sports Centre, 5 miles from Tarvin. There is, however, no direct bus service from Tarvin which runs close to the sports centre and access to the swimming pool at the Northgate Arena is more convenient by public transport.

6) Gym

A small commercially run gym has recently been established within the parish at Sheaf Farm.

An outdoor gym was requested by a number of residents and development in one of the existing open spaces in the village such as King George's Field or the Community Woodland would be of value to residents.

7) Tennis

The village has a thriving tennis club with 4 courts which have recently been upgraded to include floodlighting and new changing rooms. They are well used and adequate for the village.

8) Bowls

The bowling club has one floodlit green which meets the needs of the village.

9) Other outdoor sporting activities

Access to facilities for other sports is available within reasonable distance of Tarvin,

- Rugby at Vicars Cross,
- Cricket at Barrow and Great Boughton, (a new cricket pitch has also recently been established at Hockenhull Hall although the owner has indicated that this is unlikely to be available for use by a village team)
- Hockey, at Christleton and Tarporley,
- Golf courses at Pryors Hays, Waverton, Tarporley and Vicars Cross
- Rowing on the Dee in Chester

These are all considered adequate.

Appendix 7: Review of indoor recreational facilities

A survey has shown that there is a wide range of rooms and halls available in the village for public indoor activities. The Community Centre, Parish Church, Methodist Church, and the Scout & Guide Hall each offer different facilities. They provide a range of rooms, from small rooms suitable for 10 people up to the Community Centre which can accommodate 200 and St Andrew's church at over 300. (See 'Capacity of Tarvin Infrastructure' for more details)

The above facilities are used for many different social, recreational and sporting activities including a variety of keep fit groups.

There were some requests for badminton and table tennis which could be accommodated in either the Community Centre or, for table tennis, in the Scout & Guide halls, should the demand be established.

Whilst some changes and additions to the buildings in the village may be needed in the future, such as the provision of new toilets for the disabled in the Scout & Guide halls, we have not identified a pressing need for any major additional indoor facilities in the village.

Appendix 8: Tarvin Parish Habitat and Wildlife Review 2016 (Author Joanne Mulligan)

Tarvin Parish Habitat and Wildlife Review 2016



Introduction

This report intends to highlight some of the habitats and wildlife species within the Tarvin Parish that should be protected through the designation of protected green spaces. The accompanying map will identify those areas within the Parish where species, either flora or fauna have been observed.

Areas for designation as green spaces have not been identified as firstly, the survey is not comprehensive enough as the land has not been comprehensively surveyed as it has only been viewed from the Public Rights of Way network. Secondly, I do not have access to GIS data which gives in-depth information such as Phase 1 vegetation survey, government schemes, historical data, etc. and finally as a resident of Tarvin I feel that I am unable to be entirely subjective. I would personally recommend that no further areas are **developed as any additional destruction and fragmentation of habitats and their flora and fauna** will put increasing pressure on the existing wildlife resource, especially given the already extensive building developments.

Available baseline data explored for the purposes of the map are the Cheshire Local Biodiversity Plan (CrBAP), also known as Countdown; this document details those species and habitats that are of national and local importance in the Cheshire region. Species selection criteria is simplistically put as globally threatened species and those which have declined by more than 50% in the last 25 years. A copy of this is enclosed.

It will also consider the RSPB Birds of Conservation Concern Document, which categorises birds into Red, Amber or Green Lists, with Red being those with populations at critically low numbers. This list can be found online and further details found on the RSPB website.



Recommendations

Local Wildlife Sites

Local Wildlife sites are also known as Sites of Biological Importance (SBI), these are areas which are locally important for the conservation of wildlife and they contain significant habitats and species. There are no Local Wildlife Sites (LWS) within the Tarvin Parish. However, there are three which lie adjacent to the Tarvin Parish Boundary. These are Hockenhull Platts, Stapleford Meadow and Waterless Wood. As such I would recommend that the area immediately surrounding the designated LWS sites should act as a buffer and be protected from any development.



Habitats and Features within Tarvin Parish

Much of Tarvin Parish is set within a matrix of intensively productive farmland, most of which are dairy units, although there are some arable and beef and sheep enterprises. Amongst the farmland, there is a wealth of wildlife habitats which will become further fragmented with any development that takes places.

Particularly relevant habitats and species for Tarvin Parish identified under the CrBAP Countdown are highlighted in the list in the appendix.

Most of the agriculturally improved fields are borders by hedgerows, sometimes with roadside verges or arable field margins as appropriate. These linear natural features act as wildlife corridors for a number of birds, mammals and invertebrates. As such any development should protect and where possible enhance the existing feature.

This farmland is often interspersed with ponds and small woodland copses and individual field trees (usually oak), again any development should conserve and enhance these as areas for wildlife not recreation.

I have outlined on the map areas where these habitats and species have been observed.

It is worth noting that although developers and planners are very aware that they may be breaking the law if protected species such as bats or great crested newts are adversely affected, they may be less aware of their responsibilities towards habitats and species that - although have no legal protection - are still covered under the planning policies. Particularly vulnerable for Tarvin are those areas that support ground nesting birds such as lapwing and skylark.

Appendices

Red, amber and green explained

3 December 2015



The curlew has been added to the red list

Image: **David J Morris**

The UK's birds can be split in to three categories of conservation importance - red, amber and green.

Red is the highest conservation priority, with species needing urgent action. Amber is the next most critical group, followed by green.

Please refer to our PDF download for the full list of red and amber categorised species (see link).

Birds in the red and amber lists will be subject to at least one of the relevant factors listed below. Again, a full list of criteria can be found in the PDF download (see link).

Red list criteria

- Globally threatened
- Historical population decline in UK during 1800–1995
- Severe (at least 50%) decline in UK breeding population over last 25 years, or longer-term period (the entire period used for assessments since the first BoCC review, starting in 1969).
- Severe (at least 50%) contraction of UK breeding range over last 25 years, or the longer-term period

Amber list criteria

- Species with unfavourable conservation status in Europe (SPEC = Species of European Conservation Concern)
- Historical population decline during 1800–1995, but recovering; population size has more than doubled over last 25 years
- Moderate (25-49%) decline in UK breeding population over last 25 years, or the longer-term period
- Moderate (25-49%) contraction of UK breeding range over last 25 years, or the longer-term period
- Moderate (25-49%) decline in UK non-breeding population over last 25 years, or the longer-term period
- Rare breeder; 1–300 breeding pairs in UK
- Rare non-breeders; less than 900 individuals
- Localised; at least 50% of UK breeding or non-breeding population in 10 or fewer sites, but not applied to rare breeders or non-breeders
- Internationally important; at least 20% of European breeding or non-breeding population in UK (NW European and East Atlantic Flyway populations used for non-breeding wildfowl and waders respectively)

Green list

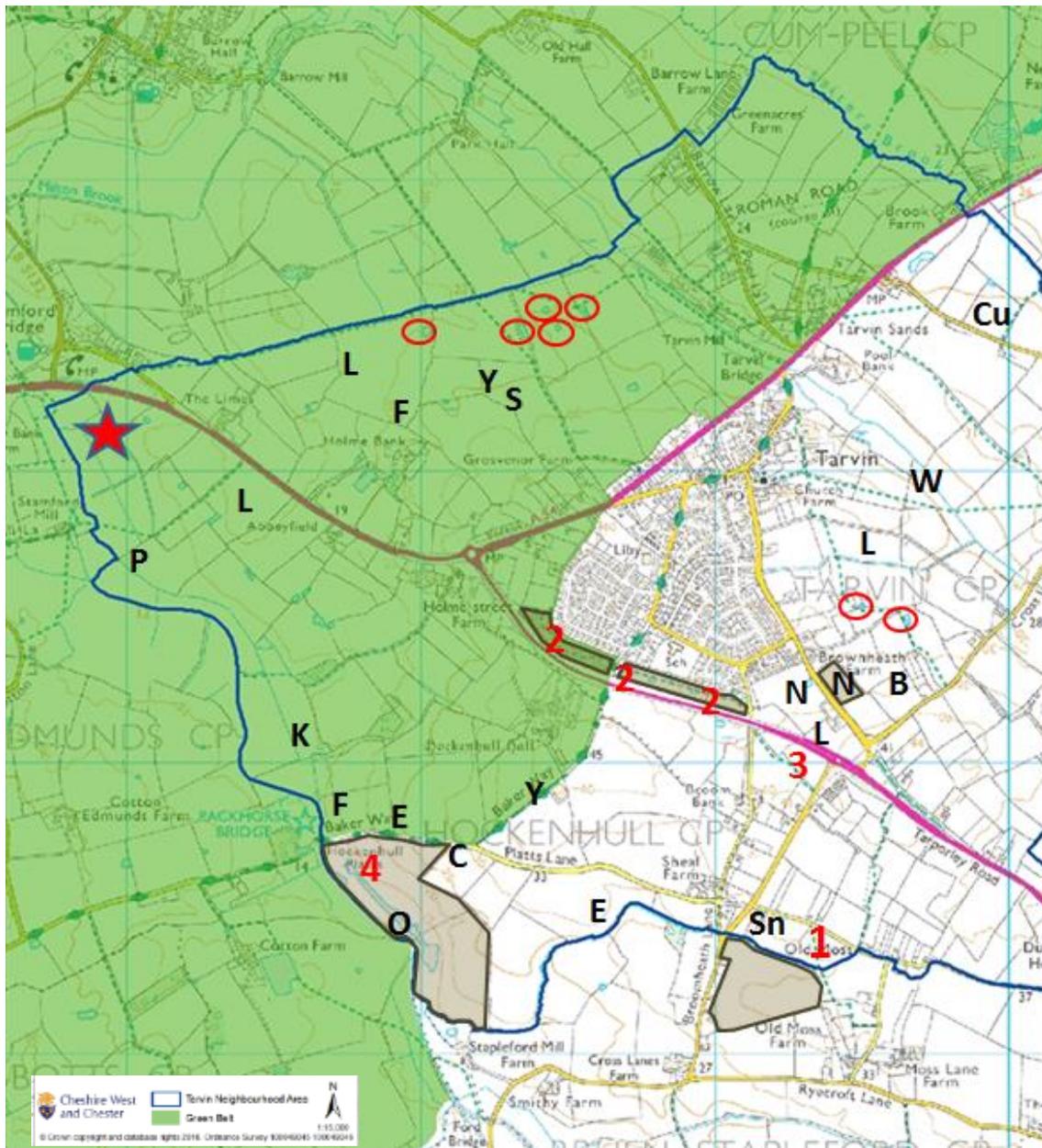
- Species that occur regularly in the UK but do not qualify under any or the above criteria
- Introduced: this is not a conservation status category, but indicates a species that has escaped and bred in the wild or has been deliberately released into the wild at some point in the UK's history. As these species are not native to the UK, they have no specific conservation status here. Source: RSPB Website

Key Red Bird Species for Tarvin

Lapwing	Wood Warbler	Tree Sparrow
Skylark	Fieldfare	Cuckoo
Starling	Redwing	Turtle Dove
Willow tit	Mistle Thrush	
Marsh tit	House Sparrow	

This list is not exhaustive, but gives an indication of birds potentially impacted by development. Refer to Birds of Conservation Concern 4 document (website) for more information and Amber List birds.

Appendix 9: Tarvin Parish Habitat and Wildlife Review 2016 Map
(Author: Joanne Mulligan)



Fauna		Flora		Sites of Nature Conservation Value	
C	Cuckoo	O	Otter	1	Old Moss (LE3.1)
Cu	Curlew	P	Polecat	2	Tarvin Community Woodland (LE3.2)
F	Fieldfare	S	Skylark	3	South-west corner of Broomheath Lane & Tarporley Road (LE3.3)
K	Kingfisher	Sn	Snipe	4	Hockenhull Platts (LE3.4)
L	Lapwing	W	Water Vole		Marl Pit
N	Newt	Y	Yellowhammer		Water Meadow
			Green Belt		
			Wildlife Corridors		

Appendix 10: Evaluation of potential car park sites/survey of on-street car parking

The following report was produced for the Parish Council in June 2013, updating information to December 2016 is shown in red.

Solving the on-street parking and congestion problems of Tarvin village centre

1. Introduction

Tarvin Parish Council has been examining the problem of on-street parking and congestion in the village centre. These problems are recognised not just by the Council but also by residents who made their views clear as part of the process of producing the Parish Plan in 2011.

Since the Plan was produced Cheshire West and Chester (CWaC) has designated Tarvin a rural hub (**now Key Service Centre**) for housing development. Between 2011 (**2010**) and (2030) 2029 an additional 250 (**200**) houses are likely to be built; permission has already been given for about 160 (**all**) of these.

This report makes the case for a public car park. The case is supported by traffic count information. It also examines the problems caused by buses stopping in the village centre and makes a number of other recommendations designed to reduce problems.

2. Traffic survey results and the conclusions that can be drawn from them

Over four different days, one in March and three in May, all vehicles parked on the High Street between Hockenhull Lane and "Hair by Annette" and on Church Street as far as the Greenacre Garage were counted at two-hourly intervals five times each day. Notes were made of the side of the road on which cars were parked, how many cars were parked on double yellow lines and whether cars were parked on the footpath adjacent to Greenacre Garage or on the grass verge opposite the garage. The number of cars parked on the private car parks of the Co-op, Red Lion and George and Dragon was also noted.

The results of the survey are shown in the Appendix.

Overall the busiest day was a Saturday (with an average of 62 cars per count) and the quietest a Tuesday (average of 40 cars per count). The number of cars parked all day varied between 6 and 16, and accounted for between 15% and 26% of the total cars counted. Between 27 and 53 cars were parked for part of the day, being present for an average of three counts and accounting for between 40% and 48% of the total cars counted. Well over half of all cars counted, rising on the Saturday to almost three-quarters, were effectively "long stay".

On average there were 8 cars parked at the Co-op (6 on the first count day in March, rising to 9 over the three days in May) with a maximum of 17 at any one count. Cars on the George and Dragon car park averaged 9, with a maximum of 19 at any one count. Cars on the Red Lion car park averaged 2, with a maximum of 4 at any one count.

Cars parked on double yellow lines averaged 2, with a maximum of 5 at any one count (and one car was seen to have a parking ticket).

3. Potential sites for a public car park in the village

The Parish Council has reviewed **all possible** sites for a village centre public car park and its conclusions are set out below. The only site managed by the Parish Council is the car park on the King George V playing field which is held in trust by a charity.

Site 1: King George V playing field, High Street

Description

The current car park has a capacity of 26 cars. The site is 360 metres from the nearest shop and 250 metres from the nearest bus stop. The walk from the car park to the shops is a slight downhill. To access the main row of shops means crossing the busy High Street twice.

Pros

- Managed by the Parish Council as trustees of the charity
- Not too far to the village centre for a fairly fit person to walk
- Easily brought into more general use
- Capable of being marginally extended onto an area currently grassed to accommodate 6 additional cars
- Could be better marked out, lit and signed if made available for general public use

Cons

- Too far from village facilities for many potential users, particularly those returning with shopping
- Need to cross a busy road at least once, but more realistically twice
- Used by tennis, bowls and football clubs on a regular basis during the day therefore spaces might not be available
- If used by people parking longer term, who are away from the field facilities, some spaces would be lost because protected access to the field for the grounds maintenance contractor would have to be provided
- The land is held in trust by a charity and it would not be possible to advertise it as a public car park

Potential

Could ask those who work in village centre to park here, to release on-street space they currently occupy (although this could cause a problem for field users)

Site 2: Triangle of land at entrance to Park Close

Description

There is a triangle of land on the left of the entrance to Park Close from the High Street. This is currently grassed and contains three trees. The site is 110 metres from the nearest shop and 16 metres from the nearest bus stop. The walk to the shops is a slight downhill. To access the main row of shops means crossing the busy High Street once. The site would provide about 6 spaces.

Pros

- Presumably owned by CWaC but this would need to be checked.
- Close to the village centre and bus stops
- Prominent position and good sightlines

Cons

- Would only provide 6 spaces
- Loss of a green space and trees
- Residents of Park Close likely to object

- Could be expensive to develop because of change of ground levels set against small number of spaces to be provided

Potential

No real potential and **not recommended** because it is too small and not worth the problems it would cause with the neighbours

Site 3: Land known as Top Farm (Site no longer available as houses being built on the site)

Description

The site is accessed off The Ridgeway and is adjacent to Well Cottages, the new Co-op car park and the George and Dragon car park. It currently contains a barn and planning permission has been sought to demolish the barn and develop the whole site for housing: this application is not currently being progressed. The site is 15 metres from the new Co-op, 60 metres from the other shops and 50 metres from the nearest bus stop. The site could accommodate 30 parking spaces. To access the majority of shops would mean crossing the High Street once.

Pros

- Close to the village centre and bus stops
- Could be accessed from the new public Co-op car park and/or the private George and Dragon car park
- Would be adjacent to the new Co-op car park

Cons

- Expensive to buy the site and develop it as a car park
- Poor accessibility if only accessible from The Ridgeway
- Not readily visible unless able to be accessed from the Co-op car park

Potential

Need to ensure that whatever happens to the site a footpath is provided through the site connecting The Ridgeway to the village centre. This would be a benefit to residents of The Ridgeway accessing village amenities and bus stops and may lessen the number of car journeys between The Ridgeway and the village centre

Site 4: Land behind the High Street known as Grogan's Yard (Site no longer available sold for development of one detached house)

Description

The site is currently accessed from Church Street. It consists of a yard with a brick building on it. The site is 30 metres from the nearest shops assuming a pathway is available to the High Street and 40 metres from the nearest bus stop. The site could accommodate 10 parking spaces. The main shops, apart from the new Co-op, could be accessed without crossing the High Street

Pros

- Close to the village centre and bus stops
- A footpath from the site to the High Street (30 metres) could easily be created subject to permission of the landowner(s) being granted

Cons

- Depending on the planning status of the site, could be expensive to buy

Tarvin Neighbourhood Development Plan

- Currently poor accessibility along a narrow track with a sharp bend. The current owner of the site only has a right of way over the track to their site. Alternative access through either the Red Lion car park on the High Street or the vets' car park on Church Street are possibilities but could be very expensive because of changes in levels, and would also mean some loss of amenity for the Red Lion. Permission of owners could be difficult/expensive to achieve
- Small site and not readily visible to potential users

Potential

The PC believes that this site has the potential to be developed for housing suitable for existing resident(s) wishing to downsize to more accessible and efficient living accommodation. **Not recommended for a car park**

Site 5: Land at Pool Bank industrial site, behind lower High Street

Description

Land currently used for car parking could, by agreement, be used for some public parking. The site is 370 metres from the main shopping area and would mean a walk up a slight hill and crossing the High Street at least once and also Church Street. The nearest bus stop is 150 metres. Depending on the area chosen there could be up to 30 spaces allocated to public parking

Pros

- If agreement could be reached with the owner the site could be brought on stream fairly easily and at minimal cost (depending on the terms of the agreement)
- Not too far from village amenities
- Easy access to/from A54

Cons

- Already well used by businesses on site, thereby limiting potential spaces for public use to a maximum of 30 spaces during business hours
- Large vehicles enter and leave site at all hours
- Uphill walk to village centre likely to deter some car users
- Out of sight and therefore not attractive to older users

Potential

As with site 1, it may be possible, with the agreement of the owner, to ask people who work in the village to park here. This would release on-street space they currently occupy. Site might also be publicised for use by people attending funerals, weddings and christenings at the Church

Site 6: Land known as the Garden Field adjacent to the Old Rectory, Church Street

Description

Site is currently a field. It is 210 metres from the main shopping area and 30 metres from the nearest bus stop. To access the main row of shops means crossing Church Street once. The walk to the shops is level.

Pros

- Close to the village centre
- Easy vehicle access off Church Street

Tarvin Neighbourhood Development Plan

- Level pedestrian access from the site to the village centre
- Close to the Church
- More than enough land to create a 45-space car park with spaces 3.6 x 5 metres and with separate access for entrance and exit
- Easy to develop as it is a greenfield site
- Closest site to the new Taylor Wimpey development on Tarporley Road (now known as Saxon Heath)

Cons

- May be expensive to buy the site (rumour has it that the Diocese which owns the site has it on the market for £400k). Diocese did not respond to the request of the NPSG to talk about the site.
- Loss of agricultural land; may make the farm which currently rents the land unviable

Potential

Because the site is too large to be used solely for car parking, the area furthest from the Church Street frontage could be developed for good quality bungalows or similar accommodation for existing residents to downsize into (any housing needs to be high quality and low size because of the proximity to the Conservation Area including the Grade 1 listed Church). The profit from such development would offset the cost of acquiring the land and building the car park. As the church would benefit directly from a car park in this locality they could be asked to contribute to the cost or make their contribution by selling the field at a lower than market cost.

The Neighbourhood Plan Steering Group believes only sufficient land, fronting Church Street, should be safeguarded for a future 45-bay public car park and that there should not be any land allocated to housing for reasons specified within the Plan.

This is the option the Parish Council believes best meets the needs of the village

4. Other options

The Parish Council has considered other options for reducing on-street parking and congestion problems.

First, it has initiated discussions with CWaC re the **siting of the bus stops** on the High Street closest to the shops. The problems caused by parked cars and the narrowness of the street, particularly at the western end, mean that bus passengers have to go into the road when boarding and leaving buses, while buses picking up or letting off passengers soon cause a build-up of traffic in the most congested part of the village. This is particularly true for the school buses because of the numbers involved. If the two bus stops were removed, the Council would wish to see the bus stops west of Hockenhull Lane on the High Street and the one on the west side of Church Street improved. CWaC agreed to remark out the bus stop outside the chemist but the work has never been done. The bus stop opposite the Post Office had the kerb raised but the road was never marked out as promised, to reduce congestion the bus stop on the south side of the High Street near the end of Hockenhull Lane was moved west so that it was no longer opposite the bus stop on the other side of the road, the kerb on the west side of Church Street was raised.

Secondly, the Council has written to Marston's, owners of the George and Dragon, to ask if they would allow public parking on **the pub car park which** is accessed from the High Street. This is what used to happen but the agreement was not renewed when the pub was refurbished. The case for public use at the start of the week is stronger now because the pub

does not currently open from Monday to Wednesday. The Council could also ask the Red Lion for permission to use its car park for public parking. Again this car park is accessed from the High Street. Finally, residents and shop workers could be encouraged to use the **Co-op car park** which provides access to the village centre along Forge Way. **Marston's said "no" and the pub is now open Monday to Wednesday.**

5. Conclusion

The Parish Council believes that it has made a very strong case for the provision of a public car park to be provided by CWaC in the village centre. It believes that as a growing village the need is certain to become greater over the coming years. It believes that the Garden Field provides the best site for a car park and that if this site were developed some of the costs of land acquisition and car park provision could be offset by building suitable energy efficient, easily managed bungalows for existing residents to downsize to on part of the site. If more money needed to be found to complete the project, the Council believes that CWaC should use some of the New Homes bonus it will receive as a result of the houses being built in the Tarvin Parish area. In addition CWaC has section 106 money for parking studies as a consequence of the Taylor Wimpey development and there could be other monies available to it in the Tarvin/Kelsall Ward.

For its part the Parish Council will pursue the use of pub car parks for public use, the use of the Co-op car park for general public use, encouraging shop staff not to park on the High Street or Church Street and the removal of two bus stops. This meeting took place on Tuesday 18th June and two councillors will be reporting the outcome to the meeting of the PC.

If all these options are implemented the Parish Council believes that the village centre will be much more attractive to residents and visitors and so will ensure the long term viability of the shops and other businesses in the village centre.

6. Recommendations

- that once CWaC has had an opportunity to study this report, the Parish Council ask to meet officers from CWaC to discuss how public car parking can be provided in the near future;
- that the PC writes to the pubs and the Co-op to ask them to allow the public to use their car parks;

Appendix 11: GP Patient Survey Data Comparisons

% of patients who:	Tarporley Health Centre (Tarporley, Tarvin and Waverton)	The Health Centre (Tarporley, Kelsall and Ashton)	Kelsall Medical Centre	Bunbury Medical practice	The Village Surgeries Group (Tattenhall and Farndon)	Local (Clinical Commissioning Group) Average	National Average
find it easy to get through to this surgery by phone	71%	99%	88%	97%	75%	71%	73%
find receptionists at this surgery helpful	88%	97%	95%	94%	87%	86%	87%
usually get to see or speak to their preferred GP	56%	75%	70%	80%	55%	58%	59%
were able to get an appointment to see or speak to someone the last time they tried	94%	94%	96%	91%	88%	87%	85%
say the last appointment they got was convenient	89%	94%	98%	97%	91%	94%	92%
describe their experience of making an appointment as good	69%	93%	88%	95%	79%	75%	73%
usually wait 15 minutes or less after their appointment time to be seen	62%	78%	73%	73%	59%	67%	65%
feel they don't normally have to wait too long to be seen	64%	68%	74%	74%	52%	60%	58%
say the last GP they saw or spoke to was:							
A) good at giving them enough time	87%	90%	95%	97%	88%	89%	87%
B) good at listening to them	95%	95%	96%	93%	87%	91%	89%
C) good at explaining tests and treatments	87%	88%	97%	94%	88%	89%	86%
D) good at involving them in decisions about their care	84%	85%	93%	95%	82%	84%	82%
E) good at treating them with care and concern	93%	91%	93%	92%	88%	88%	85%
had confidence and trust in the last GP they saw or spoke to	100%	98%	99%	99%	98%	97%	95%
say the last nurse they saw or spoke to was:							
A) good at giving them enough time	97%	90%	98%	93%	91%	94%	92%
B) good at listening to them	95%	86%	94%	94%	87%	92%	91%
C) good at explaining tests and treatments	92%	85%	94%	90%	86%	92%	90%
D) good at involving them in decisions about their care	82%	85%	94%	90%	83%	86%	85%
E) good at treating them with care and concern	93%	85%	98%	93%	88%	92%	91%
had confidence and trust in the last nurse they saw or spoke to	100%	94%	99%	100%	93%	98%	97%
are satisfied with the surgery's opening hours	62%	86%	78%	86%	72%	75%	76%
describe their overall experience of this surgery as good	85%	95%	95%	95%	84%	86%	85%
would recommend this surgery to someone new to the area	80%	93%	90%	90%	80%	80%	78%

Appendix 12: Glossary of Terms

Biodiversity: the degree of variation of life, i.e. the number of species of plant or animal life.

Sites of Open Space Value: Areas of open space and landscape features that have been identified as having value for local character, amenity or recreation.

CWaC: Cheshire West and Chester Council

Evidence Base: the body of data, documents and local information that presents an understanding of the current characteristics of the area which is summarised in the Evidence Base.

Character Assessment the body of data that describes the features that demonstrate the special character of the area and includes both man-made and natural features. It explains how the character derives from both the topography and wider landscape context; and from the local history of the area. It also defines a series of 'character areas' that enable this to be more accurate

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing) (NPPF, 2012)

Infill: the filling of a small gap (up to 2 dwellings) in an otherwise built-up frontage in a recognised settlement (from Local Plan Part One, CWaC).

Infrastructure: the facilities required to support an active, functioning community: including roads, footpaths, medical services, schools, shops, sports facilities etc.

Key Service Centre: settlements defined by CWaC as providing a good range of facilities and services (see Local Plan Part One, CWaC).

Listed Building: A building statutorily protected for its architectural or historic interest. Protection includes the interior as well as the exterior of the building, and may also include any buildings or permanent structures attached to or within its curtilage.

Landscape character: the distinctive qualities of an area, as derived from its landscape.

National Planning Policy Framework (NPPF) The National Planning Policy Framework, published in March 2012 sets out the Government's overarching planning policy and guidance for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive Local and Neighbourhood Plans, which reflect the needs and priorities of their communities. The paragraphs 109 – 125 relate to conserving and enhancing the natural environment.

Renewable Energy: energy from a source that is not depleted when used (e.g. solar panels, wind turbines, ground source heat pumps, biomass).

Superfast broadband: broadband internet connection that uses fibre optic cables to deliver much improved connection speeds and data capacity.

Sustainability: the ability or capacity of something (e.g. a development, a process) to sustain itself into the future, and to not compromise the ability of future generations to meet their own needs (e.g. burning of fossil fuels is *not* sustainable).

Sustainable development: development that enables the needs of the present to be met without compromising the ability of future generation to meet their own needs (United Nations General Assembly Resolution 24/187).

Vision: a statement that outlines the place that the local community aims to maintain or create through successful application of the Neighbourhood Plan.

Wildlife corridor: an area of green space that acts as a habitat corridor, connecting wildlife populations.

Supplementary Planning Document (SPD):

**TARVIN VILLAGE
DESIGN STATEMENT**

(Michael J Stallard (MJS)):
Not established until
CWAC confirmation

July 2007 (Revised October 2017)

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(MJS): redo page numbers when format agreed

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Guidelines arising from this appraisal appear inside yellow- boxes along with references to the relevant local plan policies in the Cheshire West And Chester Local Plan. Links to these policies can be found in the table at Section 5.5 (page 25) and at Chester City Council's website

Aspirations - The green boxes within the document contain a number of aspirations of the local community, which it realises can not be adopted by the Council within a Supplementary Planning Document (SPD) under planning regulations, either because they are outside planning control or they relate to the allocation of sites which must be undertaken in the Development Plan Documents and be subject to independent examination. These will not form part of the adopted SPD. The local community is aware that it will have to pursue these aspirations through the appropriate consultation process as part of the Local Development Framework or a future Tarvin Parish Plan"

1.0 Introduction

1.1 What is a Village Design Statement?

The purpose of a Village Design Statement is primarily to manage change in both buildings and landscape, whether large or small or simply additions and alterations, in a way which reflects and harmonises with the local character of its buildings, spaces and landscape setting. It is also about marking the local distinctiveness of a place.

It is not about whether or not a development should take place - that is a job for the Local Plan. It is not meant to, and will not, stop development and change from happening, but it will help to influence how a new development fits into the village by setting out the qualities and characteristics that people value in their village and their surroundings, and by providing clear and simple guidance for the design of all development including works in the public realm that are the responsibility of, for instance, the Highway Authority.

This Tarvin Village Design Statement is intended to form a separate Supplementary Planning Document (SPD) for use and by Chester City Council. It forms part of a suite of Local Development Documents (LDD) that make up the Local Development Framework (LDF) for Chester District. All Local Development Documents are also required to have a Sustainability Appraisal (SA) which is included in this document.

The Chester District Local Plan (2006) is a 'saved' plan. As such the SPD: Tarvin Village Design Statement has been drawn up by the local community- to expand on the policies in the Chester District Local Plan listed in Appendix 5.1.

It has been subject- to formal public consultation with members of the public, statutory consultees and other interested groups and organisations. This was in accordance with the -Council's Statement of Community Involvement. (SCI).- It is included as a document in the Local Development Scheme and monitored within Annual Monitoring Report (AMR)

1.2 Who Should use the Village Design Statement?

The Village Design Statement has been written for developers, their architects and designers in order to explain what the community would reasonably expect to see in a new development so that they can incorporate the principles in their planning applications. It is also important for residents, by giving guidance to enable alterations and extensions to harmonise with and respect the character of the village area. Councillors and Development Control Officers at the Local Council will use it to guide their consideration of relevant planning applications, and finally anybody else who wishes to promote some form of development or alteration of the environment of Tarvin, including local authorities and statutory undertakers.

Compliance with the guidance of the VDS does not remove the obligation, "where necessary", to seek planning permission for the new development from the local planning authority.

1.3 How has the Statement evolved?

The Tarvin VDS is not unique although to date there are only a few other examples in Cheshire. This – document has resulted from the desire of local residents to promote special qualities of the village and ensure that these are properly understood and respected in any new development. The principles have been established through a public workshop, discussion, public exhibition, further consultation and refinement. Residents have been involved, not just in consultation but in gathering information, formulation of ideas and drafting of sections of this document (See Section 5.2).

The Council's Statement of Community Involvement (SCI) highlights the benefits to be derived from pre-application discussions with local communities and interest groups and as a consequence, would underpin some of the aims of this document. The SCI can be viewed on the [CWACouncil website:-www.chester.gov.uk](http://www.chester.gov.uk)

(MJS): Field Code changed

[The Tarvin VDS was reviewed on its 10-year anniversary in October 2017 due to work by TPC on a Tarvin Neighbourhood Development Plan \(NDP\). The VDS was reviewed in the context of new or amending planning policy at National, Regional, Local and Sub-Local \(Parish\) level, particularly with regard to the new National Planning Policy Framework \(NPPF, DCLG, March 2012\), the new National Planning Policy Guidance \(NPPG, DCLG, various dates\), and the new Cheshire West And Chester Local Plan \(various dates\). The context and appraisal underlying the VDS were not repeated since the VDS consultants felt the baseline data was still accurate and the Tarvin Conservation Area Appraisal \(CWAC, January, 2008\) has remained unchanged since publication.](#)

[\[MJS – TPC/MJS TO CHECK IF CWAC ARE REDOING CAA AND ADD COMMENT ON SPD STATUS OF VDS\]](#)

1.4 What area does it cover?

The VDS covers an area of the Parish with a population of about 2,700. Early discussion and consultation established that one global statement about character would not do justice to the subject. The VDS steering group identified at first three, later sub-divided to six distinct “character” areas that justified definition in the appraisal and these are reflected in the way the document is organised. At the heart of the Parish is the “Old village”, essentially but not exclusively the area covered by Conservation Area status in the Chester District Council Local Plan. The “New Village” is again essentially but not exclusively the area to the Southwest of the historic core that developed in the second half of the Twentieth Century. The outlying settlements of Oscroft and Stapleford are hamlets that are distinct in their own right. Finally, the Village sits atop a distinctive outcrop of the mid-Cheshire sandstone ridge and this is described in the section Landscape Setting. Naturally, there are overlaps in the characteristics of the settings and the guidelines that arise.

The map below shows the Parish boundaries of Tarvin and Kelsall. It is important to note (and helpful in understanding the wider landscape context) that Kelsall has been undertaking a similar exercise to Tarvin but with a greater emphasis on landscape appraisal. The remote eastern arm of Tarvin Parish is in fact, a continuation of the plain and scarpfoot landscape character areas of Kelsall and we commend Tarvin residents in this area to this comprehensive appraisal.

1.5 Planning Policy Context

National Planning Policy Framework

The National Planning Policy Framework (NPPF, DCLG, March 2012) contains national planning policies, produced by the Department for Communities and Local Government, which set the framework for regional, local and sub-local (NDP) planning; policies, explain statutory provisions and provide guidance on the operation of the planning system. These will need to be taken account by the Council in producing the Local Plan.

Paragraph 8 explains that the three planning system roles given in the NPPF should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities.

Paragraph 9 continues by stating that pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people’s quality of life including replacing poor design with better design.

Paragraph 17 (bullet 4) (‘Planning Principle 4’) emphasises that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Paragraph 28 (bullet 1) stipulates that, to promote a strong rural economy, local and neighbourhood plans (and, presumably, applications) should support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings.

Paragraph 55 (bullet 4) requires that Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances such as (inter alia) the exceptional quality or innovative nature of the design of the dwelling. Such a design should: a) be truly outstanding or innovative, helping to raise standards of design; b) more generally in rural areas; c) reflect the highest standards in architecture; c) significantly enhance its immediate setting; and d) be sensitive to the defining characteristics of the local area.

Chapter 7 of the NPPF (Paragraphs 56 – 68) is entitled “Requiring good design”. Paragraph 56 states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 57 stresses it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Paragraph 58 notes that Local and Neighbourhood (Development) Plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- are visually attractive as a result of good architecture and appropriate landscaping.

Paragraph 59 adds that Local Planning Authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.

Paragraph 60 states that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

Paragraph 61 adds that, although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

Paragraph 62 stresses that Local Planning Authorities should have local design review arrangements in place to provide assessment and support to ensure high standards of design. They should also when appropriate refer major projects for a national design review. In general, early engagement on design produces the greatest benefits. In assessing applications, local planning authorities should have regard to the recommendations from the design review panel.

Paragraph 63 notes that, in determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.

Paragraph 64 warns that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Paragraph 65 adds that Local Planning Authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal's economic, social and environmental benefits).

Paragraph 66 further adds that applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably.

Paragraph 67 warns that poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. Control over outdoor advertisements should be efficient, effective and simple in concept and operation. Only those advertisements which will clearly have an appreciable impact on a building or on their surroundings should be subject to the local planning authority's detailed assessment. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

Paragraph 68 advises that, where an area justifies a degree of special protection on the grounds of amenity, an Area of Special Control Order may be approved. Before formally proposing an Area of Special Control, the local planning authority is expected to consult local trade and amenity organisations about the proposal. Before a direction to remove deemed planning consent is made for specific advertisements, Local Planning Authorities will be expected to demonstrate that the direction would improve visual amenity and there is no other way of effectively controlling the display of that particular class of advertisement. The comments of organisations, and individuals, whose interests would be affected by the direction should be sought as part of the process.

Finally, paragraph 125 notes that, by encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

National Planning Policy Guidance

The National Planning Policy Guidance (NPPG, DCLG, various dates) - web-based resource which brings together planning guidance on various topics into one place. It was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars which had previously given guidance on many aspects of planning. It is important to note that the guidance is exactly that, guidance, and should not be seen as representing Government planning policy.

Section 26 of the NPPG (Paragraphs 26/1 to 26/42) is entitled "Design". Paragraph 1 states that good quality design is an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design. Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations. Good design responds in a practical and creative way to both the function and identity of a place. It puts land, water, drainage, energy, community, economic, infrastructure and other such resources to the best possible use – over the long as well as the short term.

Paragraph 2 adds that good design should ensure that development can deliver a wide range of planning objectives and enhance the quality buildings and spaces, by considering amongst other things form and function; efficiency and effectiveness and their impact on well being

Paragraph 3 adds that Local Planning Authorities should secure design quality through the policies adopted in their local plans. Good design is indivisible from good planning, and should be at the heart of the plan making process. The National Planning Policy Framework requires Local Plans to develop robust and comprehensive policies setting out the quality of development that will be expected for the area. Local planning authorities will need to evaluate and understand the defining characteristics of the area as part of its evidence base, in order to identify appropriate design opportunities and policies. These design policies will help in developing the vision for an area. They will assist in selecting sites and assessing their capacity for development. They will be useful in working up town centre strategies, and in developing sustainable transport solutions; all aimed at securing high quality design for places, buildings and spaces.

Paragraph 30 notes that a local or neighbourhood plan is essential to achieving high quality places. A key part of any plan is understanding and appreciating the context of an area, so that proposals can then be developed to respect it. Good design interprets and builds on historic character, natural resources and the aspirations of local communities. The National Planning Policy Framework emphasises the importance of viability. It is futile designing and planning if there is no hope of proposals being implemented. Local plans must be informed by what is deliverable. However, proper planning, including good design, is the starting point. Initial proposals should then evolve to achieve the most appropriate balance between the vision and deliverability.

Relatedly, Paragraph 31 adds that local communities play a vital part in good design. Those who live and work in an area often best understand the way in which places operate and their strengths. Local plans must evolve in a way that genuinely allows for local leadership and participation. Local plans should set a clear design framework. Neighbourhood plans can be used by local communities to develop their vision of how their area should look, feel and function.

Cheshire West And Chester Local Plan

Cheshire West and Chester Local Plan (Part One) Strategic Policies

The Cheshire West and Chester Local Plan was adopted on the 29th January 2015 and forms part of the statutory development plan for the borough. The Local Plan will be developed in two parts, Part One Strategic Policies and Part Two Land Allocations and Detailed Policies. Local Plan (Part One) Strategic Policies.

The Cheshire West and Chester Local Plan (Part One) Strategic Policies is the first local development document to be produced by Cheshire West and Chester Council. The purpose of this Plan is to provide the overall vision, strategic objectives, spatial strategy and strategic planning policies for the borough to 2030. The Local Plan (Part One) will be the starting point when considering planning applications and will be supported by the Cheshire West and Chester Local Plan (Part Two) Land Allocations and Detailed Policies Plan in due course.

The Local Plan (Part One) includes policies that have been informed by a suite of evidence base documents prepared to support the Plan to ensure that the policies reflect locally determined priorities for new homes, jobs, the environment and infrastructure development. The Local Plan (Part One) includes:

1. Overall vision for the borough
2. Strategic objectives for new development in the borough

3. Spatial strategy for the location of new development including the identification of key sites
4. Strategic economic, social and environmental policies to support the spatial strategy
5. Schedule of proposed retained policies from the currently adopted Local Plans

Policy SO12 - Ensure new development is of sustainable and high quality design that respects heritage assets, local distinctiveness and the character and appearance of the landscape and townscape.

Policy STRAT 8 ("Rural area") – "Within the rural area the Council will support development that serves local needs in the most accessible and sustainable locations to sustain vibrant rural communities. Within the rural area provision will be made for at least 4,200 new dwellings and 10ha of additional land for employment development. **Development should be appropriate in scale and design to conserve each settlement's character and setting....."**

Paragraph 5.70 states that development in rural settlements, particularly extensions to the built form of a settlement, should be of a scale and design that respects the character and rural setting of a settlement. Communities, through neighbourhood plans and **Village Design Statements**, will be encouraged to identify those features that contribute to character.

Policy STRAT 9 ("Green Belt and countryside") – "The intrinsic character and beauty of the Cheshire countryside will be protected by restricting development to that which requires a countryside location and cannot be accommodated within identified settlements. ... **Development must be of an appropriate scale and design to not harm the character of the countryside. The general extent of the North Cheshire Green Belt will be maintained"**.

Paragraph 7.23 states that neighbourhood planning can be an excellent tool for undertaking local need surveys and for determining the specific requirements and needs of a community, determining levels and types of need and demand, and detailing specific design or density requirements for housing developments.

Policy ENV 2 ("Landscape") – ".....development should: 1) take full account of the characteristics of the development site, its relationship with its surroundings and where appropriate views into, over and out of the site. and 2) recognise, retain and incorporate features of landscape quality into the design".

Paragraph 8.18 states that the 'Cheshire Landscape Character Assessment 2009' classified and described the landscape types across the borough. These character areas, coupled with conservation area appraisals, Village Design Statements, and neighbourhood plans, seek to define the character and local distinctiveness which will be protected and, wherever possible, enhanced across the borough.

Paragraph 8.53 adds that Village Design Statements (VDS), and increasingly neighbourhood plans, set out the character of communities against which planning applications can be assessed.

Policy ENV 5 ("Historic environment") – "The Local Plan will protect the borough's unique and significant heritage assets through the protection and identification of designated and non-designated heritage assets and their settings. Development should safeguard or enhance both designated and non-designated heritage assets and the character and setting of areas of acknowledged significance. The degree of protection afforded to a heritage asset will reflect its position within the hierarchy of designations. Development will be required to respect and respond positively to designated heritage assets and their settings, avoiding loss or harm to their significance. Proposals that involve securing a viable future use or improvement to an asset on the Heritage at Risk register will be supported. Development which is likely to have a significant adverse impact on designated heritage assets and their settings which cannot be avoided or where the heritage asset cannot be preserved in situ will not be permitted. Where fully justified and assessed, the Council may consent to the minimal level of enabling development consistent with securing a building's future in an appropriate viable use. Development in Chester should ensure the city's unique archaeological and historic character is protected or enhanced. *Heritage assets are defined as a building, monument, site, place, structure, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and non-designated heritage assets identified in the Cheshire Historic Environment Record, including local assets".

Policy ENV 6 ("High quality design and sustainable construction") – "The Local Plan will promote sustainable, high quality design and construction. Development should, where appropriate:

1. **Respect local character and achieve a sense of place through appropriate layout and design"**
2. **Provide high quality public realm**
3. **Be sympathetic to heritage, environmental and landscape assets**
4. **Ensure ease of movement and legibility, with priority for pedestrians and cyclists**
5. **Promote diversity and a mix of uses**
6. **Make the best use of high quality materials**
7. **Provide for the sustainable management of waste**
8. **Promote safe, secure environments and access routes**

- [9. Incorporate energy efficiency measures and provide for renewable energy generation either on site or through carbon offsetting measures](#)
- [10. Mitigate and adapt to the predicted effects of climate change](#)
- [11. Meet applicable nationally described standards for design and construction](#)

[Cheshire West and Chester Local Plan \(Part Two\) Land Allocations and Detailed Policies \(DRAFT\)](#)

[The Cheshire West and Chester Local Plan \(Part Two\) Land Allocations and Detailed Policies local development document will provide further detailed policies which will support the strategic objectives and policies set out in the Local Plan \(Part One\), including a review of a number of allocations in the currently adopted Local Plans.](#)

[Draft Policy DM1 \("Development management"\) – "To safeguard the existing quality of a site's location and its surroundings, and where possible, to improve and enhance the natural environment, proposals for all new development will be permitted where it achieves high standards of design and construction and meets the following criteria \(inter alia\)....it is compatible with the local character and encourages local distinctiveness through use of building materials, architectural detailing, floorspace and boundary treatment. Reference and consideration of Neighbourhood Development Plans and Village Design Statements should be made where relevant".](#)

[Draft Policy DM42 \("Non-listed buildings and structures of architectural and historic interest"\) - Policy ENV 5 of the Local Plan \(Part One\), seeks to safeguard or enhance non-designated heritage assets. Development proposals affecting a locally listed building, structure or landscape which fails to have regard to their special qualities of architectural or historic interest, their features of interest or their settings will not be permitted. In considering proposals which may affect locally important buildings and structures, the Council will have regard to the following:](#)

- [• The contribution which the buildings, structures or landscapes make to local distinctiveness; local townscape; or rural character; and](#)
- [• The conservation of interesting or unusual features; architectural detail; materials; construction; and or historic interest.](#)

[It is recognised that not all buildings, structures or landscapes of significance are captured on either the national lists or local lists and these are termed undesignated heritage assets. Where the significance of these buildings, structures or landscapes can be demonstrated, the above policy consideration should be applied.](#)

[Paragraph 10.224 adds that Policy ENV 5 of the Local Plan \(Part One\), seeks to protect the borough's unique and significant heritage assets, both designated and non-designated and their settings. Often Neighbourhood Plans and Village Design Statements identify local heritage assets as the communities who prepare these documents are best placed to understand the local features of heritage value and the special character which makes their village or town distinctive.](#)

[Other draft Policies of relevance are](#)

- [• DM45 - Sustainable construction](#)
- [• DM46 - Parking and access](#)
- [• DM47 - New or extension to hazardous installations](#)
- [• DM48 - Development in the vicinity of hazardous installations](#)
- [• DM49 - Advertisements](#)

[Cheshire West And Chester Tarvin Conservation Area Appraisal](#)

[The former Chester City Council \(now CWAC\) produced this non-statutory appraisal in January 2008 and covers the topics of:](#)

- [1. Designations](#)
- [2. Historic Development](#)
- [3. Key Features Of The Conservation Area](#)
- [4. Character Of The Conservation Area](#)
- [5. Positive Elements Within The Conservation Area](#)
- [6. Neutral Or Negative Elements Within The Conservation Area.](#)
- [7. Enhancement Opportunities And Site Requiring Attention](#)
- [8. Management Tools](#)
- [9. Threat](#)
- [10. Surroundings Of A Conservation Area](#)

[Tarvin Parish Council Guidance Notes For Property Owners In Tarvin Conservation Area](#)

[Tarvin Parish Council produced these non-statutory guidance notes in July 2011 to inform property owners of what to do and whom to consult for advice if they wish to make alterations to their buildings. The guidance covers the topics of:](#)

- [1. Listed Buildings](#)
- [2. The Tarvin Conservation Area](#)
- [3. Dwellings With Article 4\(2\) Directions](#)
- [4. Other Private Dwelling Houses within Tarvin Conservation Area](#)
- [5. Commercial Premises](#)
- [6. Energy Efficiency](#)

2.0 Landscape Setting and Introduction to the Village

2.1 Location

Tarvin lies on the junction of the A54 and A51, 7km east of Chester. The two main roads connecting Chester to Manchester and to Nantwich parted in the heart of Tarvin village centre until a northerly by-pass was constructed in 1933 to carry the A54 Chester to Northwich road around Tarvin. The southerly by-pass carrying the A51 trunk road from North Wales and Chester to Nantwich and the M6 was opened in May 1984.

The A54 by-pass has housing along its northerly side in the then fashionable manner. There is no housing on the sides of the A51 by-pass.

Along the A54 by-pass (and at Duddon Heath), there are several examples of very distinctive white painted railings erected by Cheshire County Council in the 1930's. Every effort should be made to preserve these railings, which are so very characteristic of the County.

Aspiration

Any proposals to remove these railings should be resisted. Where railings are included in the design of any new development, replication of this characteristic pattern should be encouraged.

These two by-passes and the old road to Tarporley from the village centre define the edges of Tarvin. The greater part of Tarvin's population of 2,700 lives in post 1960s housing developments within this area.

The hamlet of Oscroft, lies 1.5km across open fields to the east of Tarvin village and that of Stapleford a similar distance to the south.

2.2 Geology

The Cheshire Plain extends from the broad Mersey Valley, in the north, to the Shropshire Hills in the south. To the west, the plain is bounded by the hills of the Welsh borders, and to the north-east by the foothills of the Pennines. The solid geology of Cheshire mainly comprises Triassic mudstones and sandstones that were deposited on a wide desert plain. These rocks are throughout Cheshire overlain by Quaternary glacial deposits, largely consisting of till (or boulder clay), with local deposits of silt, peat, sand and gravels.

Rising up from the Plain are a number of small sandstone ridges and scarps formed from the Lower Triassic Sherwood Sandstone, such as the northern end of an outcrop, which runs through central Cheshire between Frodsham in the North and Malpas to the South (the Peckforton Hills).

The parish of Tarvin lies just to the West of this sandstone ridge that divides the Cheshire Plain. At its most Easterly end, it rises gently onto the terrace adjoining the lower part of Kelsall and to the west it falls to the wetland pasture beside the Gowy. The contour map on page 5 shows how the village itself stands on its own small ridge, just proud of the plain and reflecting a gentle version of the classic 'scarp and dip' topography of the Sandstone Ridge proper.

2.3 Landscape Setting and Natural Environment

The predominant landscape surrounding the village is of medium scale pastoral fields typical of this part of the county; the pattern having been preserved by grazing rather than suffering heavy hedgerow loss through large scale arable farming practices. Hedgerows are largely hawthorn with (apart from a few small coverts) relatively light population of hedgerow trees.

Aspiration

There are hedgerows, ponds and other features that date to before 1838. It is recommended that these features should be preserved where possible. To augment the declining oak population, efforts should be made to reinforce the existing fine examples of oak and ash with new planting.

Once-upon-a-time all three main road approaches to the centre of the village involved a gentle rise from the neighbouring countryside. This once clear 'hill-top' character has been eroded somewhat by the two by-passes, nevertheless it is still a feature that is important and does much to define the sense of Tarvin's place within its surroundings. The Church tower is prominent from a number of locations on the approaches and emphasizes the topography.

There are pleasant, if unspectacular, views over the agricultural countryside towards the mid Cheshire ridge to the east and over the plain to the River Mersey estuary and the Clwydian Range to the north and west.

The Village Plan calls for restriction of development on the eastern side of Tarporley Road to preserve the views of the open landscape towards Oscroft and the Mid Cheshire Ridge.

Land between the A51 by-pass and houses built in the 60s/70s on Crossfields and Heath Drive has been turned into Tarvin's award winning Community Woodland. The footpath/ bridle-path from the gates of the King George V playing field, along Townfield Lane and through the Community Woodland to Broomheath Lane provides another important recreational facility for the village.

1. The land between Townfield Lane and the A51 by-pass is designated for recreational use in the Local Plan. This recreational facility should be safeguarded.(SR 2, ENV 18, 20)

Aspiration

If an opportunity arises, the Community Woodland should be extended as far as Austin's Hill and the footpath/ bridle-path continued to join Tarporley Road just south of Brown Heath farm.

2.4 An Introduction to the Village

Tarvin has a busy village centre with a number of retail stores and services together with two public houses. The Anglican church and Methodist chapel are located in the village centre.

Employment in businesses or organizations in the village has not grown in proportion to the increase in residential population. Jobs were lost when Northern Foods closed their milk bottling plant in 1995 and Joseph Nelson Group (Financial Consultants) relocated in 2005. The one major employer locally is British United Turkeys. There are several other local firms with a lesser number of employees based on small industrial units at Pool Bank and Tarvin Mill.

Tarvin's community, however, does not depend upon village businesses for employment but upon the large petrochemical, motor manufacturing and financial services companies on Merseyside and in Chester, which are within easy travelling distance.

During 2005/6 the children of Tarvin County Primary School made their own assessment of what they felt was special about the village. Working with their teacher, and assisted by Stephanie Wadeson of SEEN, they provided a wide variety of memorable images illustrating their opinion of key buildings and attributes of the village.

3.0 History

A settlement has existed on the site of modern day Tarvin since long before the Domesday Survey of 1086, when it was one of the highest populated manors in Cheshire. In his book, The Place Names of Cheshire, J McN Dodgson suggests that the name may be derived from the Welsh for a boundary.

The Roman road between Chester and Manchester ran through Stamford Bridge but passed to the north of Tarvin village. The Chester to Nantwich road only came through Tarvin when it was turnpiked after 1769. Prior to that, the route followed either the pack trail and salt route via Hockenhull Platts or the coach track via Waverton and Stapleford.

There have been shops and rural businesses located in Tarvin for at least four hundred years but little is known about its appearance prior to 1752.

The oldest buildings in Tarvin are the church, whose South aisle was built in the 13th or early 14th century and early 17th century Holme Street Hall, probably the oldest continuously occupied building in Tarvin.

A market was held in the wide part of the High Street, under a charter granted to Sir John Savage in the reign of Elizabeth 1 [1558 – 1603].

Tarvin was a strong point in the Civil War. In 1644, the village was held by a detachment of 800 of Prince Rupert's Horse. The Parliamentary army attacked Tarvin from the direction of Ashton. Before they were defeated, the Royalists retreated to the church, which still bears shot marks on the West wall.

On the last day of April 1752, the Great Fire of Tarvin broke out. Within a couple of hours the greater part of the place burnt down, leaving the timber framed buildings of Church Cottages and Bull's Cottage (opposite Tarvin Hall) standing at its extremities.

The clearance of the old buildings in the village centre provided the Georgians with an opportunity for the widening of the streets and construction of new houses, which form the heart of Tarvin as we know it today.

3.1 The Village Centre

Following the destruction wreaked by the 1752 fire, new buildings were constructed in the village centre. The premises currently occupied by the fish and chip shop, were built in 1753 as an inn or alehouse called the Bull's Head [the licence had disappeared from the records by 1890]. The Flaggs and Hamilton House, on Church Street, were built in 1756 by a speculative developer, name unknown. The Red Lion Inn, built or rebuilt about 1756, served as a coaching inn on the route to London after 1770. The other surviving inn, the George and Dragon, was built at the end of the 18th century. The present Tarvin Hall was constructed some time before 1776, replacing an earlier building.

In the 19th century, the Victorians further developed Tarvin by building their private villas in the village centre and outside the village envelope on the main road to Chester and at Tarvin Sands. The parade of shops and the two chapels in High Street were built at the same time.

In the middle of the century, John Brindley built the so-called Manor House, as far as can be ascertained, to house a preparatory department for his school at Tarvin Hall.

Workers' cottages were built in Lower High Street to accommodate those employed in the village's many trades allied to agriculture. The presence in the 19th century of shoemakers, carters, blacksmiths, wheelwrights, millers and a variety of shopkeepers is well documented.

3.2 Immediate pre-war and post-war developments

In the 1930s there was a need for modern housing for those working in local agriculture and industry. This demand was met by the local authority, Tarvin Rural District Council, initially by building on Hockenhull Lane and on what is now the Heath Drive end of Hockenhull Avenue. After the Second World War, the local authority continued building more houses in stages from the 1940s culminating with Gowy Crescent in the 1970s.

Each phase reflected changing fashion, as it evolved over this forty-year period, the variety of styles and materials contributing to the rich and interesting mix of the community's housing stock. There are those who consider the designs of the first houses built on Hockenhull Avenue to be some of the best in the village.

In 1937, Tarvin Rural District Council appointed 4 members to sit on the Mid Cheshire (Area No 2) Joint Planning Committee, set up to consider proposals for housing and other development. The Second World War interrupted their deliberations but, in 1943, a post-war reconstruction committee was set up to prepare a County Plan, which was published in 1946.

Cheshire County Council's subsequent Settlement Policy of the 1950's authorised the siting of housing developments in the villages surrounding Chester, including Farnon, Guilden Sutton and Tarvin.

The arrival of main drainage in the village in the early 1960's provided the infrastructure for housing developments to satisfy the demand for homes in the country from workers in nearby towns and in Merseyside's new motor and petrochemical industries.

Development on the former market garden land, adjoining Tarvin Hall, was quickly followed by those on Crossfields and Hunter's Park, off Tarporley Road,

The population of Tarvin had remained comparatively static, at about 1,200, from the mid-19th century until the 1950's.

However, by 1971, Census figures showed that the population had grown to 2,705, a figure already close to that established in the County Settlement Plan. The village community felt that it was being "modernised out of existence" and set up a working group to draw up Tarvin's first Village Plan which was approved by Cheshire County Council and resulted in the centre of the village being designated a Conservation Area in 1973.

4.0 Character Areas

4.1 The Old Village

The Victorian antiquarian and commentator, George Ormerod, observed in his 1882 History of the County Palatine and City of Chester, that "in consequence of [the 1752 fire], the buildings are chiefly modern, and the streets being wide and cut out of a dry rock, Tarvin has an air of greater comfort and cleanliness than most of the other neighbouring villages".

Ormerod's description remains the essence of the village today with its visible "Living" sandstone building foundations and sandstone in garden walls. Despite the obstruction of through traffic by heavy parking levels, the breadth of the main streets, enhanced in places by wider areas, such as the old Elizabethan market site of the Cobbles in High Street, still gives a feeling of space and airiness to the village centre.

The depth of soil above the sandstone bedrock is so shallow that few large trees grow in the village. The one area of large trees lies between the houses on the north side of High Street and the A54 bypass.

2. The large mature trees in the area between Upper High Street and the A54 bypass should be safeguarded.(ENV 24)

With the exception of the black and white timbered Bull's Cottage and Church Cottages, which survived the 1752 fire, buildings were constructed of local red brick and largely in austere style.

In Upper High Street those buildings that are not terraced are close together and all front immediately on to the road. The concealed rear plots of some of the larger villas have outbuildings, which have recently been converted to dwellings.

Lower High Street has a mix of properties sitting in their own plots, set back from the road, buildings fronting immediately onto the road and terraced housing with no front gardens and concealed rear plots.

Some of the cottages in Lower High Street were originally thatched, as evidenced by narrow margins between tops of upstairs windows and eaves. The roof of the cottage at No.76 Lower High Street illustrates how attractive thatch can be in the modern context.

3. Proposals to re-thatch buildings originally constructed with this style of roof should be encouraged.(ENV 2, GE 7)

Few of the houses in Lower High Street have their own off-road car parking, and accordingly, the density of habitation is exaggerated by parking on the street.

As well as buildings on main roads, dwellings were constructed within alleys and courtyards, patterns reflected in modern times with conversions of barns and outhouses into dwellings at the back of High Street houses and in former tradesman's yards. The small developments of Arden Close and Woodward Walk, off Lower High Street, continue this theme.

4. Narrow entries leading to small terrace rows or intimate courtyards are characteristic of the old village of Tarvin and can be encouraged in new development if the context allows it.(ENV 5, 22)

Many buildings are founded on sandstone outcrops to either side of the High Street and steps leading up from the pavement are a distinctive feature. Some of these steps have already been lost as, over time, pavements have been resurfaced.

The presence of black railings and mounting blocks is a recurring theme in the village centre. This style has been adapted to the modern provision of disabled access to the pharmacist's shop on the Cobbles in High Street.

5. In any new development, the features of steps leading up from the pavement and black railings and mounting blocks can be encouraged if the context allows it. Level access to comply with *Disability Discrimination Act 1995* requirements should, wherever possible, be accommodated via entries to the rear of properties. Where it may be necessary to install ramps to the front of properties, sandstone structures in keeping with, for example mounting blocks with simple black cast-iron railings would be favoured.(ENV 2, 22,24)

Aspiration

In the village centre, the pavements are surfaced with tarmacadam. Better provision could be made for roadside parking.

When resurfacing of the road and pavements of Tarvin village centre next falls due, consideration should be given to surfacing the pavements with a material more sympathetic to its conservation area status and to laying out parking provision in a more efficient pattern.

The skyline of the village is dominated by the rooftops. The tall building of Tarvin Hall which provides a most attractive backdrop to Upper High Street and the Church tower can be seen from many vantage points around the village. There is a small cluster of three-storey buildings around the road junction in the centre of the old village centre but as they are not significantly higher than the neighbouring buildings they do not overwhelm the townscape. Their rectangular windows, taller on the lower two floors and smaller and narrower on the upper floors enhance their pleasing proportions.

Overhead electricity and telephone cables marred the roofscape until the 1990s, when lobbying from Tarvin Parish Council and Tarvin Civic Trust persuaded the utility companies to route them underground.

6. Provided their design is in sympathy with the existing buildings and views of the Church tower and the roof of Tarvin Hall are not obstructed, three or four storey constructions in the village centre may be acceptable.

The majority of buildings in the village centre have pitched roofs with which the few flat roofs generally contrast unfavourably.

7. Planning applications for extensions should seek wherever possible to find solutions that avoid incorporating flat roofs.(HO 8)

Though there is an eclectic mix of architectural styles of the village's older buildings, there is a common thread of materials and design features:

1. The prevailing walling material in the village is a mellow red-brown local stock brick.
2. The prevailing roofing material is slate.
3. Windows are set in plain rectangular openings with "splayed" (inverted trapezium shaped) lintels or arched brick heads.
4. Ground floor windows are frequently set in openings with multi-layered sloping glazed sill bricks.

8. These materials and features should be respected in any new development in the old village.(ENV 9, GE 7)

Render occurs here and there in two forms: either in traditional timber-frame buildings (eg. Church House) or pebble dashed with smooth reveals and raised frame surround to windows (eg. The Red Lion).

9. Occasional use of render in new developments can add variety and interest but surface applied imitation should be avoided except in limited applications such as string courses or gable patterning.(ENV 9)

Diamond-shaped ventilators (wind eyes) occur in the brickwork of old barns and warehouse, some of which have been converted for residential use.

10. Retention of ventilation eyes and other traditional details should be encouraged in any re-use of redundant farm buildings and promoted in any sympathetic and adjacent development.(EC 11, HO 10)

Many of the original cobbled surfaces to the Victorian courtyards and alleys have disappeared. In some, they have subsequently been replaced with sympathetically coloured concrete tiles, which, although not authentic, are in keeping with the spirit especially when they complement small outcrops of the natural sandstone.

11. Where possible existing cobbled stone surfaces to courtyards and alleys should be retained. In new developments or where there is no such surfacing, use of sympathetically coloured concrete tiles is to be encouraged.(ENV 9)

The Victorian frontages to the parade of small shops in High Street still exist. The frontages blend in well with the rest of the buildings and serve as an example of how sympathetic style, signage and decoration can make a significant contribution to the attractiveness and appearance of the village.

12. Any applications to change the appearance of the frontages of the parade of Victorian shops in High Street should respect the character, appearance and integrity of the group.(ENV 4, 35, 37)

13. When any buildings in the village centre undergo major repairs, materials and workmanship should properly reflect the Conservation Area status.(ENV 37)

14. There are some buildings in the village centre, which are in a poor state of repair. In considering applications for redevelopment, preference should be given to schemes involving restoration, as opposed to demolition. *In redevelopment of old buildings provision should be made for the preservation of the habitat of protected species, for example bats and birds.....(ENV27, ENV29,ENV 32)*

15. Where possible the aim should be to retain/reinstate historic window and door types.(ENV 37)

4.2 The “New” Village

On the 1960's developments there is a mix of bungalows and two storey houses, all constructed to the simple designs characteristic of their time, with straightforward undecorated lines and large airy windows. The houses sit within their own fenced plots set back from the road with gardens to the rear.

Although their designs share the same theme, there is no uniformity. There is a wide variety of styles between the developments of different builders and also within those developments. The variety has been continued through different designs of extensions. The brick construction has been mellowed by time.

As most houses have a garage and sufficient space for off road parking for a second car, density of habitation is not exaggerated by on street parking.

Tarvin's “public” buildings were constructed during this phase of the village's growth. The village primary school, health centre and community centre are all located within the area of 60s and 70s development.

Aspiration

The village primary school, health centre and community centre are beginning to show their age. Current planning legislation does not allow for unrelated planning gain obligations. Nevertheless, in advance of possible future legislation that might allow for broader regeneration support, when making applications for any future developments in the village, developer's should be encouraged to submit proposals for updating these facilities as well as for relieving the pressures created by the increased population on traffic congestion, school rolls, and sewerage and drainage networks.

There are few formal green areas within the post-war developments. However this is compensated for by the feeling of space and openness provided by the combined width of the roads and footpaths and their bends and curves.

16. The feeling of space and openness of the 60s/70s developments should be respected, -in any future developments with a combination of communicating roads with wide verges and small terraces or courtyards characteristic of the old village.(GE7, ENV 18,)

Although there are few large trees which were there before the developments, the planting of garden trees by homeowners has softened the landscape.

Tarvin's recreational facilities of tennis courts, bowling green, children's play area and football pitches are located on the King George V playing field in the north western quadrant of the village.

17. These recreational facilities contribute substantially to village life. The community's objective is to ensure that these facilities are enhanced and protected within future development.....(SR 2, ENV 18,)

Aspiration

The use of footpaths within the village as a recreational facility and as a means of getting children to school safely without using a car should be encouraged and to this end, local rights of way should be enhanced and improved.

In the 1980s and 90s, Tarvin's expansion continued with further infilling and with the Ridgeway development off Lower High Street. The design of these houses again reflects the fashion of their time. The houses themselves are not as large as their 1960's counterparts and have smaller windows to improve energy efficiency. The houses sit within unfenced plots set back from the road with small gardens to the rear.

In all the post war developments, the mix of bungalows and two storey houses contributes to the lack of sameness and uniformity which can often be seen in other communities, as well as helping to provide a variety of accommodation. However, notwithstanding the value of variety, there are occasions when extensions may affect the integrity and appeal of a uniformly consistent group of dwellings.

18. Applications to convert bungalows into two storey buildings and applications for flat roof extensions or loft conversions should be judged carefully on group value as well as individual aesthetic grounds

19. If natural stone is to be incorporated as a design feature of new developments or of house extensions, the use of native red sandstone, so characteristic of Tarvin, should be encouraged.(GE 7, ENV 9)

There are some fine, historic half-timbered buildings in the village of Tarvin such as Bull's Cottage (51 High Street) and Church House and Church Cottage on Church Street.

20. New buildings constructed in whole or in part using a genuine structural timber frame expressed externally (eg 43 High Street), should be viewed sympathetically. Mock "structural" half-timbering should, on the contrary, be discouraged. However, timber embellishment such as bargeboards or porches, which find contemporary ways of reflecting local joinery traditions, would be appropriate.(GE 7, ENV 2, 9)

A Chester City Council Conservation Officer once- described the design of buildings within Tarvin village centre as austere. The design of the greater part of the housing within the post war developments is similarly plain and clean cut.

21. In considering proposals for new developments, sympathy should be extended to those with unembellished designs, which rely for effect upon sensitive proportionality and honest use of materials, in keeping with the general design theme of the village.(GE 7, ENV 2, 9)

If examples of good quality design are to be emulated, precedents may be:

- The terrace of cottages at the front of The Ridgeway development which faces onto the Lower High Street which is particularly sympathetic with the design of the 150 year old counterparts further down the street.
- The small development of houses at Chapel Rise
- The terrace of modern houses at Tarvin Mews.
- The Local Authority built houses, opposite to Tarvin Primary School, at the top end of Hockenhull Avenue.

4.3 The Outlying Settlements

OSCROFT

Oscroft is situated 1 mile east of Tarvin and is part of the civil Parish of Tarvin.

The village lies on the triangular Green, at the meeting point of three roads, Shay Lane, Cross Lanes and -Willington Road. The village has about 85 dwellings and a population in the region of 250.

The houses of the village stand one deep, in classic ribbon development, widely spaced along the three roads with the main concentration on The Green and have a rural feel with the lane in front and fields behind.

The country lanes and well-maintained footpath network of the village make it an important and attractive through route for cyclists and ramblers.

Oscroft has no public buildings, such as shops or inns. The services of phone box, post box and notice board are located on The Green.

Besides farming, there is no direct employment in Oscroft, but a number of residents are self-employed and work from home. Just outside the village are the small businesses of Weetwood Grange Brewery and Equestrian Centre and Priors Hayes Golf Course, an important meeting place and source of employment.

Oscroft's houses have grown organically from the 1700's to the present day and represent the age in which they were built.

They comprise a mixture of farm houses, (there used to be 5 active farms, there are currently 2), cottages, Victorian family houses, 1930's semi-detached houses, 1960's and 70's housing, with the last dwelling being completed in 1982.

There is a mixture of detached, semi-detached and terraced dwellings, which gives a diverse, varied appearance, with little replication. Houses are known by their names rather than by numbers. Gardens are large in relation to modern standards and are a feature that needs to be retained.

Key buildings include the old Methodist church, Oscroft House, Oscroft Hall Farm and its out buildings and Dog Wood Cottage.

Many of the houses are built of traditional red bricks, which were manufactured in the village from locally excavated clay. However, other brick colours and a variety of render provide an eclectic mix of finishes.

Window styles are highly varied and of their time with different pane sizes and openings. Similarly, doors and other architectural features vary throughout the village.

The landscape of the village is classic Cheshire plain, with surrounding agricultural land, most of which is still in use. To the north there is a valuable ancient field structure typical of medieval farming, with 3/4 of the hedgerows, ponds and other features intact from before 1838.

To the south, the landscape undulates to reveal Tarvin and its Parish Church.

Farm tracks leading off roads to fields behind are characteristic of the landscape as are the ponds and depressions in fields caused by clay extraction.

Oscroft is a vibrant community with regular village get-togethers including barbeques, meals and a garden walk.

STAPLEFORD

The area of Tarvin Parish known locally as Stapleford lies to the South of Tarvin village and is crossed north-west to south-east by the A51 Chester-Nantwich trunk road. Its southern boundary is defined in the main by Old Moss Lane running east to west, from the junction of the A51 and Burton Lane at Duddon Heath to the Sheaf. The lane was once part of the medieval salt route from Nantwich to Chester via the packhorse bridges over the Gowy at Hockenhull Platts.

This part of the parish is largely flat agricultural land with small fields enclosed by thorn hedges and fences. There are some fine oak and ash trees along field boundaries.

Many of the dwellings are isolated but there are three small groups of houses, the Sheaf, Old Moss and Austin's Hill.

At the Sheaf, adjacent to Sheaf Farm, which lies outside the ward in Hockenhull Parish, is a row of fine three storey Georgian cottages and a former inn. The houses of Old Moss stand one deep along Old Moss Lane with long gardens and fields behind. A Primitive Methodist chapel constructed in 1889 is now a private house. Austin's Hill is a group of 14 dwellings built by a private developer in the 1930s.

Many of the older properties are of agricultural origin and are of two storeys, in red or brown brick under slate roofs, some dating from the early 19th century. Others are of more recent origin, a number of which are bungalows. Broombank Villa, Oaklands and Fortifer are worth recording as good examples of vernacular architecture, typical of this part of Cheshire.

A lot of the working population are employed outside the ward and commute daily by private car. However there is a prosperous nursery and garden centre (Okell's at Duddon Heath), a small dairy (Briscoe's at Austin's Hill) and a laboratory (British United Turkeys at Old Moss) in addition to a small number of working farms and some self-employed persons working from home.

The following guidelines/aspirations- apply to the settlements at Oscroft and Stapleford.

Aspiration

Any large-scale village expansion would not be welcome and any such proposals should not even be countenanced without a carefully considered context and design brief to guide proposals.

22. Where there is scope for infill development of one off dwellings, design could be contemporary, not -pastiche, reflecting the fact that new buildings in the village have always been of their time. Incorporation of innovative environmentally friendly features especially energy saving devices, conforming to new regulations, should be encouraged.(HO 4, ENV 16, 17, 57, 58)

23. Wherever possible, derelict buildings should not be demolished but rather converted to modern use. In the redevelopment of old buildings, provision should be made for the preservation of habitat of protected species, for example bats and birds.....(EC11, HO10, ENV27, ENV29)

NB:- *The Council's Statement of Community- Involvement (SCI) highlights the benefits to be derived from pre-application discussions with local communities and interest groups and as a consequence, would- underpin some of the aims of this document. It also refers to the fact that, where appropriate, the Council may also require a development brief to be prepared. The SCI can be viewed on the [CWACCouncil's](http://www.chester.gov.uk) website: www.chester.gov.uk*

5.0 Appendices

5.1 Glossary

Annual Monitoring Report (AMR) - A document to be produced each year showing progress in achieving both Local Plan policies and the timetable set out in the Local Development Scheme and setting out revisions to the Local Development Scheme.

Chester District Local Plan – [former now largely superseded](#) Adopted Local Plan setting out planning policies and proposals and allocation of land for the District-. This is a statutory document and is used to guide the determination of planning applications in the District.

[Cheshire West And Chester Local Plan \(various dates\) - Adopted Local Plan setting out planning policies and proposals and allocation of land for the District. This is a statutory document and is used to guide the determination of planning applications in the District.](#)

Disability Discrimination Act 1995 (DDA) - An act to make it unlawful to discriminate against disabled persons in connection with employment, the provision of goods, facilities and services or the disposal or arrangement of premises; to make provision about the employment of disabled persons and to establish a National Disability Council.

Local Development Document (LDD) - The individual documents that set out planning policies for specific topics or for geographical areas.

Local Development Framework (LDF) - The collective name given to all those policies and documents forming the planning framework for the District.

Local Development Scheme (LDS) - A project management document setting out what the Local Development -Framework will contain a timetable for its production, proposals for monitoring and review.

Local Plan – A plan proposed or adopted by a Local Planning Authority which provides the current statutory planning framework for the Borough.

[National Planning Policy Framework NPPF, \(DCLG, March 2012\) - national planning policies, produced by the Department for Communities and Local Government, which set the framework for regional, local and sub-local \(NDP\) planning; policies, explain statutory provisions and provide guidance on the operation of the planning system. These will need to be taken account by the Council in producing the Local Plan.](#)

[National Planning Policy Guidance NPPG \(DCLG, various dates\) - web-based resource which brings together planning guidance on various topics into one place. It was launched in March 2014 and coincided with the cancelling of the majority of Government Circulars which had previously given guidance on many aspects of planning. It is important to note that the guidance is exactly that, guidance, and should not be seen as representing Government planning policy.](#)

Planning Policy Statement (PPS)/ Planning Policy Guidance (PPG) - These are national planning policies, produced by the Department for Communities and Local Government, which set the framework for regional and local planning; policies, explain statutory provisions and provide guidance on the operation of the planning system. These will need to be taken account by the Council in producing the Local Development Framework.

Parish Plan - Parish Plans were announced in 2000 “Rural White Paper” which set out the Government’s plans for the countryside. They set a framework for communities to plan their own futures and set out a vision for how the community wants to develop, and identify action needed to achieve it. They can include everything that is relevant to the people who live and work in the community, from employment and playgrounds to the design of new buildings and protection of hedges and ponds. They can include any social, environmental or economic issues.

Regional Spatial Strategy (RSS) – Overarching strategy produced by the North West Regional Assembly with broad land use, transport and other policies to inform the Local Development Framework and forming part of the statutory development plan.

Section 106 Planning Agreement (S106) - A section 106 Planning Agreement is a legal document. It creates legal commitments which bind the original parties and their successors, and the land, and these commitments may continue for many years. It is important to remember that a section 106 Planning Agreement will usually be negotiated in conjunction with the planning permission, which also normally runs with the land.

Sustainable Environment Education Network (SEEN) - The SEEN initiative was established in 1997 to give children and young people opportunities to voice their opinions on impending change within their local neighbourhoods. Targeted at schools, SEEN aims to engage students between the ages of 5 and 18 (including those with special needs) in topical planning, design and regeneration projects.

Statement of Community Involvement (SCI) - The document that sets out how the Local Planning Authority will involve and consult the public in the production of the Local Development Framework and on planning applications.

Supplementary Planning Document (SPD) - A document which expands or supplements policy in development plan documents, for example design guidance, site development guidance, parking standards etc.

Sustainability Appraisal (SA) - An appraisal of the impacts of policies and proposals on economic, social and environmental issues. This can also cover the issues required by Strategic Environmental Assessment.

Village Design Statement – Document prepared by the local community setting out local aspirations for the future development and conservation of the village. This may include information on landscape character, protection of open spaces and important views.

5.2 Statement of Community Involvement

This statement sets out the consultation arrangements taken by Tarvin Parish Council and Chester City Council for the Village Design Statement.

The primary objective of the consultation process has been to ensure that this Village Design Statement reflects the views of the whole community and not just of those who may have vested interests in its recommendations.

In February 2005, Tarvin Civic Trust accepted Tarvin Parish Council's invitation to participate in a joint project to draw up a Village Design Statement for Tarvin.

A Joint Steering Group was set up with members drawn from the two organisations, Tarvin Civic Trust taking responsibility for the technical aspects of identifying community needs, collating information and drawing up the draft document and Tarvin Parish Council for communicating with and enlisting the support of the village and its organisations.

The Group recruited John Tweed, Chartered Architect, of Tweed Nuttall Warburton, Chester, to provide professional guidance to the Group and to assist in liaison with the local authority.

Residents of the parish were invited, by mail drop to all houses and publicity in the local press and church parish magazine, to attend an all-day Village Design Statement Consultation Workshop at Tarvin Community Centre on 2nd July 2005.

The results of the consultation exercise were summarised and circulated to all those who attended as well as being reported in Tarvin Times, the newsletter of Tarvin Parish Council.

Displays of the Group's progress on the project were exhibited in Tarvin Public Library and at public meetings and gatherings in the Parish.

As work on the narrative of the VDS document progressed, draft copies were distributed to members of Tarvin Civic Trust for comment and suggestion.

The assistance of Tarvin Local History Group was invaluable in providing details of the history of Tarvin and of its built environment.

In addition, Chester City Council's "Sustainable Environmental Education Network" worked with Tarvin Primary School to mount an exhibition in the school of the pupils project work on their impressions of living in Tarvin and its local environment. The exhibition was also publicly displayed at the Tarvin Church fête in August 2006. These impressions are included in this document.

April 2005	Inaugural meeting of Tarvin Village Design Statement Joint Working Group.
June 2005	Residents of parish invited to participate in Village Design Statement Consultation Workshop.
July 2005	Village Design Statement Consultation Workshop held at Tarvin Community Centre. Attended by 30 residents.
July 2005	Summary of workshop conclusions copied to all participating consultees.
August 2005	Report on VDS Consultation Workshop published in TPC "Tarvin Times" Newsletter.

May 2006	Review of the draft VDS document by members of steering group, Parish Council representatives and members of Tarvin Civic Trust committee.
July 2006	Exhibition at Tarvin Primary School of pupil's work on impressions of living in Tarvin and its local environment.
August 2006	Display of pupil's exhibition at Tarvin Church Fete.
November 2006	Consultation of Draft VDS to Tarvin Parish Council.
November 2006	Consultation Draft of VDS to all participants in July 06 Consultation Workshop.
March-April 2007	Community Consultation on Draft VDS.

Statutory Consultation

Statutory Consultation took place for six weeks between 16 March 2007 and 27 April 2007. Copies of the draft SPD were made available for the public to inspect, free of charge, at the 2nd floor Planning Reception at the Council offices in the Forum and in all the district public libraries. Copies were also available to view and download from the [CWAC website](http://www.chester.gov.uk). Council's website at www.chester.gov.uk (go to a-z and look for Supplementary Planning Document).

A Press Notice and press release was published in local newspapers within the district.

The organisations and groups consulted directly include:

All Parish Councils within the District
Cheshire Constabulary
Cheshire County Council
Cheshire Landscape Trust
Cheshire Sustainable Environment Network
Chester Civic Trust
Chester CPRE
Environment Agency
Government Office for the North West
Highway Agency
House Builders Federation
Natural England
Neighbouring District and County Councils
North West Development Agency
Tarvin Civic Trust
Tarvin County Primary School
Tarvin Parish Council

Local Consultee list:

TARVIN RESIDENTS: Mr Tony Bland, Mr Roy Brereton, Mr David Burkhill-Howarth, Mrs Gill Chaplin, Mr John Daines, Mrs Margaret Dixon, Mrs Margaret Evans, Capt. Ian Griffith, Mrs Jill Grimshaw, Mrs Cathy Hones, Mr Bob Howard, Mrs Sarah Kirby, Miss Alice Kirby, Mr Richard Nightingale, Councillor Eric Plenderleath, Mrs June Pughe, Mr Hugh Spear, Councillor Barbara Roberts, Mr Harry Wilson, Mr Godfrey Beeston, Mr Alan Brown, Rt Revd Alan Chesters, Mr Barry Hillier, Mrs Cath Jones.

In addition the document was reported to the Gowy North Area Committee on 10 May 2007.

5.3 Sustainability Appraisal

Tarvin Village Design Statement
Supplementary Planning Document (SPD)-: Non-Technical Summary
July 2007

Introduction

- 1.1 The Sustainability Appraisal is to ensure that the planning policies and proposals developed by Chester City Council contribute towards achieving sustainable development. This involves an assessment of the environmental, social, economic and natural resource effects of all the Council's planning policies.

- 1.2 The Tarvin Village Design Statement (VDS) has been prepared by Tarvin Parish Council and Tarvin Civic Trust in consultation with residents of the Parish. Consultation events were held during the preparation of the document to seek the views of residents and other relevant groups and organisations. The adopted Supplementary Planning Document will form part of the Council's Local Development Framework for the District.
- 1.3 Following recent changes to the planning system, all Supplementary Planning Documents that the Council adopt are required to undergo a Sustainability Appraisal. This report sets out the non-technical summary of the Sustainability Appraisal that has been undertaken by the Council on the Tarvin Village Design Statement.
- 1.4 The Sustainability Appraisal of the Tarvin Village Design Statement has informed the preparation of the SPD- through an assessment of the following options.
- **Option 1:** No change - rely on existing national, regional, sub-regional and local planning policies to guide development proposals in Tarvin Parish.
 - **Option 2:** Provide additional policy guidelines on Tarvin Village Design to supplement adopted Chester District Local Plan policies, to be adopted by the Council as a Supplementary Planning Document.

Key Findings

- 2.1 From the appraisal of the above 2 options, option 2 is considered to be the more sustainable option.
- 2.2 The role of the Tarvin VDS is to provide guidance on the design, character and landscapes that are valued by local residents and organisations. The Sustainability Appraisal has found that the Tarvin VDS would have a significant positive effect, in line with the sustainability objectives for cultural heritage and landscape. This includes:
- Protecting and enhancing historic, cultural and archaeological value in Tarvin.
 - Promoting high quality building design in Tarvin to take account of local architectural character and styles.
 - Protecting and enhancing the character and quality of the landscape and townscape in Tarvin.
- 2.3 Several social and economic sustainability objectives have no direct relationship to the overarching aims and objectives of the Tarvin Village Design Statement. These are likely to be addressed through any future Tarvin Parish Plan, rather than through the VDS.
- 2.4 Uncertain effects have been identified in relation to measures to 'design out crime'. These may conflict with the narrow entries and small courtyards that are encouraged as features characteristic of old Tarvin.
- 2.5 Further justification / explanation for the assessment is contained in the Matrix in Appendix B to the full Sustainability Appraisal Report.

3. Contacts

- 3.1 Copies of the Sustainability Appraisal report of the SPD Tarvin Village Design Statement can be obtained from [the Council's CWAC's Offices](#)

5.4 Links

The Conservation (Natural Habitat Regulation 1994) www.defra.gov.uk
 Conversion of Traditional Farm Buildings:- A Good Practice Guide (Parts 1&2)
 Living Buildings in a Living Landscape:- Finding for Traditional Farm Buildings
 (www.helm.org/server/show/category.9166)
 The North West Best Practice Guide by North West Regional Assembly (-May 2006)
 Bats Buildings and Barn Owls – DEFRA www.defra.gov.uk

Chester City Council

Chester District Local Plan
 Supplementary Planning Guidance - Planning for Community Safety
 Supplementary Planning Guidance – Managing the Supply of New Housing in Chester District July 2005
 Supplementary Planning Document - House Extensions July 2006
 Supplementary Planning Document - Advertisement and Banners - July 2006
 Supplementary Planning Document - Re-use of Rural Buildings Consultation Draft

5.5 Monitoring And Review Planning and Policy Context : The Statutory Framework

National

Planning Policy Statement 1: Delivering Sustainable Development (DCLG 2005) sets out the following approach for sustainable development and sustainable communities:

- Urban regeneration
- To bring forward sufficient land of suitable quality in appropriate locations to meet the needs for housing, industrial and business development and for leisure and recreation.
- To ensure new development located where access to services and facilities is available on foot, bicycle and public transport.
- To enhance and protect biodiversity
- To promote the more efficient use of land
- To promote inclusive communities

Planning Policy Statement 7: Sustainable Development in Rural Areas (DCLG, 2004) sets out the requirement to raise the quality of life and environment in rural area.

Planning Policy Statement 9: Biodiversity and Geological Conservation (DCLG, 2005) seeks to ensure that biological and geological diversity are conserved and enhanced as an integral part of social, environmental and economic development.

Planning Policy Statement 12: Local Development Frameworks (DCLG, 2004) sets out the procedure for Supplementary Planning Documents which when prepared, should be included in the Local Development Framework and will form part of the planning framework for the area. They should be subjected to rigorous procedures of community involvement.

Planning Policy Statement 15: Planning and the Historic Environment (DCLG, 1994) seeks to ensure the protection of the historic environment.

Planning Policy Statement 22: Renewable Energy (DCLG, 2004) to contribute towards meeting government targets of reducing carbon dioxide emissions and encourage development of renewable energy.

Further details can be viewed at: www.communities.gov.uk

(MJS): Field Code changed

Regional

Regional Planning Guidance for the North West (RPG13) March 2003

The adopted overarching strategy produced by the North West Regional Assembly with broad land use, transport and other policies. Key objectives include to secure a better image for the Region and high environmental and design quality.

Draft Regional Spatial Strategy for the North West of England (RSS) January 2006

This was submitted to the Secretary of State in 2006 and provides the framework for the physical development of the region to 2021. The policy objectives relevant to the Tarvin Village Design Statement include:

- The active management and prudent use of our natural and man-made resources, with fewer emissions of key greenhouse gases, and the most efficient use of infrastructure.
- The development of safe, sustainable, attractive and distinctive places to live, work and visit.
- The protection and enhancement of the built and natural environmental assets and unique culture and heritage.

Relevant policies include Policy DP1: Making better use of land, buildings and infrastructure and ensuring quality in new development. This includes excellent design, sustainable construction, resource efficiency and respect for the natural environment.

Policy RDF3 Understanding and respecting the varying character of rural areas and empowering local communities to address their own needs. The policy also states the need to strengthen and diversify the rural economy in a way which enhances the rural environment and support sustainable land based activities.

Policy EM1: relates to conservation protection and enhancement of the environment. Policies promote an integrated approach to land management based on detailed landscape character assessments.

Further details can be viewed at: www.nwra.gov.uk

(MJS): Field Code changed

County

Cheshire 2016 : Structure Plan Alteration (March 2006)

Provides the strategic planning policy context for the Chester area and outlines the measures needed, in combination, to achieve sustainable development one of which is:

Effective protection of the environment:— To protect and enhance characteristics, habitats, landscape, wildlife, open spaces and the manmade environment in the town and countryside.

Further details can be viewed at: www.cheshire.gov.uk

(MJS): Field Code changed

District

Chester District Local Plan 1996-2011 was adopted in May 2006 and sets out detailed planning policies in Chester District. The Tarvin Village Design Statement primarily supplements policies GE7 which ensures that new development makes a positive contribution towards Local Distinctiveness and ENV2 which aims to ensure that new development respects the local setting and context having regard to the character of the area, the layout, urban grain, landscape, density and mixes of uses, scale and height, massing, appearance and materials. However it also supplements several other Local Plan policies which are set out below.

SPD Guidelines/ Local Community Aspirations	Chester District Local Plan Relevant Parent Policies	Relevant SPG/SPD Guidance
Landscape Setting and Natural Environment Aspirational — Protection of railings Aspirational — Preservation of hedgerows, ponds and other features 1. Recreational use Aspirational — Community Woodland	SR2, ENV18, 20	
The Old Village 2. Safeguarding large mature trees 3. Roof Styles visual character— re thatch buildings 4. Reinforce local distinctiveness— narrow entries and intimate courtyards. 5. Steps Aspirational — Surfacing 6. Retain Views 7. Avoid extensions incorporating flat roofs wherever possible 8. Materials and features should be respected in new development 9. Render in new development 10. Traditional details 11. Retention of existing cobbled stone surfaces to courtyards and alleyways. 12. Facades— the character and appearance of Parade of Victorian Shops 13. Materials should reflect Conservation Area Status 14. Preference for restoration, as opposed to demolition of buildings in a poor state of repair 15. Aim to retain reinstate historic window and door types Aspirational note re encouragement of developers to assist in improving community facilities	ENV21 ENV2, GE7 ENV5, 22 ENV2, 22, 24 ENV38 HO8 ENV9, GE7 ENV9 EC11, HO10 ENV9 ENV4, 35, 37 ENV37 ENV27, ENV29, ENV35 ENV37	SPD— House Extensions www.chester.gov.uk (MJS): Field Code changed SPG— Managing the Supply of New Housing in Chester www.chester.gov.uk Agreements can be sought from potential developers under Section 106 of the Town and Country Planning Act 1990 for the

<p>16. New development should respect the feeling of space and openness</p> <p>17. Enhancement and protection of recreational facilities</p> <p>Aspirational—Local rights of way enhance and improved.</p> <p>18. Bungalow conversions judged on carefully judged aesthetic grounds.</p> <p>19. Materials—Use of native red sandstone</p> <p>20. Structural integrity</p> <p>21. Materials</p>	<p>GE7, ENV18</p> <p>SR2, ENV18</p> <p>GE7, ENV2</p> <p>GE7, ENV9</p> <p>GE7, ENV2, 9</p> <p>GE7, ENV2, 9</p>	<p>purposes of restricting or regulating the development of the use of land.</p>
<p>Oscroft & Stapleford</p> <p>Aspirational—Village expansion would not be welcome</p> <p>22. Promote energy efficiency</p> <p>23. Reference for restoration, as opposed to demolition of buildings in a poor state of repair.</p>	<p>ENV57, ENV58</p> <p>EC11, HO10-ENV27, ENV29,</p>	<div style="border: 1px solid black; padding: 2px; text-align: center; color: red; font-weight: bold;">(MJS): Field Code changed</div> <p>↓</p> <p>SPG—Managing the Supply of New Housing in Chester www.chester.gov.uk SPD—Re-use of Rural Buildings Consultation Draft SPD—Housing Extensions www.chester.gov.uk</p>

- GE7 ————— Local Distinctiveness
- GE4 ————— Availability of Utility Services
- EC 11 ————— The Re-Use of Rural Buildings
- ENV 2 ————— Local Setting and Context
- ENV4 ————— Facades of Development
- ENV5 ————— Accessibility/Permeability
- ENV 9 ————— Materials
- ENV11 ————— Safety and Security
- ENV16 ————— Development adjacent to Strategic Open Spaces
- ENV17 ————— Other Greenspace
- ENV18 ————— Amenity Open Space
- ENV20 ————— Greenspace Improvements
- ENV21 ————— Trees, Hedgerows and Woodlands
- ENV22 ————— New Landscape and Development.
- ENV24 ————— Rural Landscape General
- ENV27 ————— Nature Conservation—General
- ENV29 ————— Nature Conservation—Features of Local Importance
- ENV35 ————— Demolition in Conservation Areas
- ENV37 ————— New Development in Conservations Areas
- ENV38 ————— Views
- ENV57-58 ————— Energy Efficient Building Design and Site Layout
- HO8 ————— Extensions to Existing Dwellings
- HO10 ————— The Re-Use of Rural Buildings
- SR2 ————— Protection of Existing Playing Fields
- SR11 ————— Water Recreation
- TR1 ————— Transport General

Note : The relevant Conservation Area policies applicable to “Development in Conservation Areas” are policies ENV35–ENV42

Further details can be viewed at www.chester.gov.uk ←

(MJS): Field Code changed

Monitoring and Review

Monitoring and review are key aspects of the Government’s plan, monitor and manage approach to the planning system. The Tarvin Village Design Statement [Supplementary Planning Document](#) will be reviewed on a regular basis through the Annual Monitoring Report which is published in December each year. Any future review of the document will need to be identified in the Council’s Annual Monitoring Report and Local Development Scheme.

5.6 Acknowledgements

The Tarvin VDS Steering Group

Tarvin Parish Council: Peter Maiden, Roger Hones, Pett Twigg and Jonathan Kirby

Tarvin Civic Trust: Richard Chaplin, Harry Wilson and Mark Wyatt

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[END]