

TARVIN VILLAGE DESIGN STATEMENT • 2007

SUPPLEMENTARY PLANNING DOCUMENT



CELEBRATING THE PAST AND GUIDING FUTURE CHANGE

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NB: Guidelines arising from this appraisal appear in colour inside boxes along with references to the relevant local plan policies. Links to these policies can be found in the table at Section 5.5 (page 25) and at Chester City Council's website www.chester.gov.uk

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 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).



Cottages built on sandstone outcrop, Lower High Street

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. 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 council website: www.chester.gov.uk.



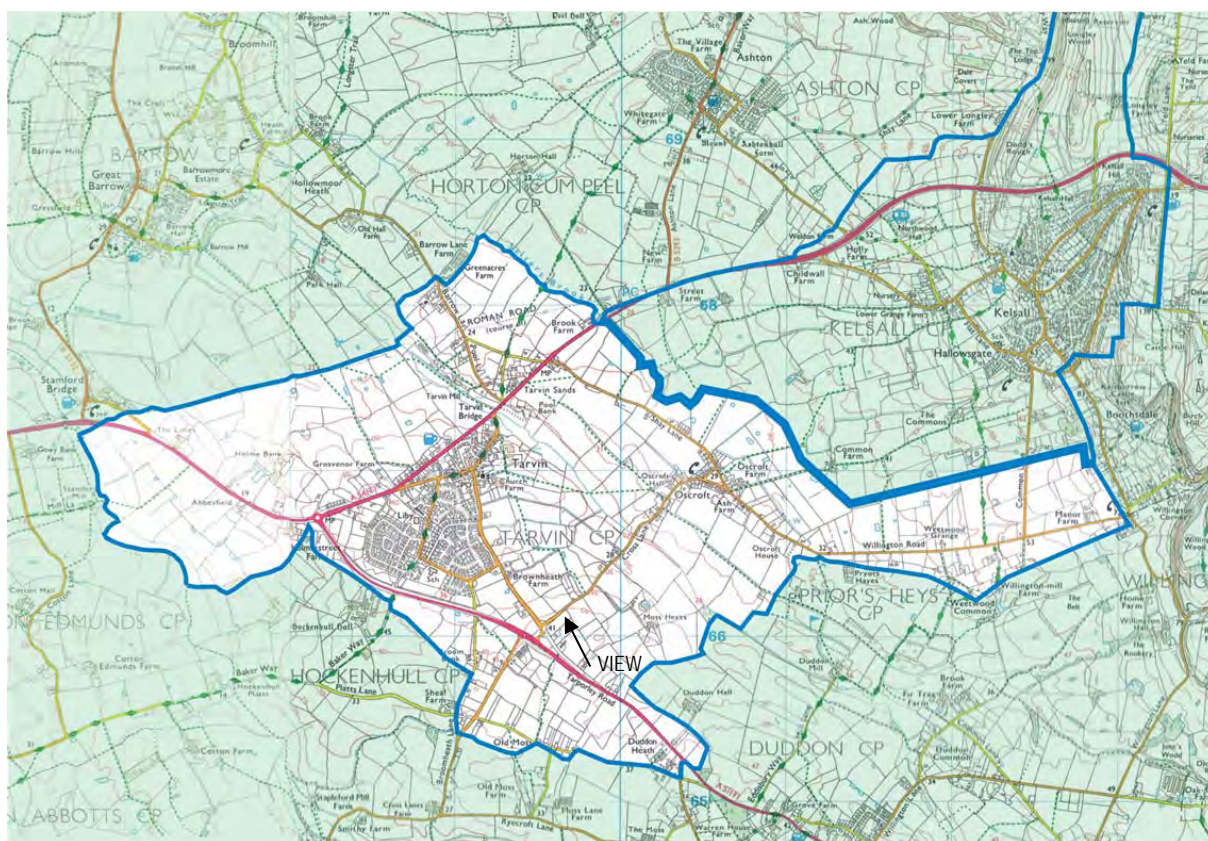
Representatives of all generations, working together at VDS Consultation Workshop

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.



The Parish of Tarvin



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

Aspiration

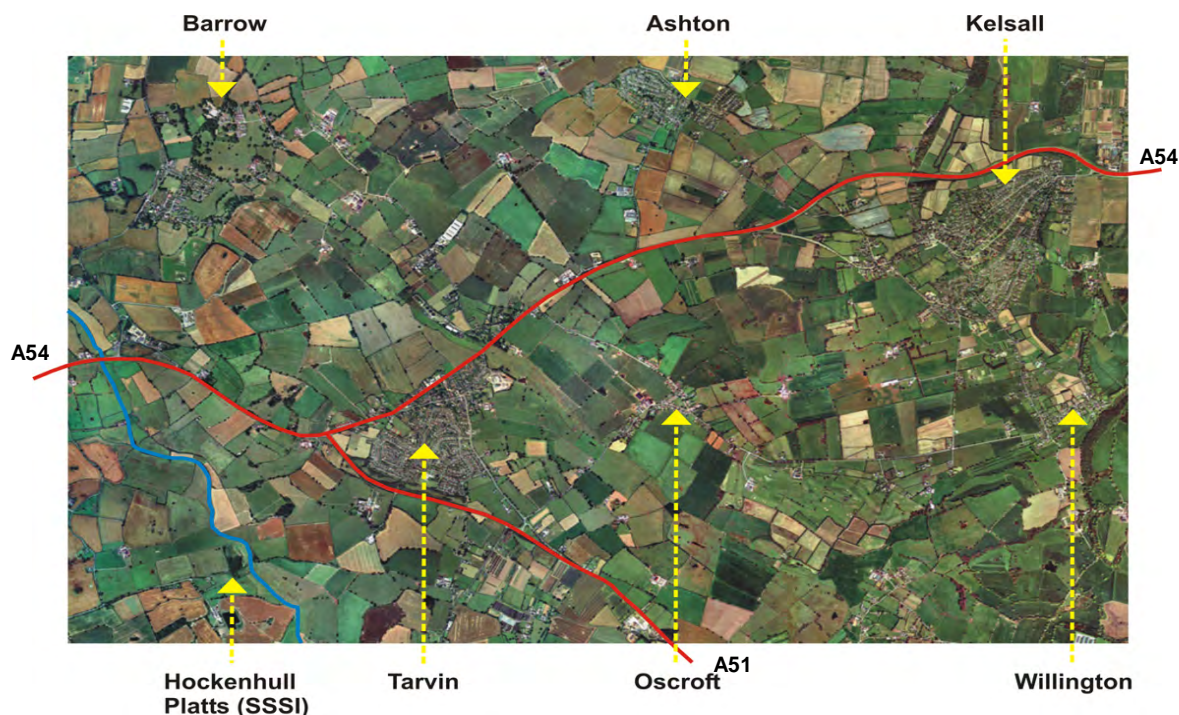
Any proposals to remove these railings should be resisted. Where railings are included in the design of any new development, replication of this characteristic pattern should be encouraged.

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



railings, which are so very characteristic of the County.

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.

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.

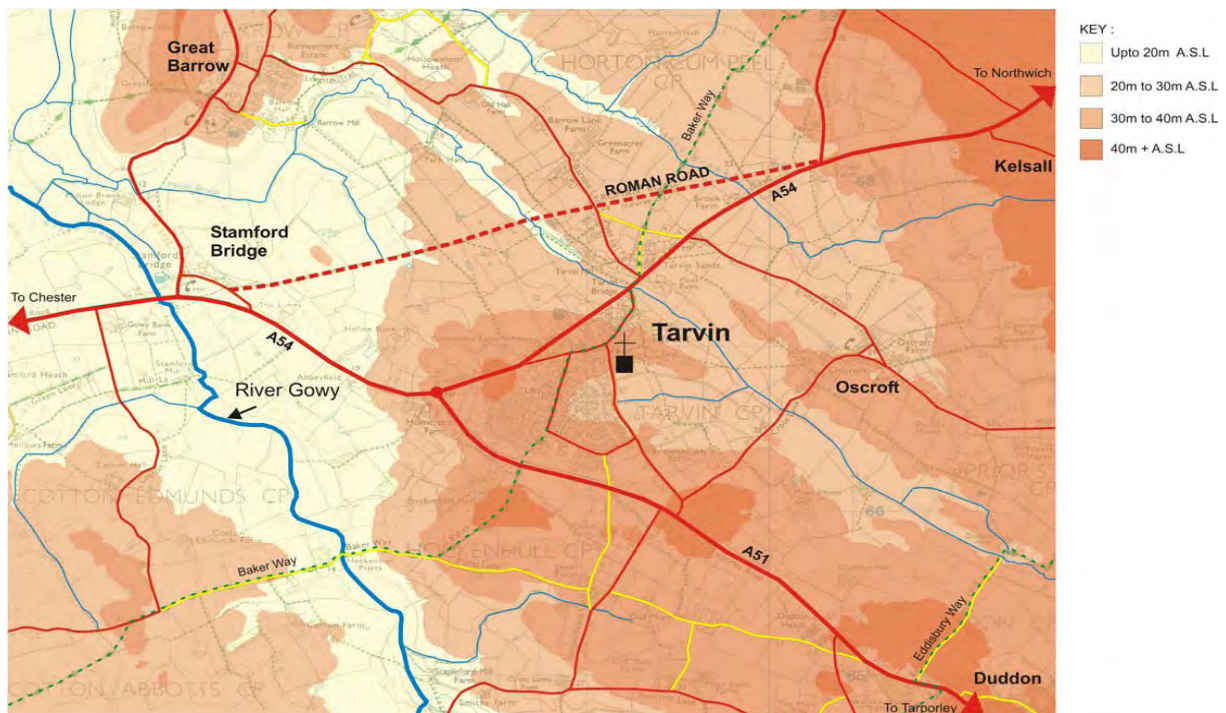
The Village Plan calls for restriction of development on the eastern side of Tarporley Road to preserve the views of the open landscape towards Oscroft and the Mid Cheshire Ridge.

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.



A Contour Map of Tarvin

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.



Hamilton House and St. Andrew's Church

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.



Tarvin Hall, High Street



High Street

Tarvin • Village Design Statement

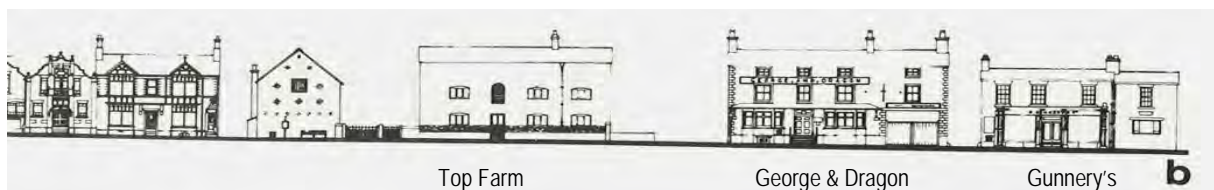
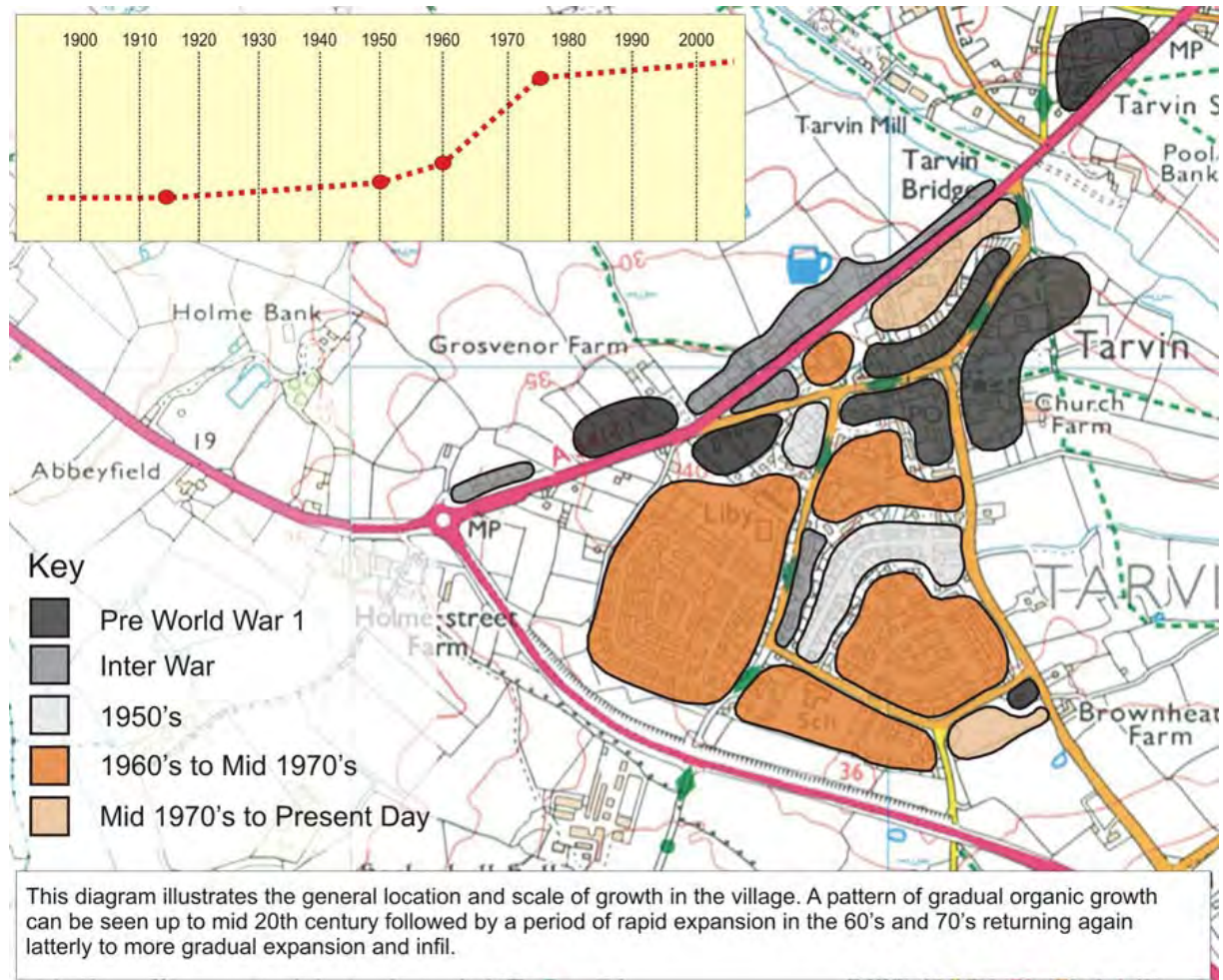
In the 19th century, the Victorians further developed Tarvin by building their private villas in the village centre and outside the village envelope on the main road to Chester and at Tarvin Sands. The parade of shops and the two chapels in High Street were built at the same time.

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.



Rimmer's Row, Lower High Street



High Street

Top Farm
(demolished)
Well Cottages

George & Dragon

Gunnery's

b

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.



Hockenhull Avenue

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 Farndon, 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.



The Conservation Area



Lower High Street

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 busy High Street

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 21)

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.



Thatched cottage, 76 Lower High 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.



Lower High Street

Well House (former police station)
10



Entry off Lower High Street

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.



Pharmacy, The Cobbles - showing contemporary access ramps

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 tarmac. 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.



Lower High Street

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.



Three storey buildings in village centre [The Flaggs and King Louis Fish and Chip Shop]

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. (ENV 38)

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 framed buildings (eg. Church House) or pebble dashed with smooth reveals and raised frame surround to windows (eg. The Red Lion).



The Red Lion and George and Dragon inns

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)



e Rimmer's Row

Lower High Street



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)



Gunnery's cobbled courtyard

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



Lower High Street

Arden House

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.



1960's housing in spacious surroundings



Further example of 1960's housing in spacious surroundings

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.

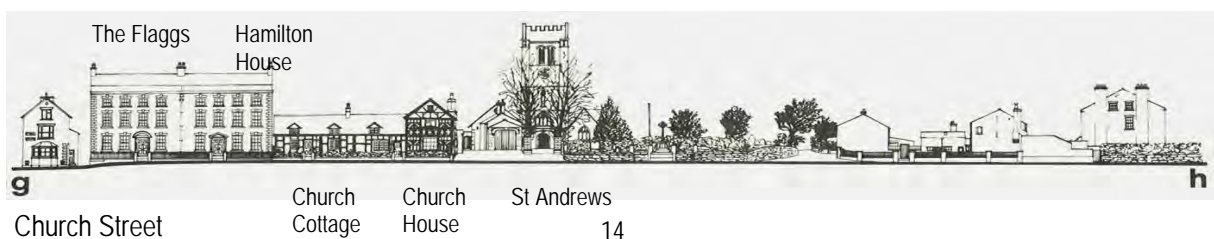
16. The feeling of space and openness of the 60s/70s developments should be respected, in any future developments with a combination of communicating roads with wide verges and small terraces or courtyards characteristic of the old village.(GE7, ENV 18,)

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



Children's playground, King George V playing field

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.



The Ridgeway

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.(GE 7, ENV 2)

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.



Modern timber framed building at 43 High Street

20. New buildings constructed in whole or in part using a genuine structural timber frame expressed externally (e.g. 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.



High Street

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.



Cottages at entrance to The Ridgeway

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.

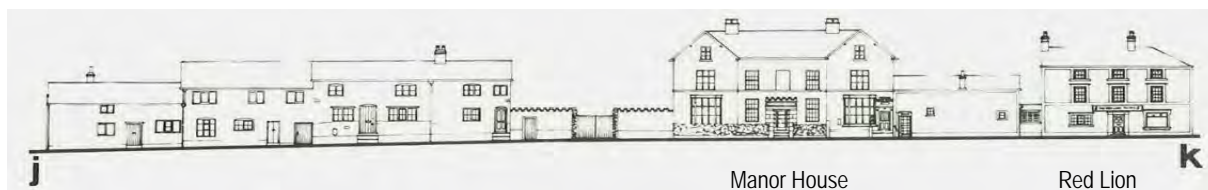
Oscroft has no public buildings, such as shops or inns. The services of phone box, post box and notice board are located on The Green.

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.



Approaching Oscroft from Tarvin



Church Street

Manor House

Red Lion

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.



The Green, Oscroft

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 Goway 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.



High Street

Victorian Parade of Shops

Methodist Chapel

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)



The Sheaf, Stapleford



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 – 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.

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 draft VDS document by members of the steering group, Parish Council representatives and members of Tarvin Civic Trust committee.
July 2006	Exhibition at Tarvin Primary School of pupils' project work on impressions of living in Tarvin and its local environment.
August 2006	Display of pupil's exhibition at Tarvin Church Fête.
November 2006	Consultation draft of VDS to Tarvin Parish Council
November 2006	Consultation draft of VDS to all participants in July '06 Consultation Workshop
February 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 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 Goway 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 Offices at:

Chester City Council
Forward Planning
The Forum
Chester
CH1 2HS

Telephone: 01244 402286 / 402287 / 402479
Email: forwardplanning@chester.gov.uk

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
Supplementary Planning Document - Design for Residential Development Consultation Draft
(All Council documents can be viewed at www.chester.gov.uk)

5.5 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

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

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

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.

Tarvin • Village Design Statement

Draft SPD Guidelines	Relevant Parent Policies	Relevant SPG/SPD Guidance
<p>Landscape Setting and Natural Environment Aspirational - Protection of railings Aspirational - Preservation of hedgerows, ponds and other features 1. Recreational use. Aspirational - Community woodland.</p>	<p>SR2, ENV18, 20</p>	
<p>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 the Conservation Status. 14. Reference for restoration, as opposed to demolition of buildings in 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. 16. New development should respect feeling of space and openness. 17. Enhancement and protection of recreational facilities. Aspirational - Local rights of way enhanced and improved. 18. Bungalow conversions judged on carefully judged on aesthetic grounds. 19. Materials - Use of native red sandstone. 20. Structural integrity. 21. Materials.</p>	<p>ENV21 ENV2, GE7 ENV5, 22 ENV2, 22,24 ENV38 H08 ENV9, GE7 ENV9 EC11, HO10 ENV9 ENV4, 35, 37 ENV37 ENV32 ENV37 GE7, ENV18 SR2, ENV18 GE7, ENV2 GE7, ENV9 GE7, ENV2, 9 GE7, ENV2, 9</p>	<p>SPD - House extensions www.chester.gov.uk <i>SPG - Managing the supply of New Housing in Chester</i> www.chester.gov.uk SPD - Re use of Rural Buildings Consultation Draft www.chester.gov.uk Agreements can be sought from potential developers under Section 106 of the Town and Country Planning Act 1990 for the purposes of restricting or regulating the development of the use of land. SPD - Re-use of Rural Buildings Consultation Draft SPD - House extensions www.chester.gov.uk</p>
<p>Oscroft & Stapleford Aspirational - Village expansion would not be welcome 22. Promote energy efficiency. 23. Reference for restoration, as opposed to demolition of buildings in poor state of repair.</p>	<p>HO4, ENV16, 17, 57, 58 EC11, HO10, ENV27, 29</p>	<p>SPD - Re-use of Rural Buildings Consultation Draft SPD - House extensions 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

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

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Linda Sharp, Chester City Council Forward Planning

Lindsay Jennings, Chester City Council Forward Planning

The Headmistress, Tarvin County Primary School

Stephanie Wadeson, Project Officer, Chester Sustainable Environmental Education Network.



TARVIN
CIVIC
TRUST



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