The countryside charity
Cheshire

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Planning Department
CWaC Council
The Portal
Wellington Road
Ellesmere Port
CH65 0BA

12th November 2025

Dear Sir/Madam

Planning Application 25/03281/OUT - Land at Arderne House Farm Eaton Road Tarporley Demolition of existing dwelling, stables and associated structures, and outline planning permission (with all matters reserved other than access) for the development of up to 140 dwellings, public open space, landscaping and associated infrastructure works

I am writing on behalf of the Cheshire branch of CPRE (the Campaign to Protect Rural England) regarding the above-mentioned planning application. CPRE promotes a thriving, beautiful countryside and green space for everyone which, unfortunately, is under threat from unsuitable forms of new development and a host of other pressures. We have existed for nearly 100 years, and are proud of our campaigning history, which helped establish National Parks, Areas of Outstanding Natural Beauty, Green Belts, and Hedgerow Regulations among other important planning policy tools.

CPRE recognises the need for suitably located and designed development. However, in this case we wish to object to the application for a number of reasons as follows:

I would like to object to the application for the following reasons:

Travel

The transport assessment with the application is heavily skewed towards assessment of journeys between the site and the facilities within central Tarporley, and as such, it fails to take into account the impact of hundreds of extra journeys on Cobblers Cross Lane, Walkers Lane and Brook Road. Most of the proposed adult residents would not work in Tarporley as there are few employment sites here, and they would commute for work and much of their leisure using the by pass. Probably as many as half of the car journeys would be going north from Tarporley and would use Cobblers Cross Lane to reach the A49 rather than go through the village centre. That road is a narrow country lane which is already severely impacted by undue levels of traffic. The traffic is fast moving and the road has dangerous blind bends along it. Despite the existing danger, it is very much used by local residents and walkers wishing to access the public rights of way on the golf course. The added traffic would be a serious road safety hazard, as well as putting more pressure on the crumbling edges of the road where cars pass each other on the muddy verges in narrow sections towards the bottom of the lane.

Visibility at the junction of Cobblers Cross Lane with Eton Road and Walkers Lane is dangerously restricted in all directions and there are no safe inadequate pedestrian crossings from Walkers Lane or Eton Road in any direction. The road safety risk would inevitably increase from any more unmanageable pedestrian and vehicular conflicts resulting from such a development beyond the fringe of the village, especially as there are no pavements, nor could there be, on the rural section of Eton Road.

Harm to rural landscape character

The proposal to install speed bumps and a chicane along Eton Road is an acknowledgement of the serious danger to road safety compounded by additional access and egress onto this narrow two way road of both pedestrians and vehicles. This road is one of three very attractive routes into Tarporley where its rural character is emphasised by trees lining the approaches. The enclosing corridor of trees is a strong and distinctive landscape feature which provides great contrast with the openness of the village itself. The addition of speed bumps and a chicane, with all the attendant signage, bollards and road markings would urbanise this approach and greatly harm its rural character and harmony.

Flood risk

The site is prone to flooding and is currently ponded in places following recent rainfall. The flood risk assessment does not adequately take into account the increased flood risk from the surface water runoff from the hard surfaces which will cover a substantial part of the site. Council planning policy is to direct development to places which are at lowest risk of flooding. The flood risk assessment states that development here will require homes to be raised 30 cm above normal ground level in order to reduce the impact of flooding. Clearly this is not one of the lowest risk areas for potential development.

With these issues in mind, I would like to request that the Council refuses planning permission for this development.

Yours faithfully

Jonathan Clarke, Branch Chair
CPRE Cheshire