

TARPORLEY PARISH COUNCIL

Required Community Benefit & Infrastructure Improvements for Tarporley.

The Tarporley Neighbourhood Plan is supportive of appropriate development that delivers significant infrastructure improvements and community benefits, whilst ensuring no loss or reduction of public amenity.

The village priorities have been updated, by the Parish Council with reference to the Neighbourhood Plan. The following is intended to help developers and landowners when considering whether their proposed development plans meet with the Vision, Objectives and Policies of the Neighbourhood Plan.

The following list is not exhaustive and has not been prioritised but should form a basis for discussions between developers, Cheshire West and Chester Council and the Parish Council.

Public Sports and Recreation Facilities for Public Use

1. S106 Funding for play, recreation, open space and pitches to be allocated to Tarporley Parish Council for the play area and playing field off Eaton Road (behind the Community Centre) and Brook Road Playing Field and Country Park and any additional open spaces which may be developed.
2. Provision of either gifted or leased land to the village for use as an additional public play, playing fields and recreational facilities.

Public Car Parking

Tarporley is a Key Service Centre (KSC) and the heart of the Sandstone Ridge which at the time of writing is being considered as an Area of Outstanding Natural Beauty (ANOB).

As KSC Tarporley serves the needs of the wider community and neighbouring villages.

To ensure the commercial viability and vibrancy of Tarporley High Street, in the absence of an appropriate public transport service, provision of sufficient local car parking is critical. Any new parking provision should be delivered with EV charging facilities.

1. Provision of either significant new public car parking accompanying any new multi-house development or in the form of gifted or leased land to the village for use as a green car park.
2. Provision of a contribution towards the provision of additional parking in Tarporley to be delivered by CW&C in partnership with Tarporley Parish Council. This may be then provided in the form of:
 - a. Longer stay or all-day car parking space on the outskirts of the village or near to the village centre with at least 100 spaces required.
 - b. Expansion of the public car park behind the Rising Sun by at least 50 spaces.
 - c. Provision of public EV charging car parking in new public car park area for village visitors.

Village Access and Connectivity

As the village has grown, improved access from the village outskirts to High Street is needed to allow greater accessibility. As such the following is required:

1. Provision of funding to improve footways to Tarporley High Street including installation of dropped kerbs.
2. Provision of funding for significant improvements to the pavements, walkways, and bollard replacements etc on Tarporley High Street.
3. Provision of funding, to be allocated to Tarporley Parish Council, for improvement, extending, interconnecting, and maintaining the public footpaths around the village.

4. Provision of funding, to be allocated to Tarporley Parish Council, for the extension and enhancement of the art trail with commissioned artworks via public footpaths out and around the village.

Village Infrastructure

Any new developments will add increased pressure on already strained local services which include the health, dental and education services in Tarporley. For example, any new developments will increase pupil numbers at the Tarporley High School and so increase traffic in the area which is already a source of congestion in the village.

1. Funding is provided to provide new, relocate or increase the capacity and facilities of the Health Centre and Doctors Practices in Tarporley, including adequate car parking.
2. Provision of funding to contribute to a bus park or coach drop off and parking solution for Tarporley High School off Nantwich Road.
3. Provision of land adjoining the schools to enable expansion of their educational facilities.

Affordable Housing Provision

Registered Providers/Housing Associations to provide a mix of housing including housing to rent (not shared ownership) at social rents (not affordable rents).

Biodiversity

Any provision of biodiversity net gain not provided on the development site must be delivered within Tarporley.

1. Provision of funding and additional green space for specific biodiversity projects around the village such as the creation of a wooded or orchard area, or additional tree planting for several village locations.

Approved 12th May 2025