

Planning Policy  
Cheshire West and Chester Council  
The Portal  
Wellington Road  
Ellesmere Port  
CH65 0DA

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To Whom It May Concern

## **Bloor Homes: Land at Eaton Road, Tarporley – Site Specific Representations to the Cheshire West and Chester Local Plan Regulation 18 Issues and Options Consultations**

Lichfields is appointed by Bloor Homes [Bloor] to prepare representations on the Cheshire West and Chester Local Plan Regulation 18 Issues and Options document [the LPIO]. The emerging Cheshire West and Chester Local Plan [the CWCLP] will create a single local plan document that updates and replaces all policies in the current Local Plan (Part One) and Local Plan (Part Two). The CWCLP sets out a vision and framework to shape the future development of Cheshire West and Chester. These representations are prepared in the context of Bloor's land interest at Eaton Road, Tarporley only and do not relate to other site-specific interests or other development management policy considerations.

Bloor welcomes the advancement of the CWCLP, and acknowledges the efforts made by the Council in producing the LPIO document. It is imperative that that the Council adopt a Development Plan which accords with national policy as quickly as possible, to ensure that the correct level of housing and economic growth is provided to meet future needs in a sustainable manner.

### **Land at Eaton Road, Tarporley**

The site is located on the eastern edge of the settlement of Tarporley. A Site Location Plan is provided at Annex 1, detailing the exact location and extent of the site. It extends to 8.05 hectares and comprises open fields in use as a livery. The north-western extent of the site is previously developed land, currently in use as stables. The site is irregular in shape and has a gently undulating topography. Trees and hedgerow are present along existing field boundaries throughout the site.

The site forms the western-most parcel of the larger 'TARPO1' land parcel identified by Map 5.15 of the LPIO. Table B.12 of the LPIO states that TARPO1 comprises a gross site area of 25.95 hectares and has a housing estimate of 545 dwellings. The site is designated as 'Countryside' land by the current Local Plan.

By virtue of its location on the edge of the settlement of Tarporley, the site is sustainably located in close proximity to a number of services and facilities. Tarporley High Street is located approximately 500m to the west of the site and includes a health centre, library, Post Office, community centre and several convenience stores, public houses, restaurants and cafes. Regular bus services run from Tarporley High Street to the larger settlements of Chester, Nantwich and Crewe.

The entirety of the site is located within Flood Zone 1, indicating a low probability of flooding from rivers and the sea. The Flood Map for Planning identifies small areas of the site as having a 1-in-30-year probability of surface water flooding. The development can be designed to avoid areas of surface water flooding, should this be necessary.

The site is not located within the Tarporley Conservation Area, but the Conservation Area is located beyond the site to the north-west. The Grade II Listed Rooks Nest sits immediately beyond the boundary of the site to the south (NHLE 1136719). Bloor is currently undertaking a Heritage Impact Assessment, to assess the impact of the proposed development on the setting of these heritage assets. The design of the scheme will be informed by the recommendations of the Heritage Impact Assessment, to minimise and mitigate any adverse effects to surrounding heritage assets. However, it is envisaged that heritage considerations are mitigatable and would not preclude the development of this site coming forward.

There are three trees subject to Tree Preservation Orders [TPO] on the northern site boundary and every effort will be made to retain them as part of the proposed development. There are no Public Rights of Way within, or immediately adjacent to the site.

Bloor has commissioned a full suite of technical documents to accompany the forthcoming application for outline planning permission. The design evolution of the scheme will be informed by the findings of these technical documents. The technical work that has been undertaken to date confirms that the site is developable and suitable for residential development.

## **Cheshire West Local Plan Regulation 18 Issues and Options**

### **Chapter 1: Introduction**

LPIO Question IN3 invites comments on the proposed plan period for the new Local Plan. The LPIO document states that the Council believe it should update the Local Plan to plan for a period of 15-years. Adoption of the new Local Plan is unlikely until at least 2027. We would therefore suggest that the plan will need to make provision to meet development needs to at least 2045 to ensure sufficient flexibility

## **Chapter 2: Vision**

### **VI 1 (Vision)**

VI 1 states that the vision for Cheshire West and Chester is to be a desirable and attractive place to live, work, learn and visit with vibrant towns and villages, by meeting development needs in sustainable locations. It is proposed that this will be achieved by applying four overarching principles of tackling climate change, promoting wellbeing, providing infrastructure and protecting character.

Bloor generally supports the Council's vision and the four overarching principles which underpin it. However, in the context of a national housing crisis and a local affordability and affordable housing waiting list in Cheshire West and Chester, Bloor suggests that an additional overarching principle centred around housing delivery be added to the Council's vision. This additional overarching principle would reflect the key issues identified by the LPIO (Paragraph 5.3). In particular, the LPIO identifies a need to do further technical work to assess the size and type of homes needed, and what tenure of homes should be provided, but the Council is aware of the unaffordability of housing in parts of Cheshire West and how many young people and those on lower incomes struggle to access the housing market. A strategic focus on housing delivery is imperative for the Council to realise its vision of Cheshire West and Chester being a desirable and attractive place to live. The prioritisation of housing delivery on sites such as Eaton Road will also support the other four overarching principles, ensuring that high quality housing with appropriate infrastructure is delivered across Cheshire West and Chester, providing residents with safe and decent housing.

Policy VI 1 states that the Council would expect the larger settlements in the borough to have an individual vision, including Chester, Ellesmere Port, Northwich, Winsford, Frodsham and Neston and Parkgate. Part 1 of the current Local Plan includes a specific policy for Chester, Ellesmere Port, Northwich and Winsford (Part 1 Policy Strat 3 – 8). It is unclear why Frodsham and Neston and Parkgate have now been identified as settlements requiring a specific policy, and other settlements, including Tarporley, also identified as Key Service Centres under Policy Strat 2 (Strategic Development) of Part 1 of the current Local Plan, have not. Indeed, Paragraph 5.7 of the LPIO appears to suggest that separate policies should be provided for each settlement. Bloor welcomes the inclusion of a settlement specific policy for Tarporley, which recognises the settlement's importance as a Key Service Centre.

## **Chapter 4: Sustainable Development**

### **SD1 (Sustainable Development)**

Draft Policy SD1 (Sustainable Development) sets out the principles which new developments “*must, where relevant*”, meet. Bloor generally supports the principles set out in Policy SD1 and recognises the importance of new development in mitigating and adapting to climate change. Policy SD1 states that the redevelopment of previously developed land should be encouraged, and the development of greenfield land should be “*minimised*” as much as possible. Policy SD1 continues to state that proposals that fundamentally conflict with the above principles or policies within the Local Plan will be refused.

The Cheshire West and Chester Council Housing Land Monitor Summary Report (2025) [the HLM] states that on 1 April 2025, the Council can demonstrate a deliverable five-year housing land supply of 3,788 dwellings, equivalent to 1.89-year supply against a stated requirement of 10,038 dwellings. It

should be noted that the Council has based its housing need on 2023 dwelling stock and 2024-2024 affordability ratios. Using the latest housing stock figures, the Council's claimed supply actually represents a 1.87-year supply of housing land. The LPIO document recognises that some greenfield release will be required to meet housing need in the plan period.

Bloor recognises the merits of a 'brownfield first' approach to development. The forthcoming application for residential development at Eaton Road will deliver homes on land which is in part previously developed. Bloor also acknowledges that it is imperative that sustainable greenfield sites also come forward to ensure that the Council can meet its housing requirement and the Government's objective of significantly boosting the supply of homes (NPPF §61). Paragraph 5.3 of the LPIO document suggests that there are sites on previously developed land without planning permission within the main urban areas and Key Service Centres, with a potential capacity of 5,000 units. The LPIO recognises that this figure is however likely to reduce once a detailed assessment of developability has been undertaken. It will therefore be essential for greenfield land to be released for the Council to meet its housing requirement.

Furthermore, brownfield development is often associated with significant viability constraints. An approach which seeks to 'minimise' greenfield development could hamper housing delivery and may not necessarily align with the spatial strategy of the Plan. The viability constraints associated with brownfield development means that this approach could be particularly harmful towards the delivery of affordable housing. Bloor suggests that the wording of this policy be amended to recognise that greenfield development on sustainable sites such as Eaton Road will be required in order for the Council to meet its housing need.

Bloor welcomes the Council's commitment in Policy SD1 to work proactively with applicants to find solutions which mean that proposals can be made sustainable and approved where possible. The wording of Policy SD1 should incorporate more flexibility to recognise that there will be instances where site specific constraints prevent accordance with all of the principles set out, and that this should not necessarily lead to a refusal but should instead be weighed against the positives of the scheme in the planning balance.

## **Chapter 5: Spatial Strategy**

### **Policy SS1 (Spatial Strategy)**

Policy SS1 states that the Council plans to deliver a minimum of 1,914 new homes per year over the plan period. This equates to a total of 28,710 new homes over a 15-year plan period but adoption is unlikely until at least 2027, therefore we would suggest that the plan will need to make provision to meet development needs to at least 2045 to ensure sufficient flexibility. As such, a housing requirement of 38,280 is required as a minimum. Coupled with that, additional flexibility should be built into this figure to reflect the adoption date of the plan and the fact that the SM3 figure may increase slightly again before the adoption of the Plan.

Bloor supports the Council's use of its LHN figure in the emerging Local Plan, as it enables proactive planning to meet housing needs. However, the 1,914-dwelling requirement is no longer reflective of the current LHN. Following the release of updated housing stock data and March 2025 affordability ratios, the Council's LHN now stands at 1,928 dwellings per year.

In terms of ensuring that the minimum housing requirement is met, Bloor considers that a 10% buffer on the supply of land should be included to this figure, as recommended by the Local Plan Expert Group, to ensure sufficient flexibility, choice and competition in the market for land. As such, we would recommend that the identified supply of housing over the plan period should be 42,000 dwellings. The policy should, as a minimum, reflect the most up-to-date LHN when the draft Local Plan is published. When setting the plan period, the Council should also ensure that it allows sufficient scope to ensure that at least 15 years remain on the plan period from the point of adoption of the plan as required by national policy. As set out above, this is likely to require a plan period to run to 2045 and additional flexibility should be built into this period to accommodate any additional delays.

Bloor does not support the use of a stepped housing requirement, as efforts should be made to meet the full annual need from the outset of the plan period particularly given the housing and affordability issues in Cheshire West. In light of the national housing shortage and the significant current shortfall of housing delivery in the borough, it would be inappropriate for the Council to delay housing delivery. This is especially the case as there are numerous deliverable sites, such as Eaton Road, being promoted for development which can meet needs in the early years of the plan period. There are no reasons which would justify the Council not planning to meet the minimum housing requirement. Introducing a stepped requirement would go against the Government's stated ambitions of boosting delivery of homes in this parliament, the Council has in the past regularly delivered sufficient homes on an annual basis to meet the SM3 figure and there are no overarching constraints in Cheshire West and Chester which would preclude the delivery of this quantum of homes. Therefore, Bloor recommends that a fixed annual requirement be adopted to ensure timely delivery of the necessary number of homes.

### **Policy SS3 (Spatial Strategy Principles)**

Policy SS3 (Spatial Strategy Principles) states that the spatial strategy will follow the principle of directing new development and allocating land towards previously developed sites within settlements first. Policy SS3 states that where there are not enough planning permissions and opportunities for redevelopment within urban areas and towns, the approach will be to develop on the edge of existing settlements in locations with the best access to public transport and existing services and infrastructure, as the next best sustainable option.

Bloor recognises the importance of bringing underutilised brownfield sites back into use. The north-western extent of Land at Eaton Road is brownfield, and Bloor intends to bring this underutilised land forward for residential development as part of the forthcoming application for outline planning permission on the site.

Bloor also supports the Council acknowledging that there is a need for greenfield development on the edge of settlements. The Council should ensure that the strategy for housing delivery does not place an over reliance on the redevelopment of brownfield sites, especially in the context of large shortfalls of housing in the borough and a national housing crisis. The strategy for housing delivery should recognise the constraints associated with brownfield delivery, including viability, which can impact on the delivery of family and affordable homes in particular. Furthermore, there is a constrained supply of suitable brownfield sites, with the most suitable already developed or subject to planning applications. Greenfield development is necessary to ensure that a sufficient number, and the required types and tenures of homes, is delivered to meet the needs of the borough. The spatial strategy should reflect the

varied characteristics of the Borough and incorporate sufficient flexibility to respond to local circumstances.

### **Policy SS4 (Settlement Hierarchy)**

Policy SS4 (Settlement Hierarchy) sets out a settlement hierarchy, as follows:

- 1 Chester (city);
- 2 Ellesmere Port (main town);
- 3 Northwich (main town);
- 4 Winsford (main town);
- 5 Neston and Parkgate (market town); and,
- 6 Frodsham (market town).

An individual place-based policy for each of the above settlements will set out the vision, core features, key issues and clear strategy for what development will take place in each settlement. Policy SS4 also sets out a number of settlements, including Tarporley, that have a level of facilities and services that mean they can meet the day-to-day needs of their residents. Policy SS4 states that depending on the spatial strategy option selected, these settlements may be amended.

As set out above, Part 1 of the Current Local Plan (Policy Strat 2) identifies Neston and Parkgate and Frodsham as Key Service Centres, in addition to several other settlements including Tarporley. It is unclear why Neston and Parkgate and Frodsham have been included as Market Towns under LPIO Policy SS4, and other settlements such as Tarporley are excluded from this list. Bloor suggests that the proposed settlement hierarchy be amended to reflect the current hierarchy, and development be directed across the borough proportionally.

Bloor recognises the merit in new development being directed towards the largest settlements, including Chester. However, the Council's approach should recognise the role of Key Service Centre settlements, including Tarporley, which have the services and facilities to accommodate residential development growth. This will ensure sustainable patterns of development across the borough, and ensure that there is an adequate choice of land to meet housing requirements.

Bloor supports the identification of land within TARPO1 by Map 5.15 as a development option for future growth. For the reasons set out throughout these representations, Bloor consider that land at Eaton Road should be allocated for residential development. Should land at Eaton Road be allocated for residential development, the settlement hierarchy should recognise the role of Tarporley in helping deliver development growth. An individual place, or allocation-based, policy for Tarporley should be provided within the Local Plan to guide development. Any policy requirements for development in Tarporley should be appropriately viability tested through the Local Plan process.

### **Policy SS5 (Spatial Strategy Options)**

Draft Policy SS5 (Spatial Strategy Options) sets out three growth options for where development could be located. The three initial options for growth that have been identified are as follows:

- Option A – Retain the Green Belt
- Option B – Follow current Local Plan level and distribution of development
- Option C – Sustainable transport corridors

Policy SS5 confirms that a place identified on the plan indicates a potential capacity across a range of different sites and would not be necessarily delivered as a single site.

Land at Eaton Road forms the western-most parcels of the larger ‘TARPO1’ land parcel identified by Map 5.12 of the LPIO. TARPO1 is identified as a potential development site under all three spatial strategy options set out in Policy SS5. Bloor welcomes the Council’s recognition that the site could be suitable for residential development under all proposed spatial options. The identification of TARPO1 as a suitable development site under all proposed spatial options demonstrates the sustainability of the site’s location and appropriateness for residential development.

Bloor is supportive of Spatial Strategy Options B and C, as they allow development to be directed to the most sustainable locations. Whilst TARPO1 does not sit within the Green Belt, and is identified under Option A, Bloor does have concerns with Option A as an approach. Option A has the potential to prevent housing delivery in sustainable locations as a result of them currently being located within the Green Belt. National policy provides a clear framework for the release of suitable land within the Green Belt to deliver homes. Bloor considers that this approach should be reflected in the Council’s Spatial Strategy and that Green Belt boundaries should be reviewed to ensure that the most suitable and sustainably located sites are considered for residential allocation.

Spatial Strategy Option B seeks relatively limited development in Key Service Centres, including Tarporley, of 3,000 homes across the plan period in total. Bloor considers Tarporley to be sustainably located and home to a number of key services and facilities which would indicate that it is capable of accommodating more than this share of development. Indeed, Options A and C identify Tarporley as being capable of accommodating further development. Bloor consider that whichever option is chosen, Tarporley should be identified for accommodating further growth to ensure that sustainable sites on the edge of the settlement, such as Eaton Road, can come forward for residential development.

For the reasons stated throughout these representations, Land at Eaton Road represents an ideal opportunity for housing delivery under all three options. Whichever Spatial Strategy Option the Council choose to adopt, these representations have demonstrated that the site is suitable and available, and should be allocated for residential development as part of the emerging plan.

## **Chapter 13: Green Belt and Countryside**

### **Policy GB 1**

Policy GB 1 (Green Belt and Countryside) guides development on land designated as being within Green Belt and Countryside. The wording of Policy GB 1 should provide sufficient flexibility to recognise that windfall sites within the Green Belt and Countryside may need to come forward within the plan period to ensure that housing need is met in Cheshire West and Chester. Bloor considers that it is crucial for the wording of this policy to encourage residential development in sustainable locations in the Green Belt and Countryside in accordance with national policy where the Council cannot demonstrate a five-year supply of housing land. This will help to ensure that the Council can facilitate the delivery of the

required number of homes to meet the needs of its residents in circumstances where some of the plan's allocations do not come forward as planned.

## **Chapter 15: Infrastructure and Developer Contributions**

### **Policy ID 1 (Infrastructure and Developer Contributions)**

Policy ID 1 (Infrastructure and Developer Contributions) sets out the suggested approach with respect to infrastructure and developer contributions. The suggested approach is to amend the Local Plan (Part One) Policy Strat 11 to ensure that educational needs, including contributions to school transport provision will be required, increase environmental protections and provide greater detail regarding the safeguarding of social infrastructure. It is unclear whether Cheshire West and Chester will review its CIL Charging Schedule as part of this process. Bloor would welcome clarity on this matter.

Bloor supports the principle of developer contributions being used to mitigate the impact of development in accordance with NPPF paragraph 58. This means they should only be sought where they are directly relevant to the development, necessary to make it acceptable in planning terms, and reasonable, related in scale and kind to the development. Sufficient flexibility should be incorporated into Policy ID 1 to recognise that the challenges and needs of development varies from site to site.

The Council's approach should be cognisant of viability challenges and allow for contributions to be directed to where they are most needed. Paragraph 35 of the Framework states that policies associated with development contributions should not undermine the deliverability of the plan. Policy ID 1 should be worded with sufficient flexibility to ensure that contributions are directed effectively and the delivery of much-needed homes in Cheshire West and Chester is not undermined through onerous contributions. This is particularly important in Cheshire West and Chester given the presence of an adopted CIL Charging Schedule which has a proportionately high cost.

## **Chapter 19: Housing**

### **Policy HO1 (Mix and Type of Housing in New Developments and Specialist Housing)**

The LPIO states that the current Local Plan policies will be substantially amended to reflect the evidence of the Housing Needs Assessment (to be prepared). It is proposed that the revised policy will provide detailed, prescriptive requirements for matters including housing mix and self-build housebuilding.

Whilst Bloor supports the delivery of an appropriate housing mix to meet the needs of the residents of Cheshire West and Chester, the policy approach should be revised to ensure more flexibility to enable individual sites to respond to market conditions, site constraints and the character of the local area. Bloor has concerns about a one-size fits all approach, that relies on the findings of a forthcoming Housing Needs Assessment for housing delivery across the region over the next 15-years. Prescriptive policies will act as a barrier for housing delivery and will not enable developers to respond to the diverse range of local conditions in the borough. Policy HO1 should allow for applicants to depart from the suggested tenure and housing mix guidelines, where it can be clearly justified. Given that the Plan is likely to try and maximise development opportunities in urban areas at higher densities, this approach will deliver a higher proportion of smaller units (1 and 2 bed apartments). As such, other site will need

to meet the needs for family homes so an overly prescriptive policy may hinder the ability to provide sufficient quantum of family homes.

Bloor also has concerns over the inclusion of self-build and custom housebuilding on large allocations. Whilst Bloor recognise that there is a market and a need for this form of housing, there are difficulties associated with its delivery, and it has the potential to affect the design character of the wider scheme. Self-build homes are more effectively delivered on urban sites identified through the brownfield register.

Viability testing of the proposed housing mix policy will be necessary as part of the emerging Local Plan. This testing should be completed in advance of the Regulation 19 version of the Plan to ensure that the policy is deliverable and does not undermine the viability of development.

### **HO 2 (Delivering Affordable Housing)**

Policy HO 2 (Delivering Affordable Housing) sets out the proposed policy approach with regard to affordable housing. The draft policy does not state the percentage of affordable housing that will be required across the borough but does indicate that this may vary by sub-area.

Bloor recognises the importance of providing affordable homes and remain committed to the delivery of affordable homes as part of its developments where possible. The potential for sub-area variation is welcome, ensuring that affordable housing provision reflects local market conditions and housing needs across Cheshire West and Chester. Bloor considers that the wording of Policy HO 2 should provide sufficient flexibility for developers to bring sites forward with non-policy compliant levels of development contributions, including affordable housing, in circumstances where robust evidence can be provided to demonstrate that site-specific constraints mean that it is not viable to do so. Without this flexibility, there is a concern that the policy could undermine housing delivery across the plan period and prevent sites which would otherwise be wholly acceptable from coming forward.

Viability testing of the proposed level of affordable housing will be necessary as part of the emerging Local Plan. Again, this testing should be completed in advance of the Regulation 19 version of Plan to ensure that the policy is deliverable and does not undermine the viability of development in the borough.

### **HO 3 (Proposals for Residential Development)**

Policy HO 3 (Proposals for Residential Development) states that Local Plan (Part Two) Policy DM 19 will either be retained as a separate policy or the general principles will be incorporated into other policies in the new Local Plan.

With regard to residential development on land designated within the Countryside, Bloor consider that the wording of Local Plan (Part Two) Policy DM 19 should be amended to facilitate development in sustainable locations that would otherwise be wholly acceptable. In the context of current under delivery in Cheshire West and Chester, and a national housing crisis, the proposed policy should be less restrictive to enable development on Countryside land to come forward where the Council is currently unable to meet its housing need. This will ensure that there is sufficient choice and supply of land for new homes and be critical for the Council to meet its housing requirement.

## **Chapter 25: Green Infrastructure, Biodiversity and Geodiversity**

### **GI 1 (Green Infrastructure, Biodiversity and Geodiversity)**

The LPIO's suggested approach is to combine Local Plan (Part One) Policies ENV 3 and ENV4, with elements of Local Plan (Part Two) Policies DM 44 and DM 45, to create a single new green infrastructure, biodiversity and nature policy. Bloor welcomes the streamlining of numerous existing policies into one policy.

LPIO Question GI3 asks whether the new Local Plan policy should go above the statutory 10% biodiversity net gain requirement. The National Planning Practice Guidance [PPG] states that "*Plan-makers should not seek a higher percentage than the statutory objective of 10% biodiversity net gain, either on an area-wide basis or for specific allocations for development unless justified. To justify such policies, they will need to be evidenced including as to local need for a higher percentage, local opportunities for a higher percentage and any impacts on viability for development. Consideration will also need to be given to how the policy will be implemented.*"<sup>1</sup>

In the absence of any such evidence, the proposal for Local Plan policy to be above the statutory 10% biodiversity net gain requirement would be contrary to the PPG. The implementation of such a policy without due consideration to viability, could have significant implications on development in the borough. The proposals have the potential to create a barrier to housing delivery and reduce the ability of developers to provide other contributions which may be required to make development acceptable. Furthermore, the requirement to deliver more onsite BNG has a significant effect on the ability to redevelop brownfield sites particularly where there is the presence of habitats such as Open Mosaic Habitat. Coupled with that, the delivery of onsite BNG can affect the net developable area of a site therefore requiring more land to deliver the development requirements of the plan.

LPIO Question QI2 asks whether the new Local Plan policy should impose a 2:1 ratio for a tree replacement policy. The Council should fully consider the impact of the proposed policy on the viability of schemes, to ensure that any future requirements do not prevent the delivery of homes. The policy should also be worded with sufficient flexibility to allow for proposals to reflect local characteristics and the efficient use of land. It would be more effective to base the replacement of trees around the value of trees lost and enable reduced provision where it can be justified through appropriate evidence.

### **Conclusion**

Land at Eaton Road, Tarporley represents an ideal opportunity to deliver around 140 dwellings, including affordable homes, in a sustainable location on the eastern edge of Tarporley. The site is identified under all three growth options set out in the LPIO. Furthermore, the site was considered under the Cheshire West and Chester Stage One Land Availability Assessment (2025) and indicatively found to be suitable for residential development.

The site is controlled by Bloor, a national housebuilder with an established track record across Cheshire and the North West.

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<sup>1</sup> Paragraph: 006 Reference ID: 74-006-20240214

[REDACTED]

The 2025 HLM claims that Cheshire West and Chester Council can only demonstrate a housing land supply equivalent to 1.89-years. Land at Eaton Road presents an opportunity to deliver around 140 dwellings, in a sustainable location to help address the identified shortfall.

For the reasons set out in this letter, we strongly recommend that land at Eaton Road, Tarporley, is allocated for residential development in any future version of the Cheshire West and Chester Local Plan.

Yours faithfully

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## **Annex 1: Site Location Plan**

