

Local Plan Representations

For Jones Homes (North West) Ltd | 24-652

Cheshire West and Chester Local Plan – Issues and Options



Project: 24-652
Site Address: Cheshire West and Chester Local Plan Issues and Options
Client: Jones Homes (North West) Ltd
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1. Introduction

1.1 This statement sets out the representations of Jones Homes (North West) Ltd to Cheshire West and Chester Local Plan Review: Issues and Options consultation. Jones Homes has two sites that they are promoting for allocation in the new Plan, these being:

- Land at Birch Heath Farm, Tarporley - **Site reference: 1660**; and,
- Land at Brickfield Farm, Tarporley - **Site Reference 1927(0588)**.



2. Plan Period

Question IN 3 Do you have any comments or views on the proposed plan period for the new Local Plan?

- 2.1 Paragraph 1.23 sets out that the Local Plan should plan for a period of 15 years.
- 2.2 Paragraph 22 of the Framework makes clear that strategic policies are those which make provision for housing, employment and other types of growth:

“Strategic policies should look ahead over a minimum 15 year period from adoption¹⁴, to anticipate and respond to long-term requirements and opportunities, such as those arising from major improvements in infrastructure. Where larger scale developments such as new settlements or significant extensions to existing villages and towns form part of the strategy for the area, policies should be set within a vision that looks further ahead (at least 30 years), to take into account the likely timescale for delivery¹⁵”

- 2.3 It also requires strategic policies to cover a 15-year plan period **from adoption**:
- 2.4 The Council’s proposed timetable for the adoption of the Local Plan is set out in the 2025 Local Development Scheme which is as follows:

- Consultation Pre-Submission Plan (Publication stage) – Autumn 2026
- Submission to Planning Inspectorate – by December 2026
- Examination in Public – Spring/Summer 2027
- Adoption – Summer/Autumn 2027.

- 2.5 On the basis of the Council’s LDS, assuming adoption in Autumn 2027, the minimum plan period will be the 31st March 2043 so that there is a full 15-year period at adoption. However, this assumes that there are no delays between now and then, which in our view is unrealistic. It is also important to note that Local Plan examinations have historically taken multiple years. Specific examples include the Cheshire East Local Plan Strategy which took over 3 years and the Halton Delivery and Allocations Plan which took 2 years. More recently, Planning Inspectors have paused public hearings being held as part of the examination into the Charnwood Local Plan 2021-2037. This demonstrates the issues and delays can take place during the examination process. This issue has also been recently by the Inspectors for the Wiltshire Local Plan and in their letter dated 27th February 2025 state:

“The revised spatial strategy topic paper (SD/16) shows the Plan period of 2020-2038 commencing in advance of the date of the most up-to-date calculation of Local Housing Need. In that regard, the plan period would look forward around 13 years from the current date which the Council seeks to justify as being 15 years from the date of the



assessments of housing and employment needs. However, paragraph 22 of the Framework (September 2023) expects strategic policies to look ahead over a minimum of 15 years following adoption of the Plan. As a result, the submitted Plan would not appear to look sufficiently far ahead to anticipate and respond to long-term requirements and opportunities.

We identify this matter to you at this early stage as it is clearly a matter of concern and one which will have implications for the rest of the examination, including our consideration of whether the Plan is positively prepared and consistent with national policy with respect to the overall amount of housing and employment land to be identified.”

2.6 We consider that an element of flexibility is built in at the outset and the plan period should be to 2045.



3. Housing Requirement

Question SS 1 Is there any reason for the Council not to plan for delivering a minimum of 1,914 new homes each year?

- 3.1 No. The publication of the revised Framework in December 2024 and the new Standard Method sets out a minimum need for 1,914 dwellings per annum. Paragraph 62 of the Framework states:

“To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning practice guidance. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.”

- 3.2 Local Housing Need is defined in Annex 2 of the Framework:

“The number of homes identified as being needed through the application of the standard method set out in national planning practice guidance.”

- 3.3 Paragraph 003¹ of the PPG states:

“Is the use of the standard method for strategic policy making purposes mandatory?”

The standard method should be used to assess housing needs. However it is recognised that there are some specific circumstances in which an alternative approach could be justified, for example as explained at paragraph 014 below.”

- 3.4 Paragraph 14 of the PPG states:

“Where strategic policy-making authority boundaries do not align with local authority boundaries, or data is not available, should the standard method be used to assess local housing need?”

Where strategic policy-making authorities do not align with local authority boundaries (either individually or in combination), or the data required for the model are not available such as in National Parks and the Broads Authority, or local authority areas where the samples are too small, an alternative approach may have to be used.

Such authorities may continue to identify a housing need figure using a method determined locally. In doing so authorities should take into consideration the best available evidence on the amount of existing housing stock within their planning authority boundary, local house prices, earnings and housing affordability. In the absence of other robust affordability data, authorities should consider the implications

¹ Reference ID: 2a-003-20241212



of using the median workplace-based affordability ratio for the relevant wider local authority area(s).

For local authorities whose boundaries cross National Parks or Broads Authority areas, the proportion of the local authority area that falls within and outside the National Park or Broads Authority area should also be considered – for example where only a minimal proportion of the existing housing stock of a local authority falls within the National Park or Broads Authority area it may be appropriate to continue to use the local housing need figure derived by the standard method for the local authority area.”

- 3.5 Paragraph 14 is not applicable in Cheshire West as the authority boundary aligns with the local plan boundary. Therefore, the standard method is mandatory in Cheshire West. As to whether the housing requirement can vary from the standard method, paragraph 040² of the PPG states:

“What is a housing requirement?”

The housing requirement is the minimum number of homes that a plan seeks to provide during the plan period.

Once local housing need has been assessed, as set out in this guidance, authorities should then make an assessment of the amount of new homes that can be provided in their area. This should be justified by evidence on land availability, constraints on development and any other relevant matters.

The government is committed to ensuring that more homes are built and supports ambitious authorities who want to plan for growth. The National Planning Policy Framework explains that the housing requirement may be higher than the identified housing need, and authorities should consider the merits of planning for higher growth if, for example, this would seek to reflect economic growth aspirations. Where authorities plan for higher growth this should not normally have to be thoroughly justified at examination.”

- 3.6 Paragraph 40 states that authorities, once they have made an assessment of need, then need to consider land availability, constraints on development and any other relevant matters. The only meaningful policy restraint in Cheshire West has been Green Belt around Chester, but the Government is clear that “authorities should review Green Belt boundaries in accordance with the policies in this Framework and propose alterations to meet these needs in full, unless the review provides clear evidence that doing so would fundamentally undermine the purposes (taken together) of the remaining Green Belt, when considered across the area of the plan”. That is an ongoing process as part of the evidence base but the Government is clear that a Green Belt review must be undertaken. With the potential exception of the Green Belt around Chester, we do not consider that there are any constraints that would result in a

² Reference ID: 2a-040-20241212



conclusion that the standard method cannot be met once the HELAA and Green Belt review has been undertaken given the availability of land around the settlements in the Borough.

- 3.7 With the standard method as a minimum, the only other alternative in the PPG is a higher requirement which is expressly set out in paragraph 14³ of the PPG and paragraph 69 of the Framework which states:

“The requirement may be higher than the identified housing need if, for example, it includes provision for neighbouring areas, or reflects growth ambitions linked to economic development or infrastructure investment”.

- 3.8 As part of the local plan evidence base, a Housing and Economic Needs Assessment will be undertaken and that should form part of the Council’s consideration as to the final housing requirement and that should be the subject to consultation.
- 3.9 Therefore, at this stage the housing requirement should be a minimum of 1,914 dwellings per annum with the potential for a higher requirement based on economic development or infrastructure investment.

Question SS 2 Do you think the Council should consider a stepped housing requirement that plans for a lower level of housing delivery earlier in the plan period?

- 3.10 No. With the substantial shortfall in housing supply at present there will be an uplift in housing delivery as the local plan progresses so that the full annual requirement can be met in the early years with larger strategic sites that are to be allocated increasing supply throughout the plan period. In the period after the adoption of the local plan in 2015, annual completions were:

- 2015-2016 – 1,769 dwellings;
- 2016-2017 – 2,017 dwellings;
- 2017-2018 - 2,542 dwellings;
- 2018-2019 – 1,849 dwellings
- 2019-2020 – 1,849 dwellings.

- 3.11 That level of housing completions was against a requirement of 1,100 dwellings. Therefore, as the new local plan will allocate land for a higher number, we see no reason based on previous delivery that there should be a stepped requirement.

³ Reference ID: 2a-014-20241212



Flexibility/Buffer

3.12 We consider that there should be a buffer of at least 10% which is based on the Local Plans Expert Group report to the Communities Secretary and to the Minister of Housing and Planning where a 20% buffer was recommended. The report recommends at paragraph 11.4 that the Framework should make clear that local plans should be required to demonstrate a five year land supply but also focus on ensuring a more effective supply of developable land for the medium to long term, plus make provision for, and provide a mechanism for the release of, sites equivalent to 20% of their housing requirement, as far as is consistent with the policies set out in the Framework.

3.13 The Guildford Local Plan 2019 is relevant to the issue of releasing Green Belt to provide flexibility in the housing land supply. A supply of 14,602 dwellings was provided against a housing requirement of 10,678 dwellings, equating to a flexibility allowance of 37%. Of supply, some 6,742 dwellings were to be provided on sites to be released from the Green Belt. The plan was subject to an unsuccessful Challenge⁴ which specifically addressed this point. The Judgment draws the following conclusions under Issue 2: Was the conclusion that there were exceptional circumstances justifying the allocations of housing land, released from the Green Belt, to provide headroom of over 4000 dwellings above the 10678 OAN lawful, and adequately reasoned?

- Once meeting the OAN is accepted as a strategic level factor contributing to “exceptional circumstances”, it follows that the provision of headroom against slippage and for flexibility to meet changes, “future-proofing” the plan, as the Inspector put it, would also contribute to such circumstances (paragraph 91).
- The headroom figure was a judgement based on the sites which were available to meet a requirement figure somewhat over 10,678, and to do so in such a way that, over the initial and subsequent years of the plan, the rolling five year housing supply, with a 20% buffer for some years, would be maintained (paragraph 96).
- As part of the total supply, the Inspector was entitled to conclude that the plan should allocate additional sites, that may be sequentially less preferable than other sites, because they were necessary allocations in order to provide the initial five year housing land supply (paragraph 101).

3.14 We consider that the above key points are broadly applicable to Cheshire West and the Plan must provide sufficient flexibility and there is a need to release additional deliverable sites to provide a five-year housing land supply and ensuring the requirement is met in the plan period. Even if there were to be a degree of over-provision, there would be wider benefits of providing a level of housing in excess of the minimum requirement, namely improving affordability and meeting affordable housing needs.

⁴ Compton PC vs Guildford BC [2019] EWHC 3242 (Admin)



Conclusion

3.15 Option B under SS5 states that “*the government’s new housing target of 28,170 homes*” which is the 1,914 dwellings multiplied by 15 years. However, based on the above, the plan period should be longer as the start date for a plan (which should be 2025) is not the adoption date and with the need for a plan period to 2045 in our view, the housing requirement that this Plan should be meeting is for a 20 year period and should be 38,280 dwellings. With an added buffer of at least 10%, then the Plan should be meeting at least 42,000 dwellings.



4. SS5 Spatial Strategy Options

4.1 The three initial options for growth that the Council have 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

Question SS 11 - Please select the option which is the most appropriate spatial strategy for Cheshire West and Chester:

4.2 These representations which focus on Tarporley, and the options are as follows:

- Option A - 500-1,000 dwellings
- Option B – 500 to 1,500 dwellings
- Option C - 500 to 1,500 dwellings

4.3 Under any option that is consulted on Tarporley is identified as a settlement which can accommodate at least 500 dwellings. Housing delivery in Tarporley between 2010 and 2024 where 321 dwellings have been completed which is an average of 23 dwellings per annum although this was based on a requirement in STRAT8 of 300 dwellings in the Plan Period. With the total requirement of at least 28,170 dwellings applying the same distribution (Option B) for Tarporley would be at least 400 dwellings. However, as we now set out Tarporley had a range of services and facilities that can accommodate a greater number as set out in Options A, B and C.

SS4 Settlement Hierarchy

Question SS5 - Do you agree with the suggested policy approach towards the settlement hierarchy, as set out in SS 4 'Settlement hierarchy' above? If not please suggest how it could be amended

4.4 Paragraph 83 of the NPPF states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.

4.5 Paragraph 110 of the NPPF states that significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health.



However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.

- 4.6 STRAT2 (Strategic development) of the adopted local plan sets out the settlement hierarchy which is:
- i. edge of the city of Chester and towns of Ellesmere Port, Northwich and Winsford
 - ii. key service centres of Cuddington and Sandiway, Farndon, Frodsham, Helsby, Kelsall, Malpas, Neston and Parkgate, Tarporley, Tattenhall and Tarvin.
 - iii. An appropriate level of development will also be brought forward in smaller rural settlements which have adequate services and facilities and access to public transport.
- 4.7 SS4 seeks to continue the overall hierarchy in STRAT2 with a few changes which are that Frodsham and Neston and Parkgate moving up in the hierarchy with Cuddington and Sandiway; Farndon; Helsby; Kelsall; Malpas; Tarporley; Tarvin; and Tattenhall being in the second tier. However, we do note that SS4 does states that depending on the spatial strategy option selected (see SS 5 'Spatial strategy options' A-C) for the new Local Plan, these settlements may be amended.
- 4.8 For Tarporley we consider that it can accommodate a level of growth which is appropriate to the size of the village and supports its local service function. The Places Background Paper describes Tarporley in 2025 as a large village with a wide range of community amenities are strong for a settlement of its size, including:
- Pre-school, primary school, high school with sixth form college;
 - 2 GP surgeries, an outpatient and office facility run by the Countess of Chester Hospital, pharmacy, 2 dentists, chiropody, well- being centre with access to private health care;
 - library, places of worship, pubs cafes and restaurants, community centre, tennis club, bowling green, allotments, 3 golf courses, golf driving range
 - Local Retail Centre which has a good mix of independent retailers mainly focusing on non-food goods or food and drink services.
 - A hourly bus service is available to and from Crewe via Nantwich and to Chester via Tarvin.
- 4.9 We consider that further development can be accommodated at Tarporley which would be:
- appropriately scaled to the village's character and capacity.
 - Would be serviced by the wide range of existing infrastructure and services.
 - Respect the conservation area and heritage assets around the village core.
- 4.10 Our client's sites are both ideal residential development opportunities as we set out in subsequent sections.



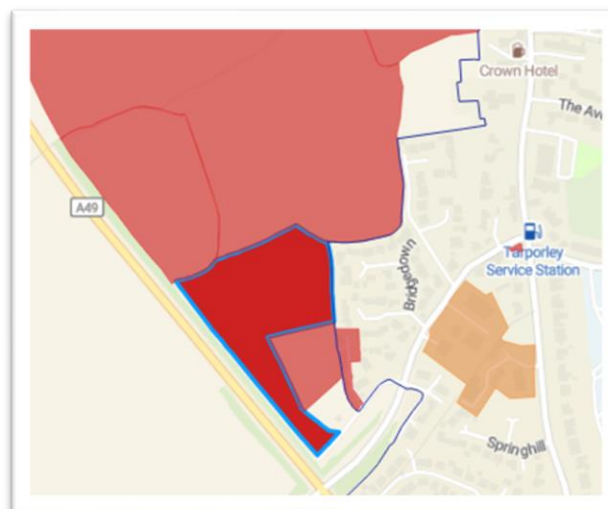
5. Land at Birch Heath Farm, Tarporley

Question SS 56 Which of the identified potential growth areas around Tarporley do you consider to be the most suitable?

- 5.1 Jones Homes has an interest in a site at land at Birch Heath Farm, Tarporley. A location plan of the site is set out below.



- 5.2 In the Land Availability Assessment the site is **Site reference: 1660**.



5.3 The site is located in TARP03 on Map 5.15 of the consultation document.

Principle of development

5.4 The site is very well contained as it adjoins, but lies outside of, the western east edge of the defined settlement boundary of Tarporley. It comprises former poultry buildings with an existing access onto Birch Heath Road. This section of Birch Heath Road is now a dead end with the main portion of Birch Heath Road continuing across A49 to south of site. To the east are existing dwellings accessed from Meadowfield and Honeyfields, to the west by the A49. These existing dwellings are not served by a footpath which this development can provide. Also, to the east the site adjoins an area of land which has an extant consent (23/00075/FUL) for 17 dwellings was approved on 3rd April 2024.

5.5 The approval (23/00075/FUL) to the east followed a planning appeal. That appeal⁵ made a number of observations which are material as to the location of the development. Paragraph 19 of the decision states:

“19. The site extends from the settlement towards the A49 road corridor, a significant linear feature in the locality. It is bordered by housing to the east and electricity supply facility to the south. A range of agricultural buildings lies to the north which create a spur of development between the built-up area of the settlement and the road corridor.”

5.6 As can be seen the Inspector states that the existing buildings on the current application site form a spur of development. With regard to existing hard and soft features which differentiate land to the east of the A49 to that west of the A49, paragraphs 20 to 22 state:

“20. The site benefits from a well-defined northern boundary consisting of established trees which are largely shown for retention. Similarly, to the south and west are lines of trees which provide a strong sense of enclosure. Although most of the trees along the western boundary would be removed, there are successive tree lines beyond the site – notably along the A49. Accordingly, the site is largely enclaved by other development and landscaping.

21. The Council describe the western part of the site as an area of open countryside. However, its enclosure and containment are distinct from the gently undulating open fields bordered by hedging which lie beyond the buildings to the north, and to the west of the main road. It contributes little to the wider character of the countryside and, significantly, as a visually landlocked site it pertains more to the settlement area than the wider characteristic rural landscape.

22. Accordingly, notwithstanding that the site straddles the settlement boundary, I find there would be little sense of intrusion on the rural landscape in the particular

⁵ APP/A0665/W/22/3301050



circumstances of the case. Furthermore, given the proximity of the A49 and other development lying close to it nearby, I find the site's development for housing would not result in any notable adverse effect on the settlement's character or setting."

- 5.7 The Inspector found no notable adverse effect on the settlement's character or setting. These conclusions equally apply to this site which forms the spur of development referred to in the appeal decision.
- 5.8 The site is currently the subject of a planning application (25/01752/FUL) for 56 no. dwellings. The site layout plan that accompanies the application shows a range of property sizes, from one-bedroom terraced properties to four-bedroom detached properties.



- 5.9 Therefore, in terms of its relationship with the existing settlement, the development can form a logical extension to the built form of the settlement.



Redevelopment of Existing Site

- 5.10 The site comprises three turkey rearing buildings and hardstanding which are located immediately to the west of existing residential development. Whilst this use would not meet the definition of previously developed land, the use of the buildings ceased for agricultural purposes in December 2021 and there is no reasonable prospect that the site will be re-established as a viable agricultural business as the previous operator (Aviagen) had invested in facilities elsewhere within Cheshire West. Since December 2021 the site has been used for storage.
- 5.11 As noted earlier, the appeal⁶ to the east of the site made a number of observations which are material as to the location of the development. Paragraph 19 of the decision states:

“19. The site extends from the settlement towards the A49 road corridor, a significant linear feature in the locality. It is bordered by housing to the east and electricity supply facility to the south. A range of agricultural buildings lies to the north which create a spur of development between the built-up area of the settlement and the road corridor.”

- 5.12 As can be seen the Inspector states that the existing buildings, whilst in agricultural use, form a spur of development which demonstrates that they form part of the village rather than the wider open countryside.
- 5.13 Having regard to the above the proposed development would not undermine and may actually improve the residential amenity of existing nearby occupiers/recreational land users due to the previous use, and a good standard of amenity would be provided for future occupiers. The redevelopment of existing vacant former poultry buildings and hardstanding is a positive use of the site.

Affordable housing

- 5.14 The Strategic Housing Market Assessment (SHMA) states that there was a need for 3,570 affordable homes. Policy SOC1 sets out a target of achieving up to 30 per cent affordable homes on market schemes in order to address some of this shortfall. If this target was achieved as a total of 22,000 new dwellings in the Local Plan then 6,600 affordable homes could be provided. The AMR states that as at 1 April 2024, 79% per cent of this target has been achieved.
- 5.15 The latest position of housing need⁷ is set out in the table below.

⁶ APP/A0665/W/22/3301050

⁷ Consultation response to 25/00731/OUT



Area of preference Tarpotley 7/4/25	No. of Applicants				
	Over 55		Under 55		Total
	Bands A & B	Options Band	Bands A & B	Options Band	
Household requiring 1 bedroom	7	10	3	13	33
Household requiring 2 bedrooms	2	2	3	13	20
Household requiring 3 bedrooms		2	8	6	16
Household requiring 4 bedrooms			2	3	5
Household requiring 5 bedrooms					0
Household requiring 6 bedrooms					0
Total	9	14	16	35	74

5.16 In accordance with policies SOC1 and DM23, 30% affordable housing would be provided on site. The provision of 17 no. affordable dwellings is a substantial benefit of the proposals.

Technical

Highways

5.17 Access to the application site is currently via a gated access located at the northern side of the terminus of the Birch Heath Road service road. An access track of approximate 150m length and 5m carriageway width (no footways), bounded by a fence to both sides, connects the main development plot with the Birch Heath Road service road.



Image A: Former section of Birch Heath Road

- 5.18 Vehicle access to the application scheme is proposed via the existing access track located off the Birch Heath Road service road, which would be comprehensively upgraded to offer a full adoptable standard highway route.
- 5.19 Minimum width 2m width footways would be provided to both sides of both the site access road and internal loop road. Turning head features would be available at suitable locations to accommodate resident / visitor and delivery / service vehicle movements. It is proposed that a footway connection would be provided along the length of the Birch Heath Road service road to enhance pedestrian connectivity.

Ecology

- 5.20 An Ecological Survey has been undertaken by Tyrer to identify potential ecological constraints. The collated baseline surveys have informed the scope of recommendations and actions to be applied to secure maximised opportunities for biodiversity as part of the development proposals.
- 5.21 The BNG Assessment concludes that there is a 35.45% net loss in habitat units, therefore after onsite provision, offsite habitat units will be required to offset the specific habitat losses and achieve a 10% net gain in habitat units. A net gain has been achieved for hedgerow units and watercourse units, based on the proposals. It is concluded that development at the site in accordance with an appropriate site layout that takes into account the ecological recommendations outlined in the report is feasible and acceptable in accordance with the identified ecological considerations and relevant planning policy.

Flood Risk and Drainage

- 5.22 The site is entirely within Flood Zone 1 (Low Probability) which is having a less than 1 in 1,000 annual probability of river or sea flooding. Townsend Engineering has prepared a Flood Risk Assessment and Drainage Management Strategy. The FRA confirms that the site is located in Flood Zone 1 and all other sources of flooding are considered low at this site. Any potential residual flood risk would be effectively managed as part of the proposed development through the mitigation measures proposed in the FRA. At the time of writing the LLFA has no objection to the application proposal.

Landscape

- 5.23 Whilst the application site is within the open countryside, it sits immediately adjacent to the settlement area boundary. The site is also not part of any Key Viewpoints as set out in Policy TEH2 of the TNP. The development would be seen as a natural continuation of the residential area with minimal effects on landscape and townscape character and on the visual amenity of receptors so no conflict with Policy ENV2.



5.24 As noted earlier, paragraphs 20 to 22 of the appeal decision to the east confirmed that the existing hard and soft features differentiate the land to the east of the A49 to that west of the A49. The Inspector also found no notable adverse effect on the settlement's character or setting. These conclusions equally apply to this site which forms the spur of development referred to in the appeal decision. This is set out in further detail in the Landscape Appraisal by Land Studio which concludes that *“The proposed development is seen as a much more visually acceptable presence within the views of the area because it is housing, rather than the existing industrial use on the site. Housing is appropriate to this area and fits in with the existing residential area that comprises the area of the village to the east of the A49 corridor”*.

Conclusion

5.25 The site is an extension to Tarporley and there are a range of benefits, which are:

- the delivery of 39 market housing;
- the delivery of 17 affordable homes;
- in the context of the scale of housing land now required in Cheshire West, the redevelopment of existing vacant former poultry buildings and hardstanding ;
- delivery of a small sized site which would accord with the clear objective of the Government in paragraph 73 of the Framework;
- the provision of a footpath between the site and Birch Heath Road which improves pedestrian safety for the existing residents on this stretch of road; and,
- economic benefits during construction and the additional spend to local services and facilities from the occupants of the homes.

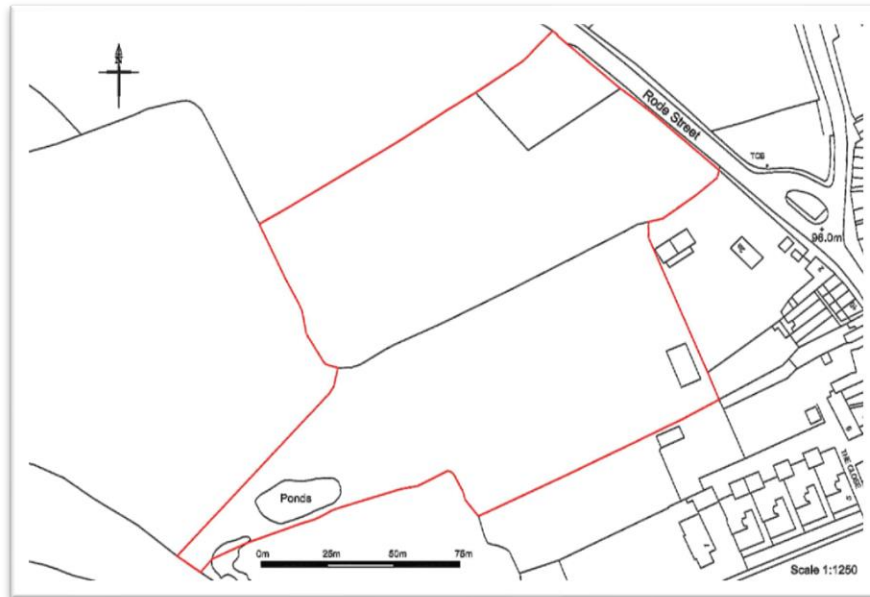
5.26 We consider the site should be allocated in the emerging local plan.



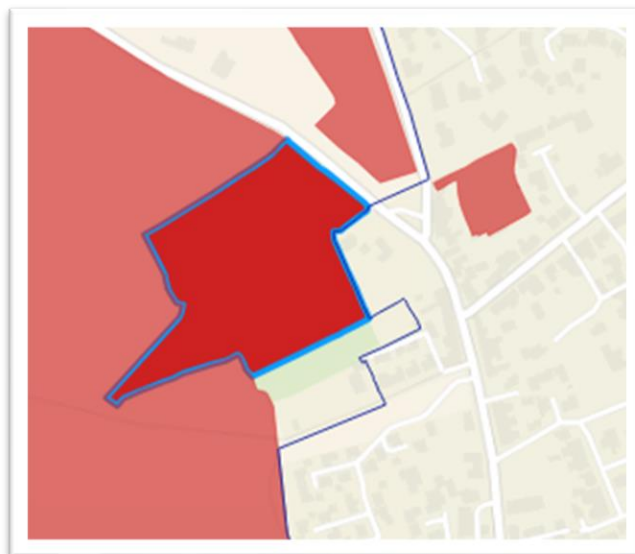
6. Land at Brickfield Farm, Tarporley

Question SS 56 - Which of the identified potential growth areas around Tarporley do you consider to be the most suitable?

- 6.1 Jones Homes has an interest in a site at land at Brickfield Farm, Tarporley. A location plan of the site is set out below.



- 6.2 In the Land Availability Assessment the site is **Site Reference 1927(0588)**.



6.3 As the boundaries are not on an OS Base, the site is located in either TARP03 or TARP04 on Map 5.15 of the consultation document., TARP03 and TARP04 are logical directions of growth for Tarporley. This site is being promoted as a standalone site which can come forward without prejudicing any wider allocation should the LPA chose to do so.

Principle of development

- 6.4 The site is situated to the rear of a collection of agricultural building fronting the junction of High Street and Rode Street and extends to approximately 2.16 hectares. At the rear of the farm buildings, the site forms a small irregular shaped field with tall hedgerows. The farm buildings are not particularly attractive in views from Rode Street and their frontage is, initially, lined by a wall, constructed of varying materials backed by high hedgerows. All of these features tend to obscure views into and out of the site. Moving northwest along Rode Street, there is a second almost rectangular field comprising the balance of the site which is fronted by hedgerows to Rode Street.
- 6.5 The northern boundary of the site is bounded by a line of mature trees with open countryside beyond. These trees restrict views into the site when travelling south along Rode Street into the village. To the west of the site, the boundary between the open fields and the site itself comprises a further dense line of trees. The southern boundary comprises a line of trees and hedge growth, beyond which sits an unused site with residential properties and gardens beyond. The eastern boundary of the site comprises a wall and hedgerow and is where the current access/egress is achieved.
- 6.6 The site was previously the subject of a planning application for 48 no. dwellings (16/00719/FUL) which followed a previous application (15/00700/FUL). That application was withdrawn given the adoption of the local plan and neighbourhood plan.
- 6.7 The current site layout plan for 36 dwellings shows a range of property sizes.





6.8 Therefore in terms of its relationship with the existing settlement, the development can form a logical extension to the built form of the settlement.

Affordable housing

6.9 The Strategic Housing Market Assessment (SHMA) states that there was a need for 3,570 affordable homes. Policy SOC1 sets out a target of achieving up to 30 per cent affordable homes on market schemes in order to address some of this shortfall. If this target was achieved as a total of 22,000 new dwellings in the Local Plan then 6,600 affordable homes could be provided. The AMR states that as at 1 April 2024, 79% per cent of this target has been achieved.

6.10 The latest position of housing need⁸ is set out in the table below.

⁸ Consultation response to 25/00731/OUT

Area of preference Tarpoley 7/4/25	No. of Applicants				
	Over 55		Under 55		Total
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Household requiring 1 bedroom	7	10	3	13	33
Household requiring 2 bedrooms	2	2	3	13	20
Household requiring 3 bedrooms		2	8	6	16
Household requiring 4 bedrooms			2	3	5
Household requiring 5 bedrooms					0
Household requiring 6 bedrooms					0
Total	9	14	16	35	74

6.11 In accordance with policies SOC1 and DM23, 30% affordable housing would be provided on site. The provision of 11 no. affordable dwellings is a substantial benefit of the proposals.

Heritage

The site is located within the Tarpoley Conservation Area. The previous application assessed the impact of the proposals to demolish farm buildings and develop the site. It was concluded that the site at Brickfield Farm to be of low significance although it does make a positive contribution to the Conservation Area.



6.12 As can be seen from the layout and the streetscene (which are not final versions), the frontage properties are located along Rode Street with planting to provide a continuity of built form. Therefore, in the context of a heritage led design and the public benefits of providing additional housing in the area we consider the site is suitable from a heritage perspective.



Technical

Highways

6.13 Vehicle access to the application scheme is proposed directly off Rode Street. It is proposed that minimum width 2m width footways would be provided to both sides of both the site access road and internal road with two cul de sacs. Turning head features would be available at suitable locations to accommodate resident / visitor and delivery / service vehicle movements. The layout has been designed to future proof any further development should it be required.

Ecology

6.14 The previous planning application was accompanied by a number of ecological reports, which concluded that the proposed development is not anticipated to have any significant impact upon any habitats or protected species. It was also proposed that the hedgerows should be retained where possible. In areas where removal is necessary to facilitate the development, a suitable new hedgerow comprising locally native species should be planted elsewhere on site.

6.15 The report also identified several bat roosting trees which should be retained where possible. As it is not proposed to remove these trees, no mitigation is necessary. Going forward, updated ecology will be undertaken.

Flood Risk and Drainage

6.16 The site is entirely within Flood Zone 1 (Low Probability) and all other sources of flooding are low based on the EA mapping.

Conclusion

6.17 The site is an extension to Tarporley and there are a range of benefits, which are:

- the delivery of 25 market housing;
- the delivery of 11 affordable homes;
- delivery of a small sized site which would accord with the clear objective of the Government in paragraph 73 of the Framework; and,
- economic benefits during construction and the additional spend to local services and facilities from the occupants of the homes.

6.18 We consider the site should be allocated in the emerging local plan.



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