



**Tarvin
Neighbourhood
Development
Plan
2018 – 2030
*Referendum Version***



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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 firmly on community feedback throughout the process.

1.2 What are the views and aspirations of the community?

- Preserving intact the Green Belt. The preservation of the surrounding open countryside, and ready access to it, is of primary importance;
- 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;
- 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 since the 1960s; 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 access to 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.

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

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 1 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 Survey and Evaluation Data (S&E Data) Section 1.
- 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 S&E Data, Section 2. 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 By Pass Road will have marginally changed the profile.

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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 Responding to development pressure

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 When work on the Plan started no settlement boundary existed 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. This was subsequently adopted. 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” (STRAT 9). 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 newly approved settlement boundary is appropriate. 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 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 outside the Tarvin Conservation Area (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 S&E Data, Section 2) that increased housing will put an increased strain on community facilities and infrastructure (secondary education, recreation, transport and health provision).

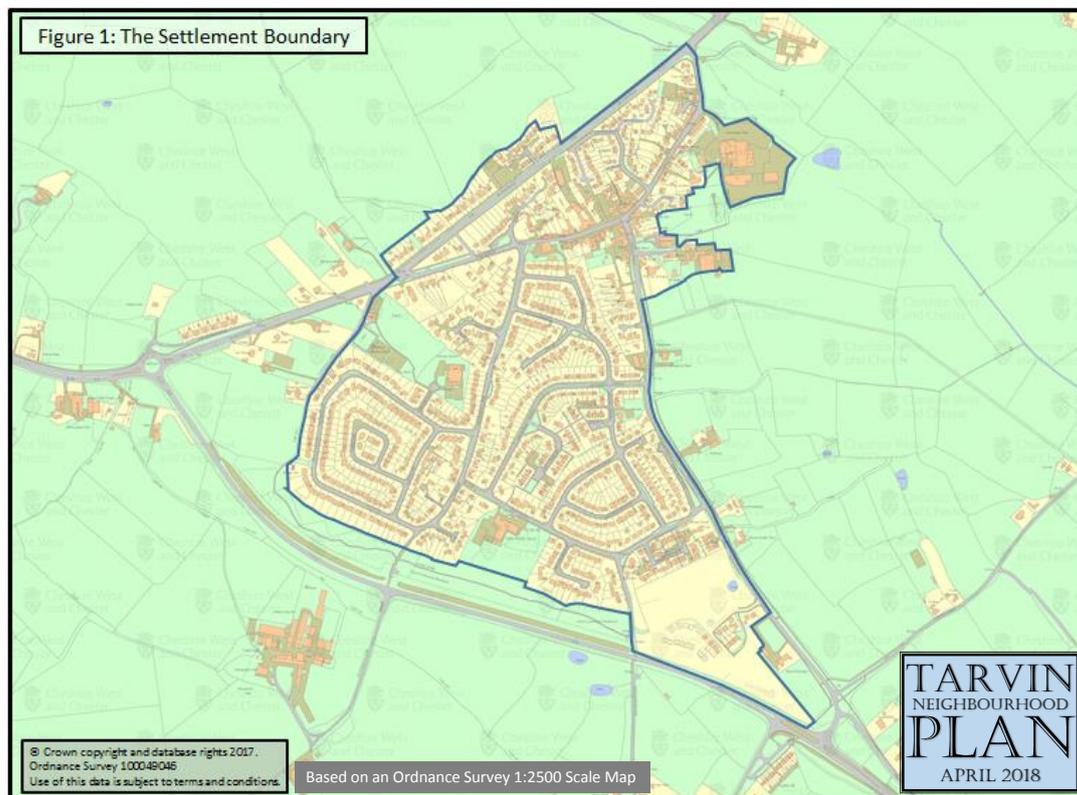
3.2.3 With respect to parish priorities regarding housing, issues relating to preserving the green spaces (woodland, green belt and agricultural land) are seen as the highest priority for residents so as to keep the village feel and identity. Further housing development is seen as the least important priority for the Plan area. New build housing on greenfield sites will not be acceptable unless it meets the requirements of Local Plan policy STRAT 9.

3.2.4 The area between Tarvin and Oscroft retains a strong and historic separation functionality, given the relatively significant scale of Tarvin village and the relatively limited distance of separation. Absence of built development across a typical Cheshire Plain hedge and hedgerow tree landscape, which significantly foreshortens views, serve to present an effective break between settlements that should be maintained.

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 infill sites and redevelopment of existing previously developed sites and other sites within the defined settlement boundary. The Settlement boundary is shown at Figure 1.



POLICY HG2 – SMALL SCALE DEVELOPMENT

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.

Outside the defined settlement boundary for Tarvin, proposals for small-scale residential redevelopment of sustainably located previously developed sites could be acceptable where the rural character can be protected. Such development may take the form of either replacement buildings 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.

Any new development should be designed to maximise the retention of surface water on the development site and to minimise runoff. The approach to surface water drainage should be considered in liaison with the lead local flood authority (LLFA), the public sewerage undertaker and, where appropriate, the Environment Agency.

3.3.1 The aim of Policy HG2 is to facilitate redevelopment of sites where they are sustainably located. In this context 'sustainable' means 'close to services and facilities with access to public transport'. New housing on greenfield sites outside of the settlement will not be permitted unless it has an operational need for a countryside location, as set out in local plan policy STRAT 9.

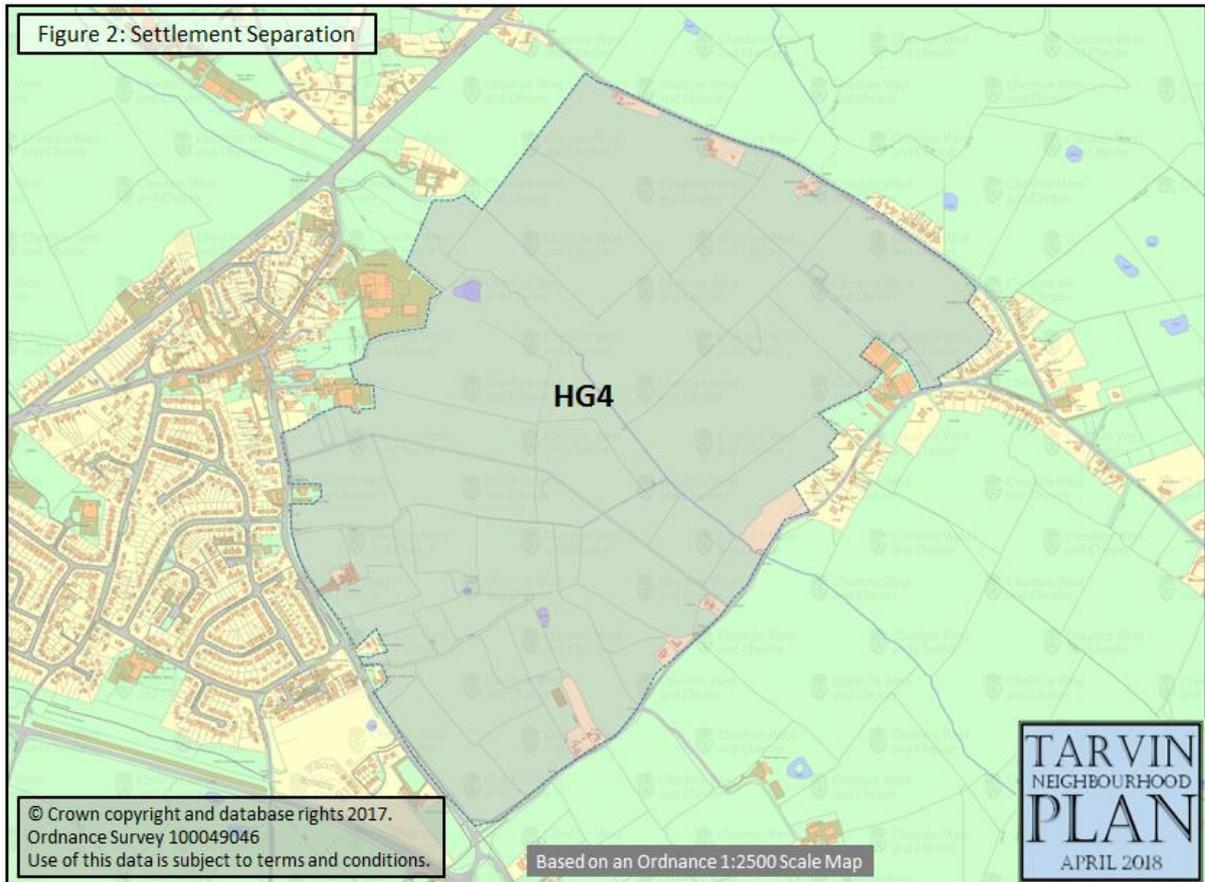
POLICY HG3 – HOUSING CHARACTER

All residential development resulting in new or replacement dwellings and extensions 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 2 for summary and 7 for full revised document)*

POLICY HG4 – SETTLEMENT SEPARATION

The character and significant features of the landscape between Tarvin and Oscroft in the area shown on Figure 2 should be protected and maintained.



POLICY HG5 – TRAFFIC GENERATION

The anticipated traffic generated by residential developments 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 traffic that has a significantly 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.

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 7)
- 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 S&E Data, Section 3a & b). 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, would not lead to increased congestion on the A54 and would not result in cars entering and leaving the site having to pass through existing residential areas. However, the land in question is let within a long-term farming tenancy.
- 4.3.4 The Steering Group is aware of the CWaC Playing Pitch Strategy but disagrees with it on the grounds of sustainability and inclusiveness (See S & E Data Section 3c).

4.4 Aspirations and Policy

ASPIRATION LSA 1 – LEISURE SITE

Land to the east of Tarporley Road, identified as Site LSA 1 at Figure 3, is identified 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 by the Parish Council.

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 this aspiration (LSA 1) would meet the needs of the youth football teams as well as encouraging increased participation by all adults (including the elderly), and by teams for players with a disability. It would also contribute to reduced traffic demands on local roads and help to reduce CO₂ emissions. The proposed facilities would 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).

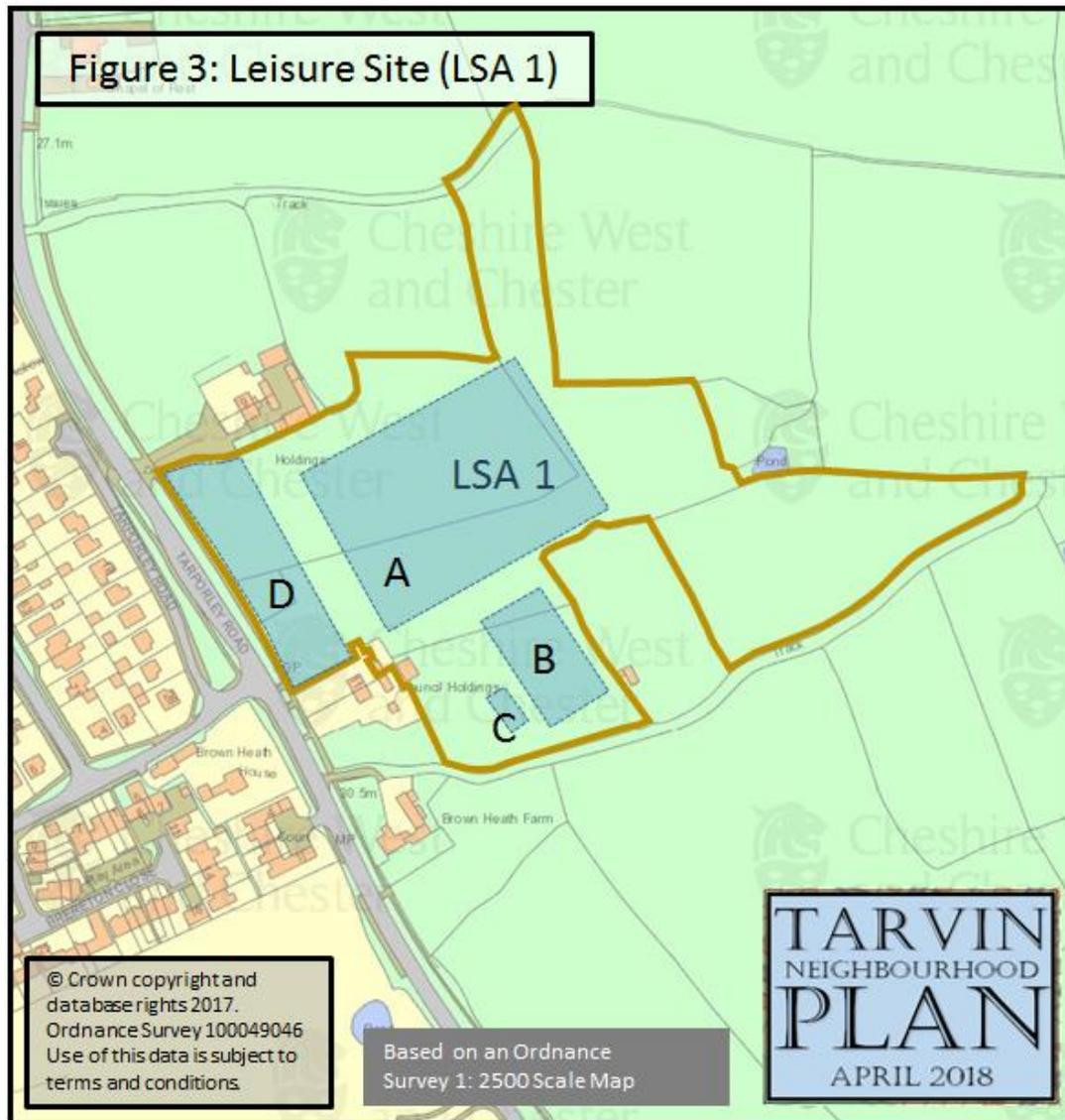


Figure 3: Key

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

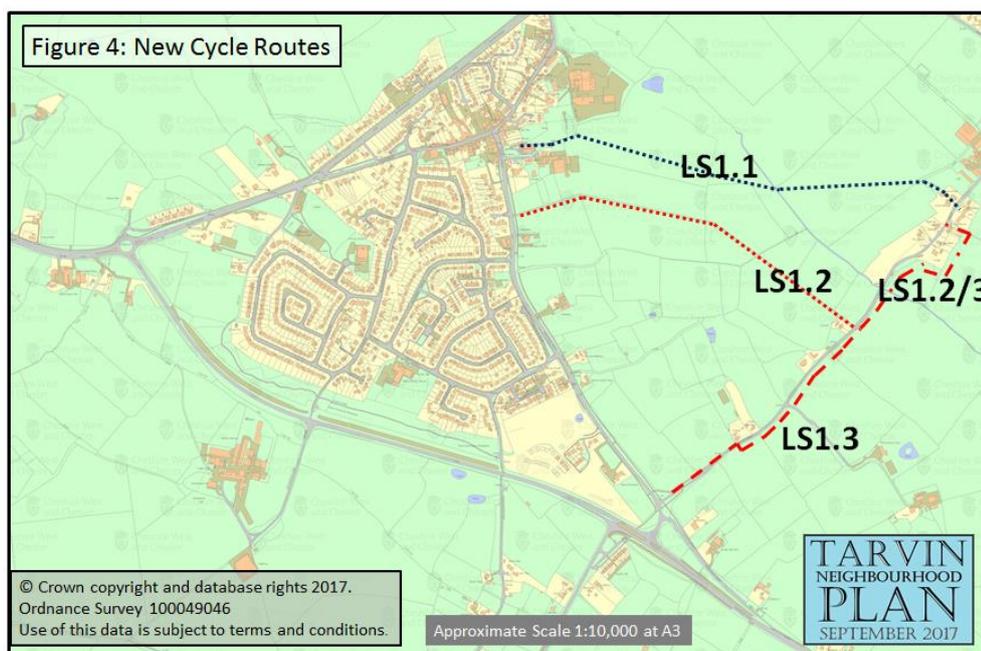
4.4.2 As noted above there was strong support from the public for improved cycle routes within the Neighbourhood Plan area.

4.4.3 Following discussion with local cyclists, 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 options have been identified (see Figure 4 below). Proposed routes LS1.1 and LS1.2 (the Cinder Track) cross fields and could be expensive and difficult to deliver, requiring agreement of landowners to make land available and raising potential safety and maintenance issues. LS1.3, although using an existing footpath at the Tarvin end of Cross lanes, would also require land on the edge of fields as far as Pump Cottage, Oscroft, to be acquired. The Steering Group's view is that a combination of route LS1.2 and the Oscroft end of LS1.3 would be the most cost effective. However, it makes no recommendation and Policy LS1 reflects this. Nevertheless, it is expected that when the Plan is approved the Parish Council will work with CWaC and local landowners to identify the preferred route. Once agreed, all funding avenues would be vigorously explored by the Parish Council.
- 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 LS1 – NEW CYCLE ROUTES

Proposals which encourage, support or contribute to the delivery of a safe cycle route between Tarvin village and Oscroft, provided they are in accordance with other Plan policies, will be supported.



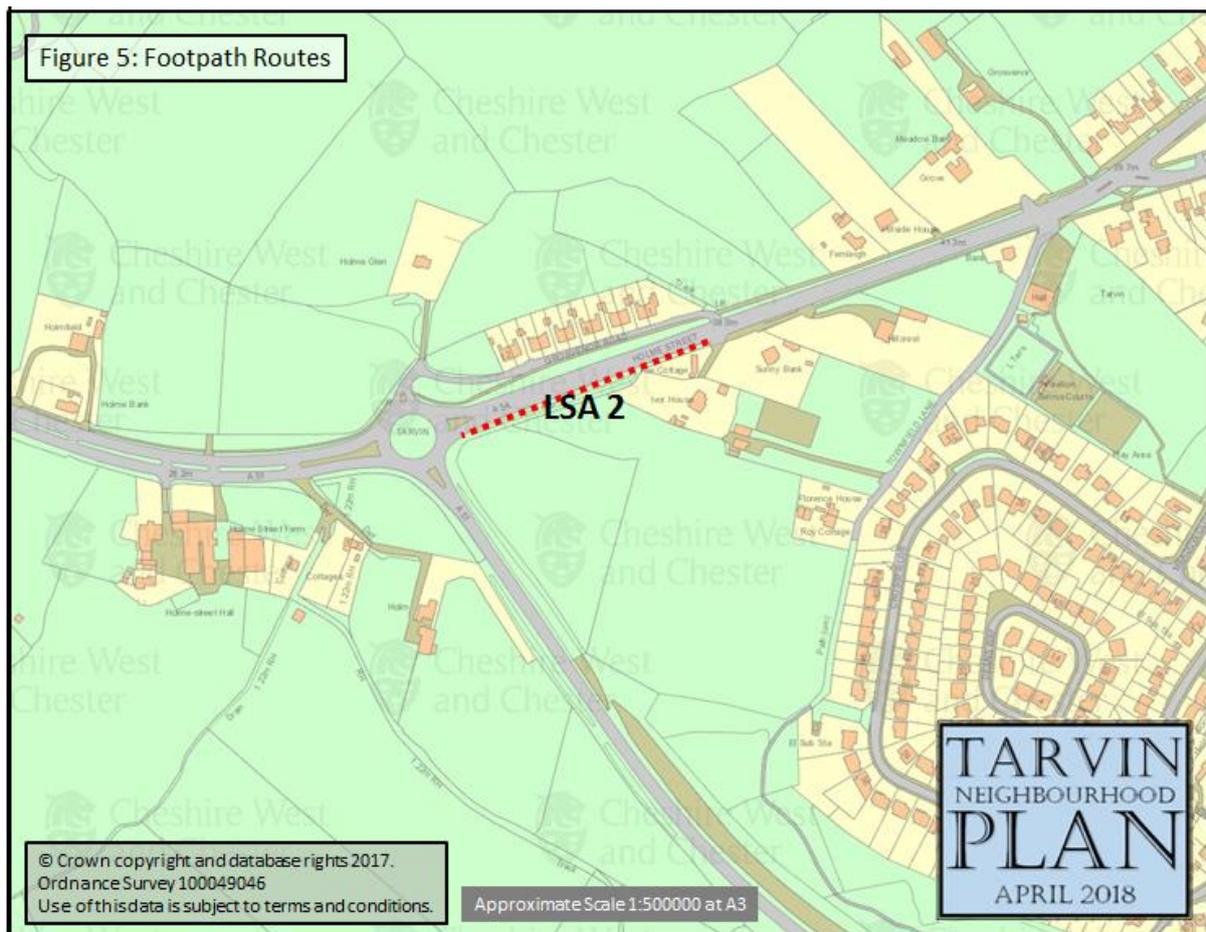
Walking

- 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).

ASPIRATION LSA 2 – 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 LSA 2 at Figure 5, is identified as a footpath route. Any development that would prevent the future implementation of this route will not be supported by the Parish Council.

- 4.4.6 This policy should be seen in the context of Aspiration LEA 1 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 Plan area it is recognised that they would be uneconomic for a population as small as that being considered. (See S&E Data, Section 3d) 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 S&E Data, Section 3d 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 contains a wealth of Listed Buildings, which are already subject to statutory protection (see Appendix 3), and a large number of un-designated archaeological sites, ranging from prehistoric times to the post-medieval period. These consist of a broad range of 'Heritage Assets' from single find spots to upstanding monuments which can still be viewed. Full details of these may be found in the Cheshire Historic Environment Record, which is maintained by the Archaeology Planning Advisory Service at Cheshire West and Chester Council. During compilation of the Plan, two particular Heritage Assets (listed below) have been identified as of particular value to the community and Policy LE4 seeks to ensure their preservation for future generations. Where a development significantly affects these two Assets, or others included in the Historic Environment Record, it is expected that any application will be supported by a desk-based assessment which defines the Significance of the Assets and considers the development's physical effect on the Asset and its 'Setting'. This Policy reflects the guidance contained in the National Planning Policy Framework, Section 12 (Conserving and enhancing the historic environment). 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 (LE4.1: see figure 10, page 26)
- Townfield Lane (LE4.2: see Figure 10, page 26)

Townfield Lane is a very old route from the village extending from the end of the High Street as far as the Community Woodland at which point a bridleway and a public footpath begin. As far as can be determined, Townfield Lane is not owned by anyone and therefore it needs protection to prevent it being lost to development or development of the Green Belt to its north.

5.1.2 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 (Appendix 7) and findings from the Neighbourhood Plan survey, the community wishes to preserve these spaces for future generations.

5.1.3 *'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 7)

5.1.4 *'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 4)

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- 5.1.5 *'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.
- 5.1.6 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.
- 5.1.7 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.
- 5.1.8 Appendix Map 5 outlines where these habitats and species have been observed.
- 5.1.9 Tarvin is possibly unique in having a community woodland which runs most of the western edge of the Tarvin village settlement. This award-winning asset, run by the community for the community, is much loved and well-used. With this in mind, the Steering Group believe that there would be great merit in extending it along the entire western settlement boundary to the Tarvin roundabout. The delivery of this aspiration would require land in both public (CWaC Highways) and private ownership. The Parish Council should explore opportunities and support proposals which would enable this policy to be delivered.

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:
- 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 **Aspiration and 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	Millennium Garden	Off Church St/ Tarporley Road, east of the Medical Centre	Offers tranquillity; recent historical significance (est. 2000); easily accessible; informal recreational use
LE1.2	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
LE1.3	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
LE1.4	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
LE1.5	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
LE1.6	Moreton Croft 'green' (most recent development with large tree)	Land within cul-de-sac of north- western end of Moreton Croft	Centres on large, old tree; offers tranquillity; informal focus for houses within the cul-de-sac; informal recreation
LE1.7	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:

- Millennium Garden (LE1.1)
- Tarvin Community Woodland (LE1.2)
- Saxon Heath Pond (LE1.3)
- Saxon Heath Mitigation Pond, east of Tarporley Road (LE1.4)
- Corner of Park Close and High Street (LE1.5)
- Moreton Croft 'green' (LE1.6)
- Oscroft 'green' (LE1.7)

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

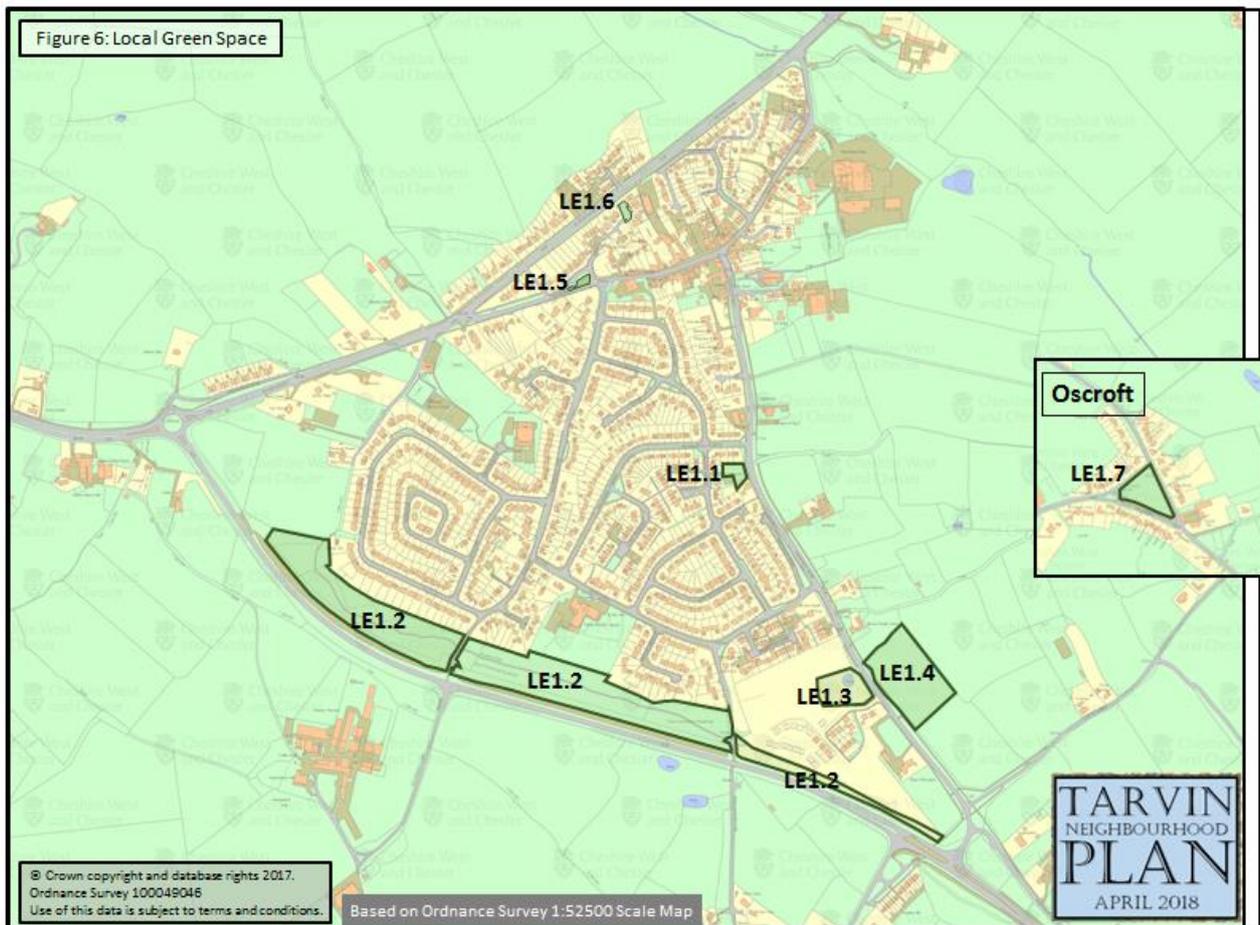




Figure 6:
Local
Green
Spaces:
in Detail

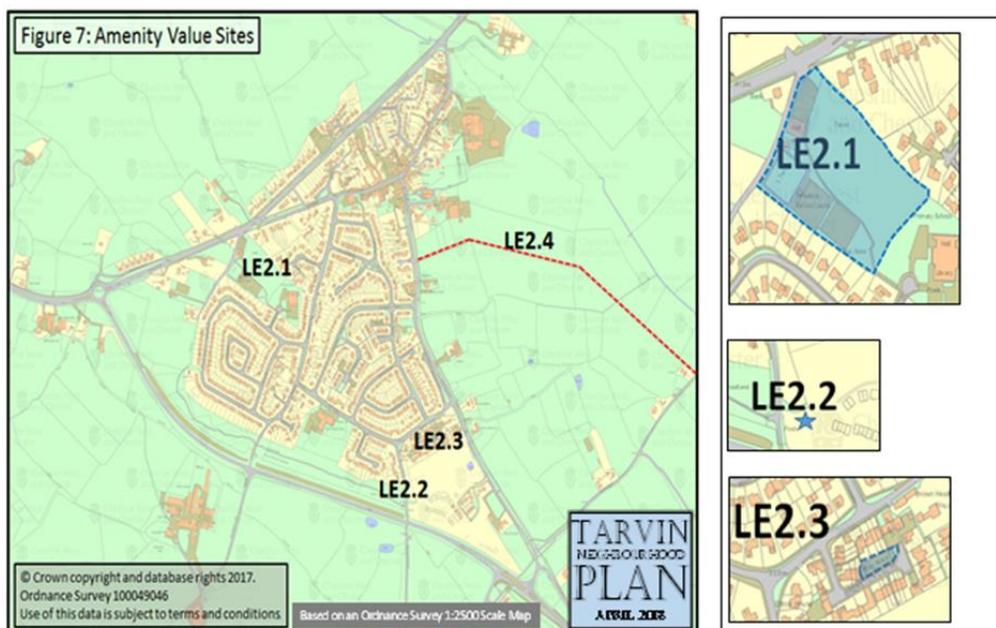


POLICY LE2 – SITES OF SPORT, RECREATION AND AMENITY VALUE

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. Proposals to enhance the facilities/particular value of these sites would be supported.



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 Cross Lanes, Oscroft	Access route between Church Street and Cross Lanes, Oscroft	Access route ; offers tranquillity; informal recreation for walkers; unadopted public footpath

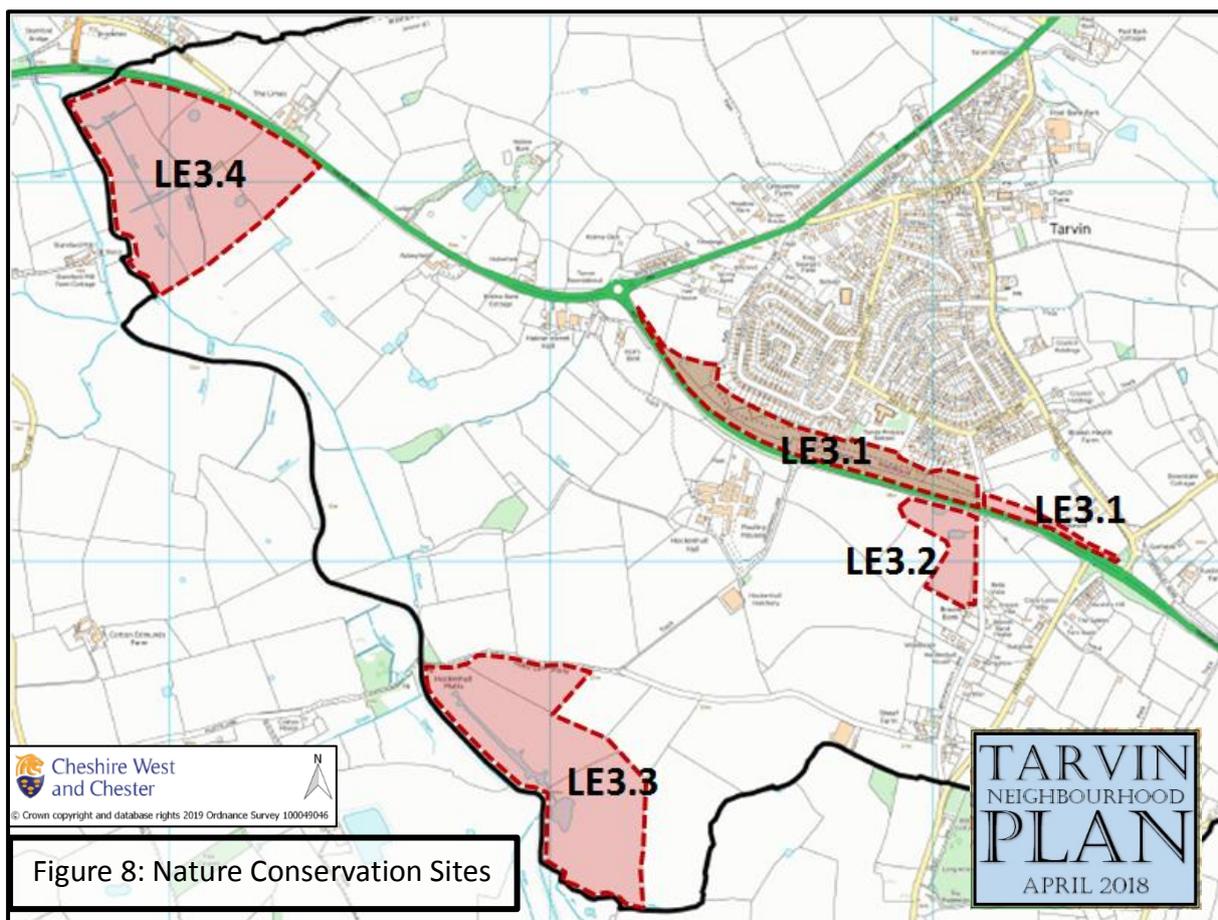
POLICY LE3 – NATURE CONSERVATION

The following sites, shown in Figure 8 and Appendix 5, may be important for wildlife that is in need of safeguarding:

- ***Tarvin Community Woodland (LE3.1)***
- ***South-west corner of Broomheath Lane and Tarporley Road (LE3.2)***
- ***Hockenhull Platts (LE3.3)***
- ***The watermeadow adjacent to the A51 at Stamford Bridge (LE3.4)***

Any proposal for development which may affect any of these sites will require the submission of an ecological assessment which identifies the significance of the biodiversity assets and the potential impact of the development, together with proposals for mitigation and compensation, where appropriate, to ensure there is no net loss and, if possible, a net gain of the biodiversity resource.

Figure 8 below shows the approximate positions of these assets. A more detailed map of their location can be found in Appendix 5 (p.64), together with the justification for their identification as sites of Nature Conservation Value.



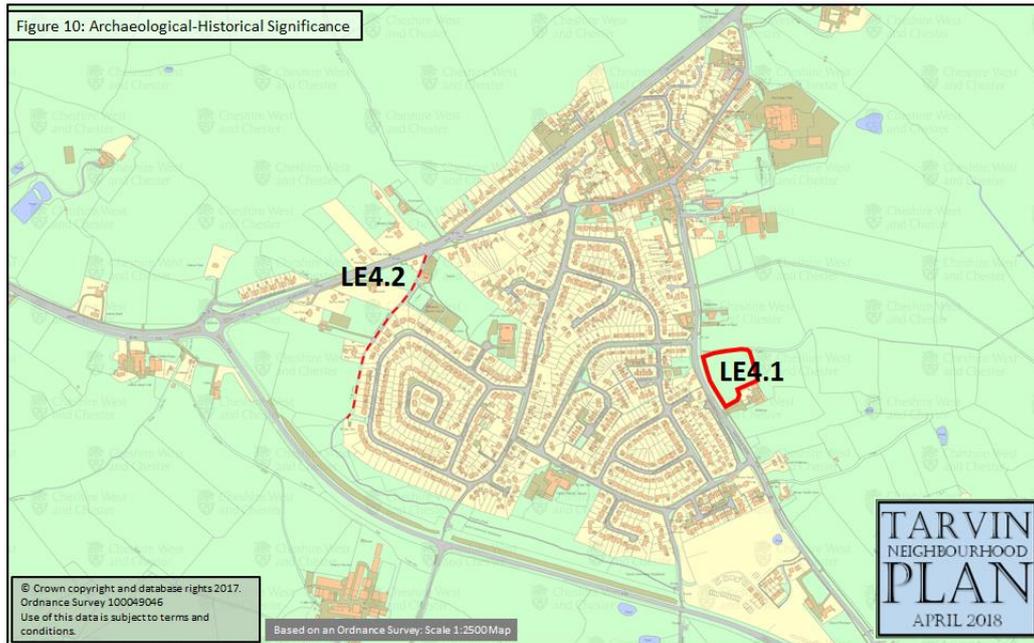
ASPIRATION LEA 1– FUTURE EXTENSION OF TARVIN COMMUNITY WOODLAND

Land adjacent to the east of the A51 at Tarvin roundabout and shown as LEA 1 at Figure 9, is identified as an extension to the north of the existing community woodland.



POLICY LE4 – SITES OF ARCHAEOLOGICAL/HISTORICAL SIGNIFICANCE

The extent of the sites to be protected is shown at Figure 10. Any development which might affect site LE4.1 and LE4.2 should be supported by a desk-based assessment which defines the significance of the asset and considers the impact of the development on the asset and its setting.



POLICY LE5 – LANDSCAPE AND WILDLIFE

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 (see Policies LE1-3 and Aspiration LEA 1);***
- ***Protect and enhance wildlife and ensure that, where mitigation would be appropriate, there is no net loss of biodiversity;***
- ***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;***
- ***Safeguard best and most versatile agricultural land to enable it to be kept in productive use.***

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. S&E Data, Section 4 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. The development of a car park on this site would need to take into account the potential impact on the setting of key Heritage Assets, e.g. St Andrew's Church (Grade 1 listed), The Vicarage, the Former Grammar School, etc.

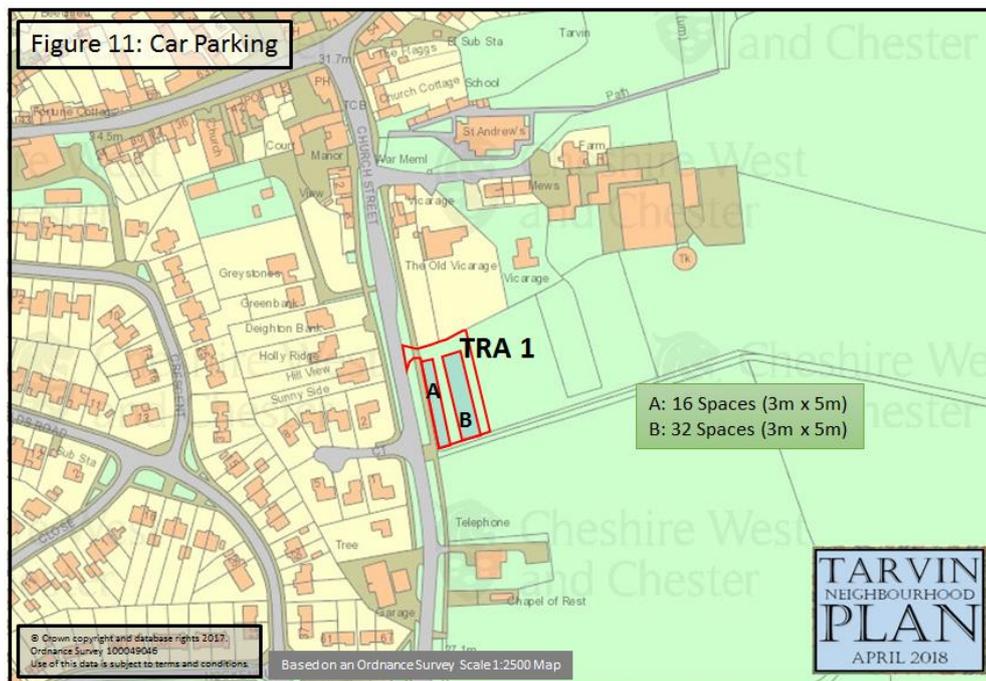
- 6.2.2 The following plans and documents support this policy

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

6.3 Aspiration and Policies

ASPIRATION TRA 1- 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 11 (Site TRA 1) 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 by the Parish Council.



POLICY TR1 – 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 supported provided that measures can be put 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 S&E Data, Section 4) for an evaluation of potential sites and survey of on-street parking).

POLICY TR2 – COMPLEMENTARY FUNDING

Where funds generated by development in Tarvin are controlled at Parish level, these will be used to deliver the proposals identified in this Neighbourhood Plan including:

- *the extension of the Community Woodland*
- *the safe cycle route between Tarporley Road and Oscroft.*

POLICY TR3 – 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 TR4 – 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 TR5 – 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

Tarvin Neighbourhood Development Plan

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 Ooscroft. 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, to reduce 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. Policy ED2 (below) would help the development of these sites but would not support wholesale demolition and redevelopment. It should be noted that site ED2.1 (figure 12) is located in the Green Belt and any development on this site will need to comply with Green Belt policies. 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, four 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, with at least one Air BNB let in Ooscroft and several in Tarvin.

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

Changes of use from retail or business use to residential which require planning permission will not be supported unless:

- it can be demonstrated that the continued use of premises for employment use is no longer commercially viable or environmentally acceptable;*
- the premises in which the business takes place have been actively marketed for the two year period immediately preceding any planning application to seek alternative owners or tenants; and,*
- the change can be supported by other relevant policies.*

N.B. Two years is specified as in current market conditions anything less would, in our opinion, be unrealistic.

POLICY ED2 – EXISTING INDUSTRIAL LOCATIONS

On the existing industrial sites at ED2.1 and ED2.2, as shown at Figure 12, 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. This policy also supports modest extensions to allow existing businesses to grow.

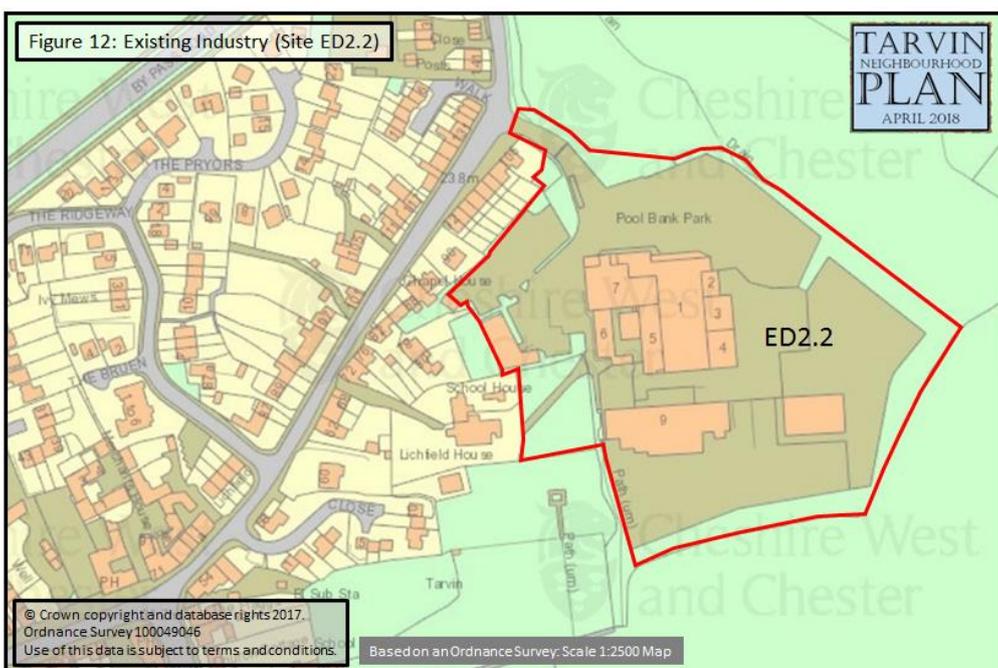
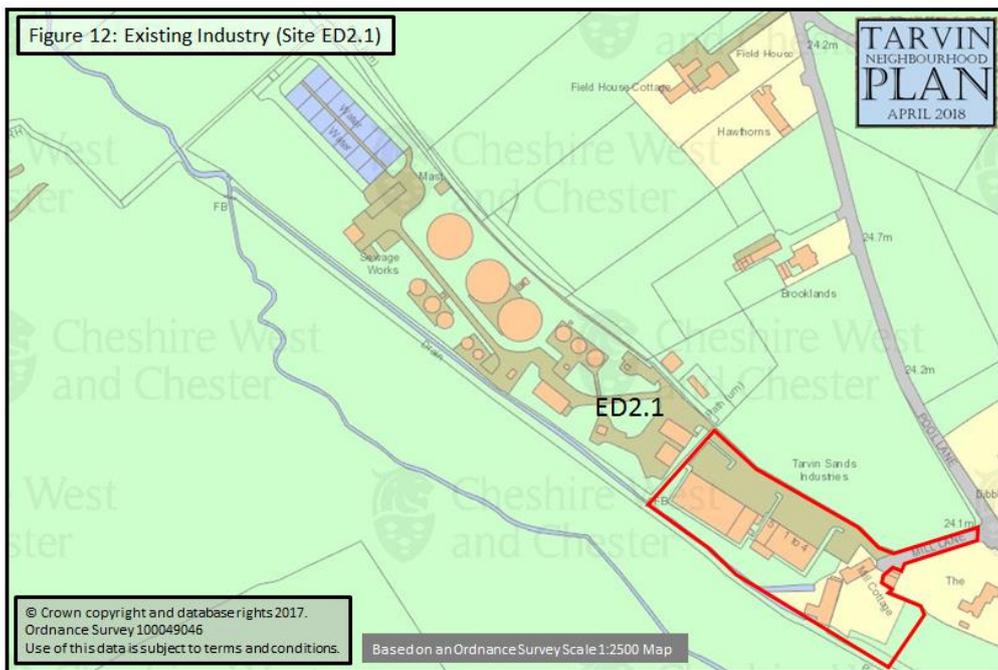
POLICY ED3 – HOME-BASED BUSINESSES AND LIVE/WORK UNITS

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;*
- the operation of the business activity does not require significant physical external modification of the premises.*

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 supported where they comply with other relevant policies.



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 Draft Tarvin Neighbourhood Plan: Survey and Evaluation Data (S&E): Section 2, 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 S&E Section 2, 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 S&E Data, Section 5. 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

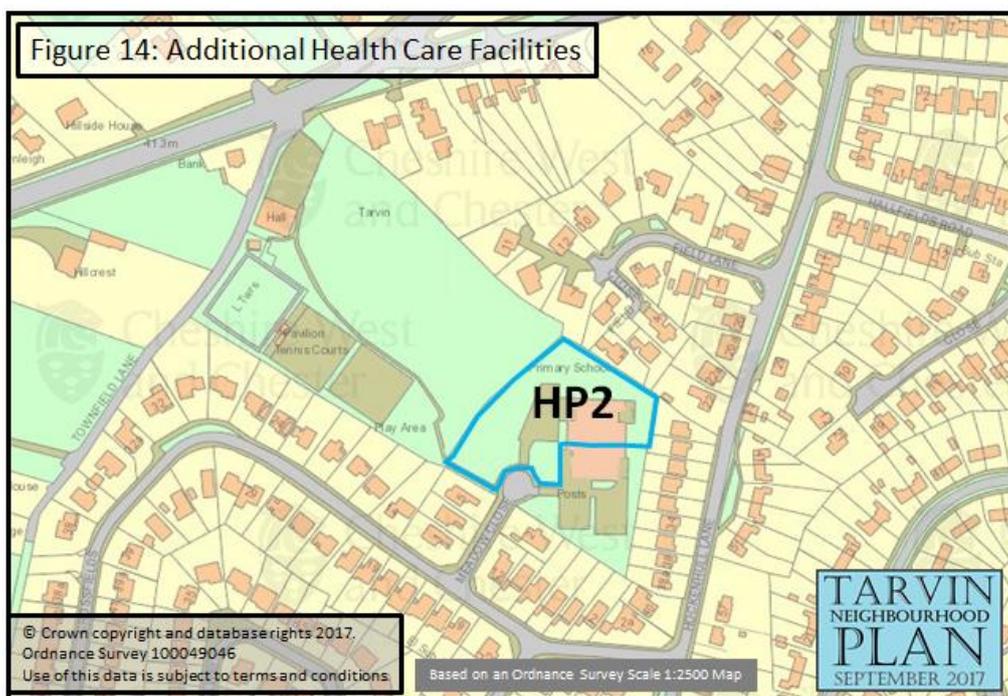
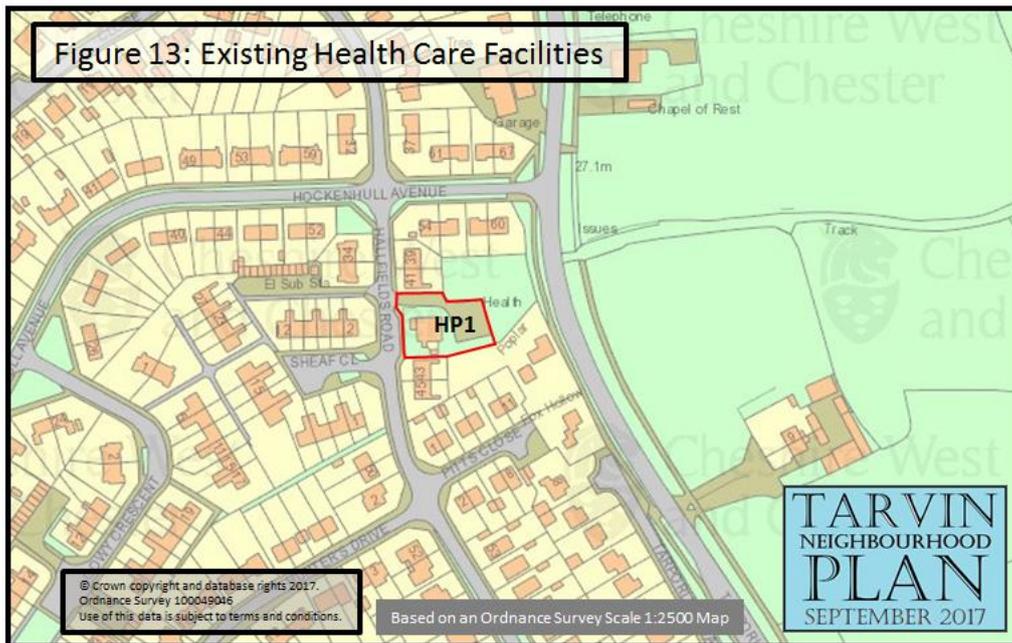
8.7.1 In view of the strong and increasing pressure on the GP service and other health facilities within Tarvin, particularly from an ageing population, no further significant increases in development should be permitted until these pressures have been resolved.

POLICY HP1 – EXISTING HEALTH CARE FACILITIES

The existing facility for non-residential health care at Hallfields Road, identified at Figure 13 as HP1, should be protected against loss to alternative uses unless a satisfactory alternative location of similar scale or better within the village has been identified and is being brought forward as a facility for locally based health care and associated services.

POLICY HP2 – ADDITIONAL HEALTH CARE FACILITIES

The office site on Meadow Close, as identified at Figure 14 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.



Appendices

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APPENDIX 2: Summary of Tarvin Village Design Statement 2007 (Revised & updated 2017)

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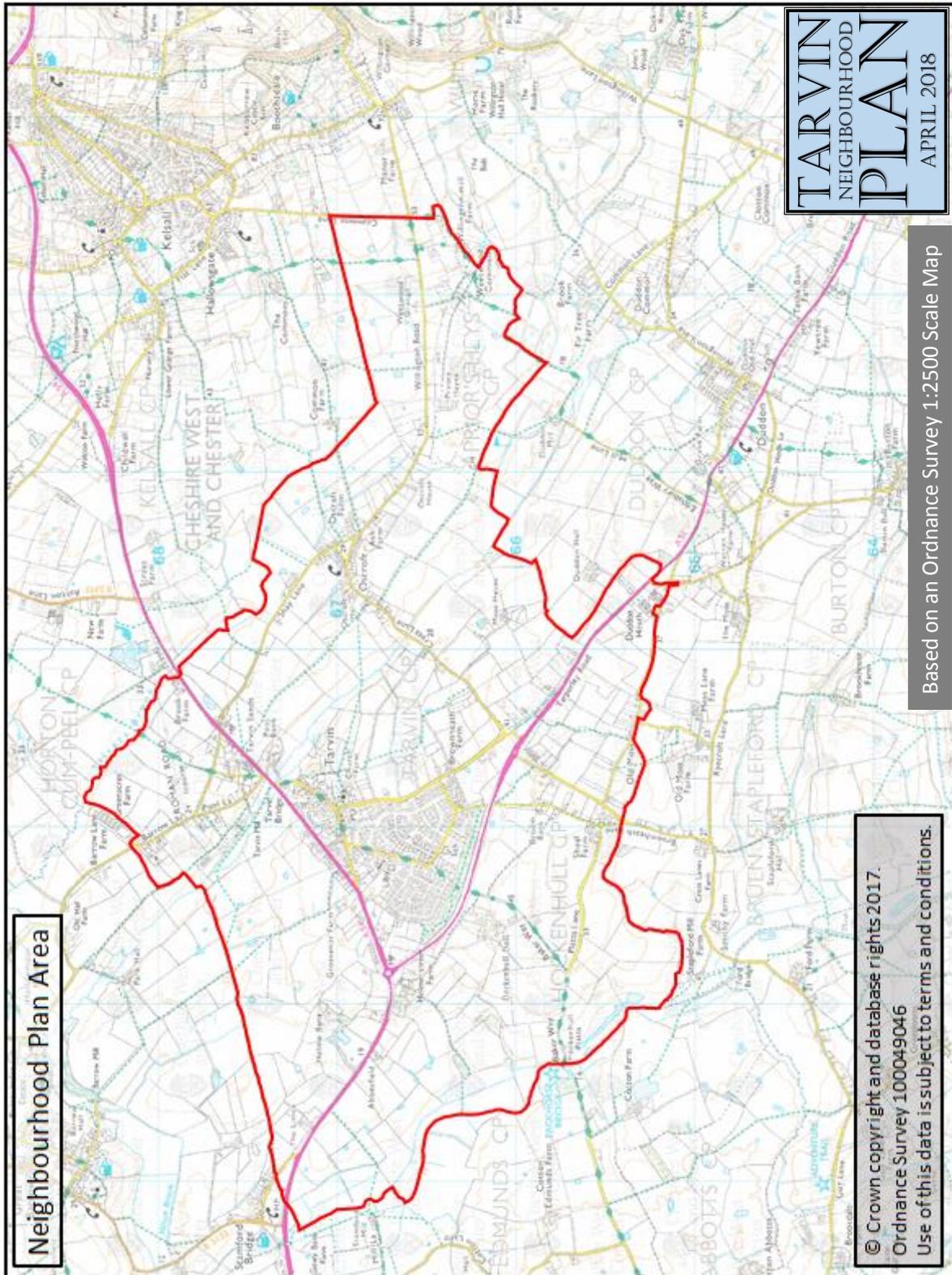
APPENDIX 4: Tarvin Parish Habitat and Wildlife Review 2016

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Appendix 1: Tarvin Neighbourhood Plan Area



Appendix 2: 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

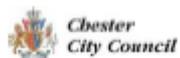
Tarvin Parish Council: www.tarvinparish.org.uk

Appendix 3: Tarvin Conservation Appraisal, January 2008



TARVIN

**CONSERVATION AREA APPRAISAL
JANUARY 2008**



Maps can be seen on the following link: www.chester.gov.uk/conservationareareview

TARVIN CONSERVATION AREA APPRAISAL - JANUARY 2008

DESIGNATIONS

Conservation Area	First designated in 1973, alterations in 1996
Listed Buildings	<ul style="list-style-type: none"> ➤ <i>Poolbank (II), The By-Pass (south)</i> ➤ <i>Poolbank Cottage (II), The By-Pass (south)</i> ➤ <i>Mount Pleasant (II), The By-Pass (north)</i> ➤ <i>The Flaggs and Hamilton house and front garden walls and gates (II*), Church Street (east)</i> ➤ <i>Church Cottages (II), Church Street (east)</i> ➤ <i>Church House (II), Church Street (east)</i> ➤ <i>Church Hall, Grammar School House and the Hearse House (II), Church Street (east)</i> ➤ <i>Gates and gate piers to the churchyard of St Andrew (II), Church Street (east)</i> ➤ <i>Sun Dial in the church yard of St Andrew (II), Church Street (east): missing or stolen</i> ➤ <i>Tomb chest of William Sandbach and others, 5m. south-east of sundial in church yard of St Andrew (II), Church Street (east)</i> ➤ <i>Tombstone of Beatrix Hollinsworth, 12 metres west door of Church of St Andrew (II), Church Street (east)</i> ➤ <i>Tomb chest of William and Elizabeth Hilton, 17m. west of west door of Church of St Andrew (II), Church Street (east)</i> ➤ <i>Tomb chest of John Minshull and daughter, south west corner of churchyard of St Andrew (II), Church Street (east)</i> ➤ <i>Church of St Andrew (I), Church Street (east)</i> ➤ <i>The Old Vicarage (II), Church Street (east)</i> ➤ <i>Red Lion (II) Church Street (west)</i> ➤ <i>Tarvin Hall (II), High Street (south)</i> ➤ <i>No 54 (II), High Street (south)</i> ➤ <i>no 76 (II), High Street (south)</i> ➤ <i>nos 78 and 80 (II), High Street (south)</i> ➤ <i>No 86 and attached outbuilding (II), High Street (south)</i> ➤ <i>no 51(II), High Street (north)</i> ➤ <i>no 55 Roade House (II), High Street (north)</i> ➤ <i>no 71 Gunnery and Son (II), High Street (north)</i> ➤ <i>No 103 and 105 (II), High Street (north)</i>
Scheduled Monuments	None
Registered Parks and Gardens	None
Archaeological Priority	None
SSSI	None
Regulation 7 directions	None
Any other designations	
Area of Special County Value (ASCV)	None
Site of Biological Interest (SBI)	None
Site of Nature Conservation Value (SNCV)	None
Area of Nature Conservation Value (ANCV)	None

Other	None
Article 4(2) directions	<p><i>High Street</i> 24, 26, 28, 35, 37, 38 (Tarvin Methodist Church), 40, 42, 45, 47, 57, 58, 59, 60, 66, 68, 75, 79, 81, 82, 85, 87, 90, 91, 92, 93, 94, 95, 96, 98, 100, 102, 104, 111, 113, 115, 117, 119, 119A, 121, 123, 125, 127, 131, 133, 135, 137, 139, 1 to 3 Well Cottages, Top Farm House, 1 to 4 Lichfield Mews, Chapel House.</p> <p><i>Church Street</i> 1 to 3 Church View, Glebe</p>

HISTORIC DEVELOPMENT

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 most highly 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, with its South Aisle built in the 13th or early 14th century and the 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 of the 17th Century. Both sides occupied the church, with the vantage point of its 80ft tower, at different times during the war. The west wall of the church bears shot marks dating from this period.



Lane to School House & Lichfield House

On the last day of April 1752, the Great Fire of Tarvin broke out. Within a couple of hours the greater part of the settlement 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.

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.

In 1973, the area of the village occupied by these Georgian and Victorian developments was designated as a Conservation area under the Town and Country Planning Act 1971

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¹
Richard Chaplin, Tarvin Village Design Statement, 2007

KEY FEATURES OF THE CONSERVATION AREA

General:	Strong rural influence as well as imported Georgian architecture after 1752 great fire
Topography:	located on a gentle slope leading down to Mill Bridge from High Street. After Mill Bridge the slope reverses towards Northwich on A54 by-pass.
Streetscape:	Tarvin village: T-junction, mainly Church Street crossing High Street. Tarvin Sands: star shape pattern of rural lanes joining A54 by pass.

Settlement layout:	Tarvin village: mainly linear. Tarvin Sands: dispersed in the countryside
Built environment re: residential units:	Terraced, semi detached and detached houses two storeys high, slate or clay tile pitched roof, brick walls, sometimes rendered, dating the late 16 th century to the 20 th century. There is a small cluster of three-storey Georgian buildings around the road junction in the old village centre
Building setting:	houses abutting the street as well as properties with varied setbacks and orientation
Boundary treatment:	sandstone and brick walls
Historic floor surface:	important cobble stones alleys linking Church Street and around 71 High Street (the Gunnery development)
Trees and hedgerows:	Presence of medium and high hedgerows bordering properties and fields. Mature trees along Tarvin Sands lanes. Significant beech trees fronting 60 High Street and Beechlea property.
Other:	<ul style="list-style-type: none">• important presence of sandstone outcrop along High Street• some developments built after the first conservation area designation behind High Street, have detracted from the character of the area: the footprints of these buildings and their massing, materials and general layout do not fit with the existing grain.

Change of conservation area boundaries: recommendations for boundary changes

CHARACTER OF THE CONSERVATION AREA

Tarvin is located 6 miles east of Chester. Its conservation area includes two main parts: Tarvin village and Tarvin Sands.

Tarvin 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”.



School House, High Street, Tarvin

Ormerod's description remains the essence of 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

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

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 tradesmans' yards. The small developments of Arden Close and Woodward Walk, off Lower High Street, continue this theme.

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.

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.

Tarvin village part tends to divide into three sections of contrasting character:

1. Upper High Street

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

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.

2. Lower High Street

Lower High Street has a mix of properties mainly built in the 19th C, 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, all of which add significantly to this part of the conservation area. It is more open in character than Upper High Street, ending at the junction with A54 by-pass.

Some of the cottages in Lower High Street were originally thatched, as evidenced by narrow margin between tops of upstairs windows and eaves. The roof of the cottage at 76 Lower High Street illustrates how attractive thatch can be in a modern context.

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.

3. Church Street

Church Street is a wider street intersecting High Street at the village centre. It is bordered mainly by individual houses, some abutting the street, the remaining houses with varied setbacks, a Public House cornering High Street and St Andrew's Church. The built environment as well as the streetscape is of significant quality, with landmark 16th C timber framed houses, i.e. Church Cottage and House, three storey Georgian houses at each end corner and St Andrew's 14th C Church.

The generous cobble stone alley leading to Church Farm adds greatly to this section of the conservation area.

Tarvin village *streetscape* type is mainly a T junction: High Street stretches from west to east, Church Street, coming from the south, intersects the centre of the settlement. The A54 by-pass built in the early thirties borders the northern edge of Tarvin village conservation area

The Ridgeway, the Priors, Arden and Park Close are recent roads crossing High Street, accessing housing development built recently.

Those residential properties and their setting do not contribute positively to the character and appearance of the area.

Tarvin Sands Tarvin Sands is situated at the north-west edge of Tarvin village, on the northern side of the A54 by-pass, which climbs a gentle slope towards Northwich. Tarvin Sands, already mentioned on 18th century map (see Burdett Mapth 1777), is a development mainly built in the 19th century.



Church Street, Tarvin

Tarvin Sands *streetscape*, which includes Sandy Lane, Mill Lane, and a section of Pool Lane, all rural lanes, enjoys a star shape pattern that converges to the A54 by-pass, opposite pool Bank.

Tarvin Sands also includes the former mill that was Tarvin's centre of economic activity since medieval times. Currently, a small industrial centre as well as a water / sewage plant borders the former mill on its northern side.

With the exception of the mill, this part of the conservation area includes villas and a couple of semi detached houses. The range of style stretches from late Georgian cottages, i.e. Mount Pleasant, to early and late Victorian cottages and houses. All are two storeys high, brick built and pitched roofed with slated or clay tiles. Some still enjoy sash windows, i.e. The Cedars and Mount Pleasant.

Gardens to Tarvin Sands houses are generally more generous than those in Tarvin village. Combined with good landscape details such as gravelled driveways, i.e. The Mount, pleasant sandstone boundary treatments, i.e. Coronation Villas, Willow Cottage, mature trees and hedgerows, i.e. the Hollies, they enhance residential quality, conferring a kind of agreeable and distinct suburban quality on Tarvin Sands.

¹

Richard Chaplin, Tarvin Village Design Statement, 2007

²

"A suburb can perhaps be best described as outgrowths or dependencies of larger settlements-somewhere with a clear relationship with a city or town, but with its own distinct character", *Suburbs and the Historic Environment*, English Heritage guidance, 2007.

POSITIVE ELEMENTS WITHIN THE CONSERVATION AREA

The listed buildings and buildings subject to Article 4 Directions within the conservation area contribute greatly to its overall character (see list above).

Listed Buildings

The listed elements within the conservation area form the key features of its overall character. These include church (St Andrew Church), Hall (Tarvin Hall circa 1750), Public House (The Red Lion, c.1750), Farm house (Poolbank Farmhouse, c. 1820), houses and cottages. They date from the late 13th century (St Andrew's Church) to the mid 19th century. Buildings are generally brick built, with the exception of a couple of timber framed cottages (Church Cottage, Church House and 51 High Street, built circa mid 16th century) predating the 1752 Tarvin Great Fire, generally all with slated roofs. They give the whole village a feeling of solid continuity from an earlier age. Located mainly in the centre, where High Street joins Church Street, they create a timeless atmosphere as well as emphasise the centre with their fine architecture and setting.

St Andrew's Church (grade I listed building) has retained its prominent role as a landmark in Tarvin. Its slightly higher setting, with two rows of mature trees leading to the entrance and its tower, play an important part in the town and streetscape.

Unlisted buildings of merit

A comprehensive list of dwelling units submitted in the Conservation Area Management Plan of Tarvin contribute to the conservation area, the character and appearance of which would be significantly undermined by inappropriate alterations to these properties, particularly in respect of alterations to windows, doors, exterior hard standing and landscape in general. As such, planning control under an Article 4 Direction for those houses is recommended to maintain the high quality of the built environment in Tarvin.

Local views

Local views that are considered important and which contribute to the character and appearance of the conservation area should be preserved. It is essential that full consideration be given to the impact of development proposals upon these views. Important local views include:

- Leading down High Street towards A54 by-pass, there are good views out in the country and hills.

Topography, Townscape, Landscape and Streetscape details

Topography

The topography is an evident and strong feature of the village. It is situated on an island of sandstone rock raised above the surrounding plane at 35 metres above sea level, sloping down towards Tarvin Mill Bridge 12 meters lower. From here, the land rises slowly up towards Tarvin Sands.

Townscape details

Local townscape details contribute to the sense of local distinctiveness and may be unique to a particular conservation area. They can range from specific building detailing, characteristic building elements, boundary treatments, to the landscape qualities of the streetscape. Individually and collectively they contribute to the overall quality of Tarvin as well as enhancing individual areas of character within the settlement.

Tarvin conservation area has no typical townscape details but more an eclectic mix of architectural styles of the village's older buildings. Nevertheless the following factors contribute strongly to the overall local distinctiveness:



High Street looking east

- The prevailing walling material in the village is a mellow red-brown local stock brick, generally two storeys high, with the exception of a small clustered group of houses in the village centre reaching three storeys. The latter all built in the late 18th century, after the 1752 great fire.
- The prevailing roofing material is slate.
- Often windows are set in plain rectangular openings with inverted trapezium shaped lintels or arched brick heads (Tarvin village).
- Ground floor windows are frequently set in openings with multi-layered sloped glazed sill bricks (Tarvin village).

Landscape and streetscape details

Landscape and streetscape details have a significant impact upon the setting of properties, the coherence of a group and the overall character of a conservation area. Traditional and appropriate treatments will preserve or enhance the appearance of the conservation area. They range from boundary treatments, hedgerows, trees, private driveways, historic floor surface.

Sandstone outcrops

As mentioned previously, many buildings are founded directly on sandstone outcrops to either side of the High Street and steps leading up from the pavement are a distinctive feature in the area. The most prominent sandstone outcrop that remains faces 82 to 86 High Street as well as 78 to 80 High Street foundations. 51, 54, 56, 59 and 63 High Street enclose some sandstone outcrops in their brick foundations. The passageway between 76 and 82 High Street witnesses also sandstone, partly covered by tarmac.

Historic floor surface

Historic floor surfaces are important elements in the townscape of an area, particularly street surfaces, private driveways, yards and gardens. If well designed and preserved, it will contribute to the townscape qualities of an area by providing a backdrop to the surrounding built fabric.

Tarvin enjoys a wide range of historic floor surface. Cobble stone floor surface worth mentioning comprise Church Street alley leading to Church Farm and grammar School House, 77 High Street back courtyard, alley between George and Dragon Public House and 71 High Street.

Sett floor surfaces of significant importance are situated on 93 High Street, Chapel House front yards, High Street entrance to Lichfield and School House and four strips of setts paving the entrance of High Street between nos. 59 and 63.

A combination of cobble stones, setts and flagstones fronting 24 to 30 High Street are worth mentioning too, creating a welcoming domestic atmosphere on this wider part of High Street footway.

Boundary treatments, hedgerows and trees

Boundary treatments

Pool Bank medium height (900 mm) sandstone bordering wall, covered successively with triangular and round coping stone, is a distinctive boundary treatment of Tarvin conservation area, reminding us the former importance of this rural estate.

Other more domestic properties enjoy ordinary low to medium height sandstone/brick walls (200 mm to 1200 mm): 60, Lichfield Mews 1 to 5, 85 to 91 High Street, Church and House Cottage, Glebe Cottage, St Andrew's Church, Lichfield and School House alley, Mount Cottage benefit from sandstone walls that adds for their fine building qualities as well as their appropriate dimensions within their setting. Combined with varied dwelling setbacks, hedgerows, plants and good maintenance, they contribute very significantly to the area, enhancing the streetscape and also form agreeable self-contained spaces.

At the junction of Lower High Street with the A54 by-pass, there is a length of the very distinctive white painted metal railings erected by Cheshire County Council in the 1930. They deserve to be preserved.

Hedgerows and trees

Several mature trees coupled with medium to high hedgerows (1000 to 2500 mm) border Tarvin Sands lanes as well as Church Street, contributing to enhance the typical Cheshire landscape.

Some mature trees are particularly distinctive features of Tarvin conservation area: the majestic multi centennial beech tree fronting 60 High Street with its curved trunk, carrying an impressive canopy above the street, contrasts dramatically with the domestic scale of the surroundings.

The couple of beech trees of similar size fronting Beechlea and backing onto no. 49 High Street, also significantly enhance the character and appearance of the area with their imposing branches.

Private driveway/Parking

Tarvin Sands contains two good examples of appropriate private driveways: The Mount gravelled driveway winding through mature trees pleasantly enhances this part of the area as well as Comfrey Cottage's cobble stoned driveway blended with two flagstone strips (wheelers).

The gravelled parking places separated by set strips facing Old Barn in Tarvin village, show a particular care for streetscape that deserves encouragement.



97 - 113 High Street, Tarvin

Buildings and their setting in the landscape

The conservation area is divided into two main groups of houses:

- Tarvin village, with houses mainly fronting High Street and Church Street, the remaining located within alleys and courtyards. The built environment contains a range of varied setbacks, ranging from the border of the street and stretching 10 metres behind highway boundary, all of which exhibits the typical village character of the District.
- Tarvin Sands, with houses spread more widely in the rural landscape, enjoys even more generous setbacks, with varying orientation that reinforces the suburban distinctiveness of the area.

Recent development

Gunnery's with its adjacent buildings, at the crossing of High and Church Street, is currently under restoration. It is worth mentioning the exemplary care in which the work is carried out. When possible existing materials have been reused, as well as introducing appropriately modern design, including some original and distinctive hanging signs.

This important complex of distinctive architectural quality, located in a sensitive part of the area, should add significantly to the character and appearance of the area after completion in 2008.

Accepted extension of Tarvin's Conservation Area boundaries 2009

Zone A: The area stretching along the northern side of Barrow Lane, between the Poplars and Tay Cottage should be included in the future Conservation Area boundaries, due to the buildings of merit surrounding the area.

NEUTRAL OR NEGATIVE ELEMENTS WITHIN THE CONSERVATION AREA, ENHANCEMENT OPPORTUNITIES AND SITE REQUIRING ATTENTION

Negative elements

Townscape

Nos. 68, 82, 96, 100, 102, 103, 104, 127, 131, 139 High Street, all situated in Tarvin village centre, have poorly designed doors and windows with inappropriate materials (UPVC), adversely affecting the character of the area. .

Streetscape

- The George and Dragon car park
- The Red Lion Public House car park
- 61 & 63 High Street car park, facing A-54 by-pass road
- Highway semi-circular entrance to the Mount

All lack landscape design and contain inappropriate materials (tarmac), affecting the character and appearance of the area.

- the boundary treatment to Nos.93 and 95 High Street, located in Tarvin village, has been sadly removed to create parking space, to the detriment of the character and appearance of the area.
- 92 to 104 High Street disproportionately wide public footway with inappropriate material (tarmac), formerly the frontage of these 19th century terraced houses.

Accepted exclusions from Tarvin's Conservation Area boundaries 2009

- **Area 1:** 2 to 16, 1 to 11, 15 Park Close
- **Area 2:** 1 to 11, 15 to 43, 2 to 32 The Ridgeway; 1 to 11, 15 to 23, 2 to 22 The Pryors; 2 and 4 The Bruen; 2 to 6, 1 to 5 Ridgeway House; 1 to 5, 2 to 6 Woodward Walk; 87A and 99 High Street

The buildings mentioned above, most built after the first conservation area designation, have detracted from the character of the area: the footprints of these buildings and their massing, materials and general layout do not fit with the existing grain.

Enhancement opportunities and site requiring attention

Landscape improvement

High Street and Church Street – within conservation area boundaries - would benefit from an appropriate streetscape scheme that includes traditional materials such as cobblestones or setts. Independently of the added value the visual impact provided by such materials, it is among the most efficient traffic calming measure, contributing to increased public safety, sustainable and easy to maintain. It is also supported by the recent guidance on streetscape published by the Department of Transport (*Manual for Streets*, March 2007, www.communities.gov.uk).

- The George and Dragon car park,
- The Red Lion Public House car park,
- 61 & 63 High Street car park facing A54 by pass,
- 92 to 104 High Street disproportioned public footway,
- Highway semi-circular entrance to the Mount,

are all lacking in landscape design and inappropriate materials (tarmac). They would benefit from an appropriate landscape design. Traditional materials such as reclaimed sets, cobblestones or surface dressing would be welcomed for the pavements of those schemes. Trees could also easily be incorporated in the landscape scheme of all the sites mentioned above.

- Pool Bank Business Park parking area also lacks landscape design and would also benefit from an appropriate landscape design. Trees could be incorporated in this landscape scheme. One of the condition to the latest building granted permission (01/933/FUL) on this site in 2001 was a 800 sq.m.(8 metre wide min.) screening fence on its far eastern side which has not yet been implemented.

- 93 and 95 High Street: removal of boundary treatment would benefit from a reinstatement with traditional materials.

It is hoped that funding mechanism to achieve these enhancements may be explored locally in due course.

Building requiring attention

Nos.68, 82, 96, 100, 102,103, 104, 127, 131, 139 High Street, all situated in Tarvin village centre, have poorly designed doors and windows with inappropriate material (UPVC), seriously affecting the character of the area.

They would benefit from the reintroduction of carefully designed windows and doors with traditional material (i.e. timber), taking into consideration the key features that makes Tarvin's Conservation Area special.

Site requiring attention

Originally a dairy, Pool Bank Business Park is a valuable local employment site. However such sites within a conservation area require careful management to avoid conflicts regarding traffic, noise and pollution.

NB: These are suggestions for improvement, but owners should note that the Planning Authority has no powers to implement those recommendations.

MANAGEMENT TOOLS

In order to maintain the character and appearance of conservation areas, Chester City Council will use the appropriate pieces of legislation relevant for this task:

- Urgent Work Notice.
This notice relates to a building which is in a very serious state of disrepair and needs basically to be watertight. It should be confirmed by the Secretary of State.
- Tidy Land Provision Notice, section 214 of the Planning Act 1990.
This notice relates to a building and its curtilage that is poorly maintained. It requires a tidy up of the property.
- Dilapidated Building Notice, section 16 of the 1984 Building Act.
This Notice refers to a building that is in a poor state. It implies either repairing the building or removal of the building. In a Conservation Area, such demolition would need a Conservation Area Consent.

THREAT

Increasing car traffic - mainly due to commuting - with its side effects such as street widening, road signs, tree cutting, poorly designed garages and drive ways, inappropriate traffic calming measures, etc. often seriously and irreversibly affect the character of a conservation area.

It is therefore important to foresee and manage very carefully the design and material impact of traffic on new developments, in order to maintain the essential features that make a conservation area special, in accordance with the latest guidance on streets published by the Department for Transport (*Manual for Streets*, March 2007, www.communities.gov.uk).

SURROUNDINGS OF A CONSERVATION AREA

Developments on properties located in the surroundings of a conservation area should also be considered with great care, in order to maintain the essential features that make an area special.

APPENDICES

- Map of the conservation area as existing, scale 1:2,500
- Map of the conservation area as proposed, scale 1:2,500

FURTHER READING

Chester City Council - 1997 *Living in a Conservation Area - A Guide to Householders*

Chester City Council - November 2006 *Chester District Local Plan*

Relevant Local Plan Policies

- ENV21 Protection of trees and woodland
- ENV24 Preservation of key features within the landscape and its overall character
- ENV37 Preservation or enhancement of conservation areas
- ENV38 Protection of local views
- ENV45 Preservation of the special interest of listed buildings
- ENV46 Appropriate changes of use to listed buildings
- ENV47 Protection of unlisted buildings of merit

ACKNOWLEDGMENT

The Chester City Council would like to express its gratitude to the Tarvin Civic Trust for their valuable assistance in connection with Conservation Areas.

Appendix 4: 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 6: 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 February 2019 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 170 – 183 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.

Appendix 7: Tarvin Village Design Statement: July 2007 (Revised October 2017)

The Steering Group who produced the Plan on behalf of the Parish Council places considerable reliance on the Village Design Statement. However, it was clear that the Statement did not reflect current national planning policy. Accordingly the Steering Group engaged a professional planner to update the Village Design Statement. The appendix which follows shows all the proposed changes to make it easier for CWaC to see the changes and hopefully agree them.

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

Project Coordinator: Richard Chaplin

Technical Advisor: John Tweed, B Arch., RIBA, FRSA

[Technical Advisor: Michael Stallard, BSc, MSc, MA, PGC, MIEMA, MRTPI, CEnv](#)

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Lindsay Jennings, Chester City Council Forward Planning

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Stephanie Wadeson, Project Officer, Chester Sustainable Environmental Education Network

[END]