

The background of the slide is a faded, grayscale photograph of a street scene. On the left, there is a row of multi-story brick buildings with many windows. In the center-right, a church with a prominent tower is visible. The street is paved, and there are some parked cars in the distance. Thin, light green geometric lines are overlaid on the top right corner of the image.

TARVIN SETTLEMENT SPATIAL PLAN

JUNE 2026

BACKGROUND

National planning policy places a strong emphasis on increasing housing delivery to address the ongoing housing crisis in England. This will culminate in the production of an updated Tarvin Neighbourhood Plan. In this context, it is likely that the parish will experience increased development pressure in the coming years as an attractive place to live. As a result, there is a high likelihood of both planned growth and speculative planning applications coming forward within and around the parish.

In response to these pressures, Tarvin Parish Council is proactively exploring how future growth could be managed and shaped in a co-ordinated and locally informed way. To support this, the Parish Council has undertaken a scenario planning approach, which considers a range of potential development scenarios for the area over the longer term (i.e. to at least 2050).

The scenarios presented may indicate a capacity that exceeds the number of dwellings currently anticipated for Tarvin. However, the actual number of homes that can be delivered within any option will ultimately depend upon landowner participation, site availability, and the specific physical and environmental constraints affecting individual sites. Consequently, the Neighbourhood Plan options have been prepared with a higher theoretical capacity than the approximately 500 dwellings identified through the Local Plan Review for Local Service Centres, recognising that not all potential development sites will necessarily come forward or be capable of being developed to their full indicative capacity.

This process enables the Parish Council to assess possible future outcomes, understand the implications of different growth patterns, and engage with stakeholders in identifying a preferred and sustainable growth strategy. The outputs of this work will then be used to create site allocations policies in the modified Neighbourhood Plan and inform responses to the emerging Local Plan.

WHY NOW?

With Cheshire West and Chester Council (CWaC) announcing that they will no longer be progressing their new Local Plan ready for examination at the end of 2026, a new Local Plan timetable indicates that it will be another 2 to 3 years before a new Local Plan is in place.

In addition, CWaC are unable to demonstrate what is called a 5 Year Housing Land Supply. This means that there is greater likelihood of unplanned development continuing to come forward for the foreseeable future.

There will be a requirement for Tarvin Village, as a Local Service Centre, to plan to take up to 500 dwellings.

To address this position, the Parish Council is looking to modify the Tarvin Neighbourhood Plan to allocate sites in the Plan to meet the identified need for housing within the parish. This will restore the plan led position locally and provide a defence against the development of new homes where the community feels these are in the wrong places.

Bringing forward development through site allocations through discussions with relevant landowners will also allow for

infrastructure requirements to be properly assessed, that way community facilities can be identified that will help support a larger community.

Reviewing the Neighbourhood Plan at this time also provides the opportunity to revisit the existing policies and make any changes required to ensure the Plan continues to be effective, functional and consistent with new National Policy.



WHAT IS SCENARIO PLANNING?



a way of thinking about the long-term future of Tarvin



not about predicting the future but looking at the different ways the village may evolve to inform a choice about which path to take



scenarios framed as distinct and plausible stories to help make better decisions - usually difficult decisions requiring trade-offs



scenarios enable complex issues - the relationship between settlement growth and capacity and distribution of infrastructure - to be mapped and compared



valuable where a settlement needs to plan for growth by blending different growth options (low to high) with different spatial options



avoids the limitations of the normal, reductive site assessment process that leads to choosing the fewest number of the least worst housing sites to meet a target



enables a richer understanding of when and where step changes in supporting infrastructure need to be planned for as an integral issue, not an afterthought

PREDICTABILITY & UNCERTAINTY AFFECTING PLANNING

- P More but smaller households (currently down from 2.35 to 2.2 average, this trend is likely to continue)
- P Climate change – warmer, wetter and extreme occurrences
- P Increased proportion of electric vehicles (promoted by Government policy and industry adaptation)
- P Fast declining UK birth rates (statistics show a 25% reduction since 2010)
- P Fast aging UK population (forecasts anticipate the 85+ age group is to double by 2050)

- U Better public transport
- U Changes in Government leading to major shifts in policy direction
- U Persistent UK economic health and public finance weaknesses
- U Patterns of in-migration to attractive economic growth points
- U Global economic, energy and health disruptors
- U Artificial Intelligence (AI) affecting the organisation and delivery of education and healthcare

THE BIGGER PICTURE FOR TARVIN

- Looking towards 2050 to determine the sustainable limits of the village.
- Consider the change in government policy relating to green belt /grey belt (currently the north of the parish) and how that may alter the traditional pattern of growth.
- Identifying infrastructure capacity thresholds to avoid “getting caught between two stools”.
- Currently the primary school has spare capacity, but can it extend further, what are its limits compared to building a new school?
- What does the Mayoral Investment Fund * for Cheshire and Warrington Combined Authority potentially mean for Tarvin given its location and connectivity to Chester.
- Need for additional community facilities including sports pitches, recreational facilities, allotments and parking.
- How will climate change impact how the community functions and behaves?
- How could Tarvin encourage a wider age profile? What challenges are there with an ageing population?

*The Government has confirmed its Mayoral Investment Fund allocations for areas on the devolution priority programme (DPP). Cheshire and Warrington will receive £21.7million per annum over the next 30 years. This funding is split 50% for capital investment and 50% revenue funding in areas such as transport.

DEMOGRAPHIC S

Tarvin

Area map



Population

2024

3,460
people

58,620,101 people in England

Source: ONS - Mid-year estimates

Small area: Output area

Number of households

2021

1,413
households

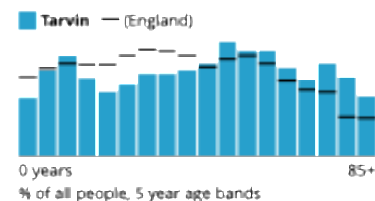
23,436,085 households in England

Source: ONS - Census 2021

Small area: Output area

Age profile

2024

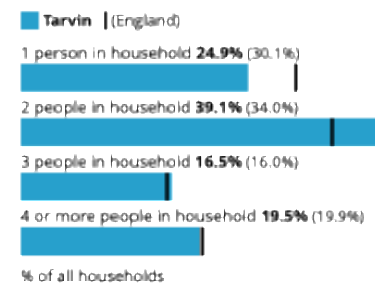


Source: ONS - Mid-year estimates

Small area: Output area

Household size

2021

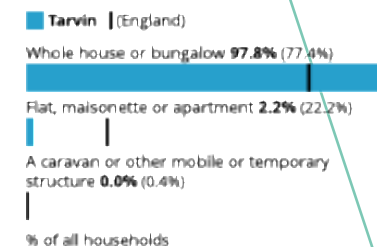


Source: ONS - Census 2021

Small area: Output area

Accommodation type

2021

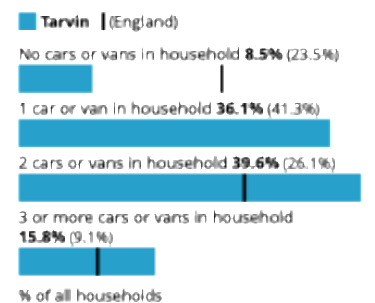


Source: ONS - Census 2021

Small area: Output area

Number of cars or vans

2021

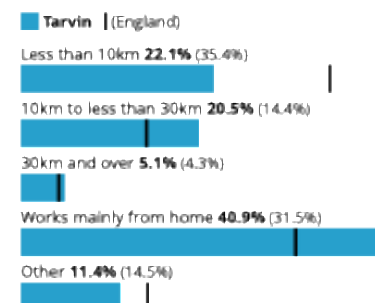


Source: ONS - Census 2021

Small area: Output area

Distance travelled to work

2021



Source: ONS - Census 2021

Small area: Output area

CONTEXT OVERVIEW: CWAC EMERGING LOCAL PLAN INITIAL OPTIONS FOR TARVIN



Emerging Local Plan.

Scoping Consultation September 2026. Adoption aim December 2028

Potential growth areas for Tarvin set out in the CWaC Reg 18 Local Plan 2025 (right).

Note: Current Green Belt boundary is under review.



CONTEXT OVERVIEW: CURRENT APPLICATIONS SUBMITTED/DETERMINED FOR 1+ DWELLINGS



25/01850/OUT (Currently to be determined)



25/02104/PIP (Permission agreed for up to 9 dwellings)

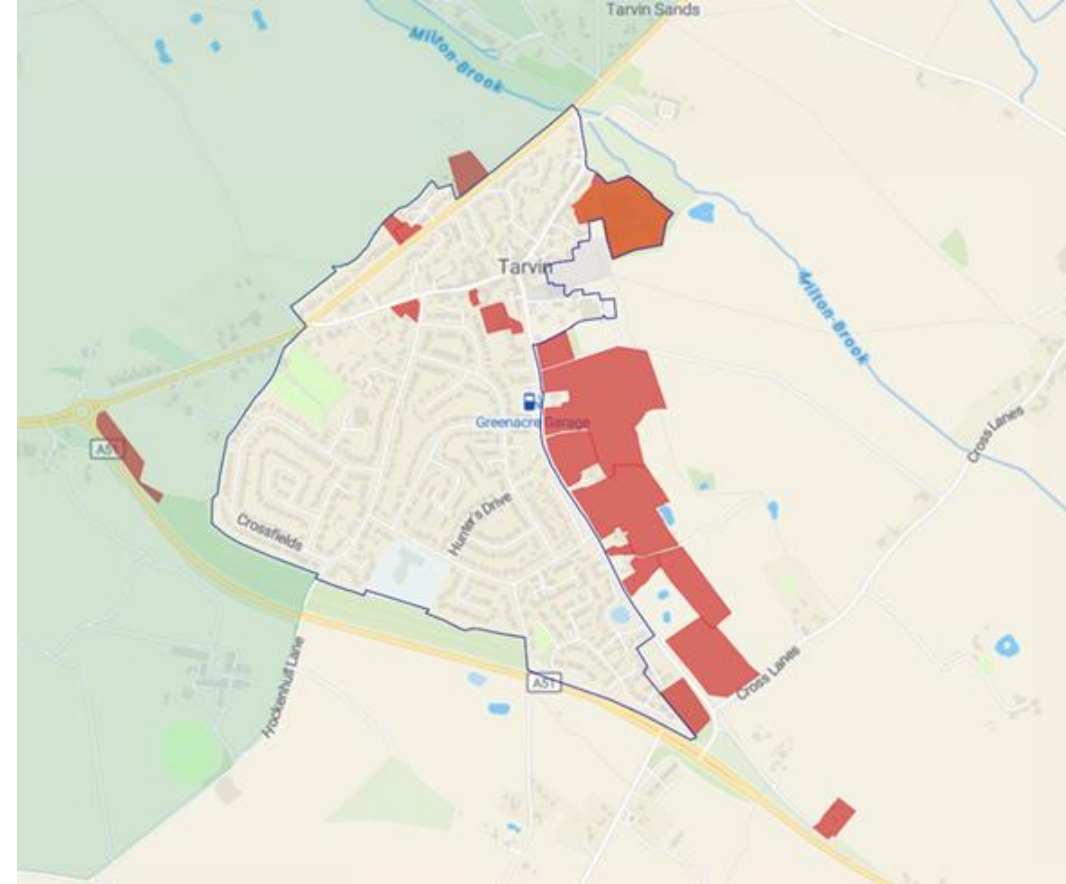
Live speculative applications (for more than one dwelling).
There will be more to come.

Source: <https://pa.cheshirewestandchester.gov.uk/online-applications/>

CONTEXT OVERVIEW: SITES ACTIVELY PROMOTED BY LANDOWNERS

New sites being actively promoted.

Screenshot of interactive Cheshire West and Chester Stage One [Land Availability Assessment 2025](#).

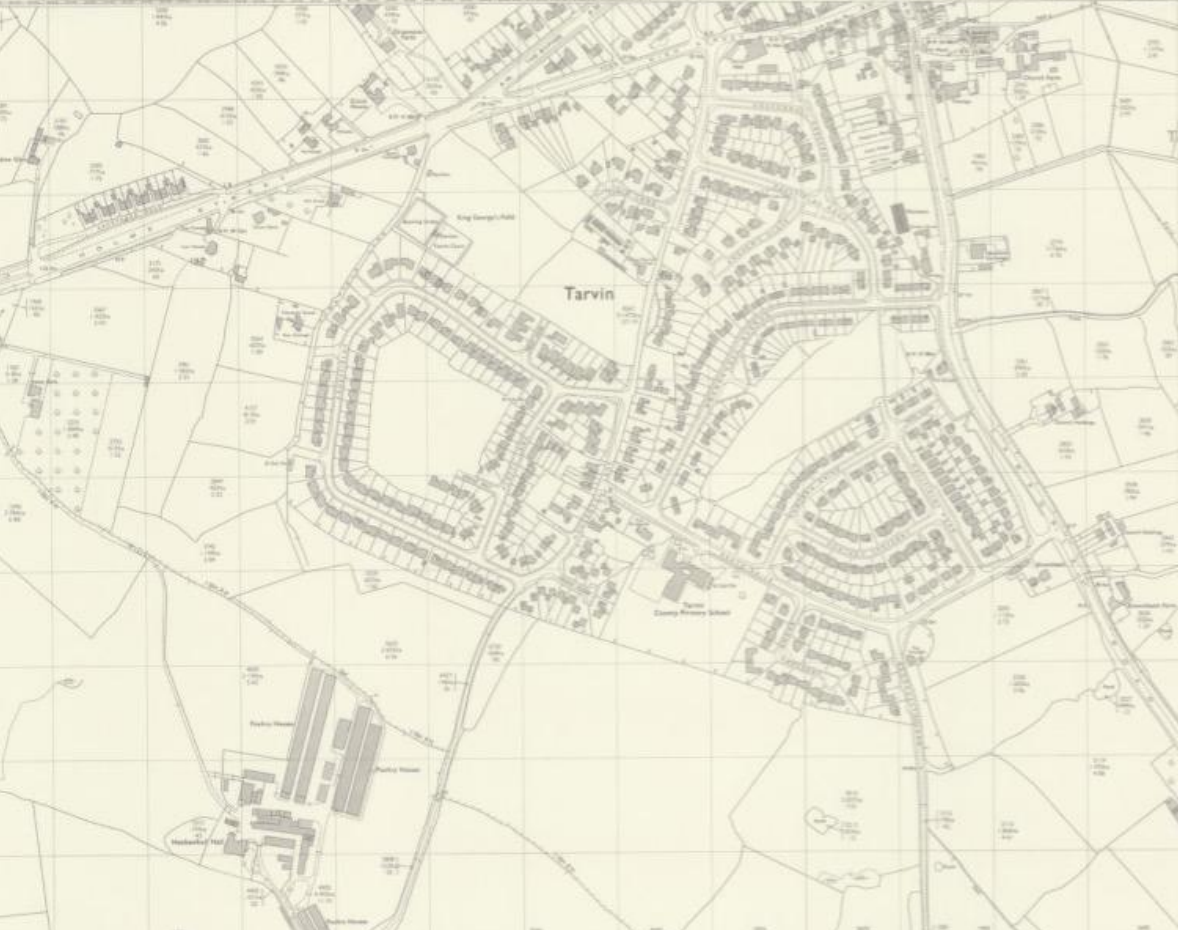


Source: <https://app.maptionnaire.com/q/6pjb622gwi69>



INSIGHTS: VILLAGE EVOLUTION

1882 & 1952
A54 BYPASS 1933



INSIGHTS: VILLAGE EVOLUTION

1972 & TODAY
A51 BYPASS 1984

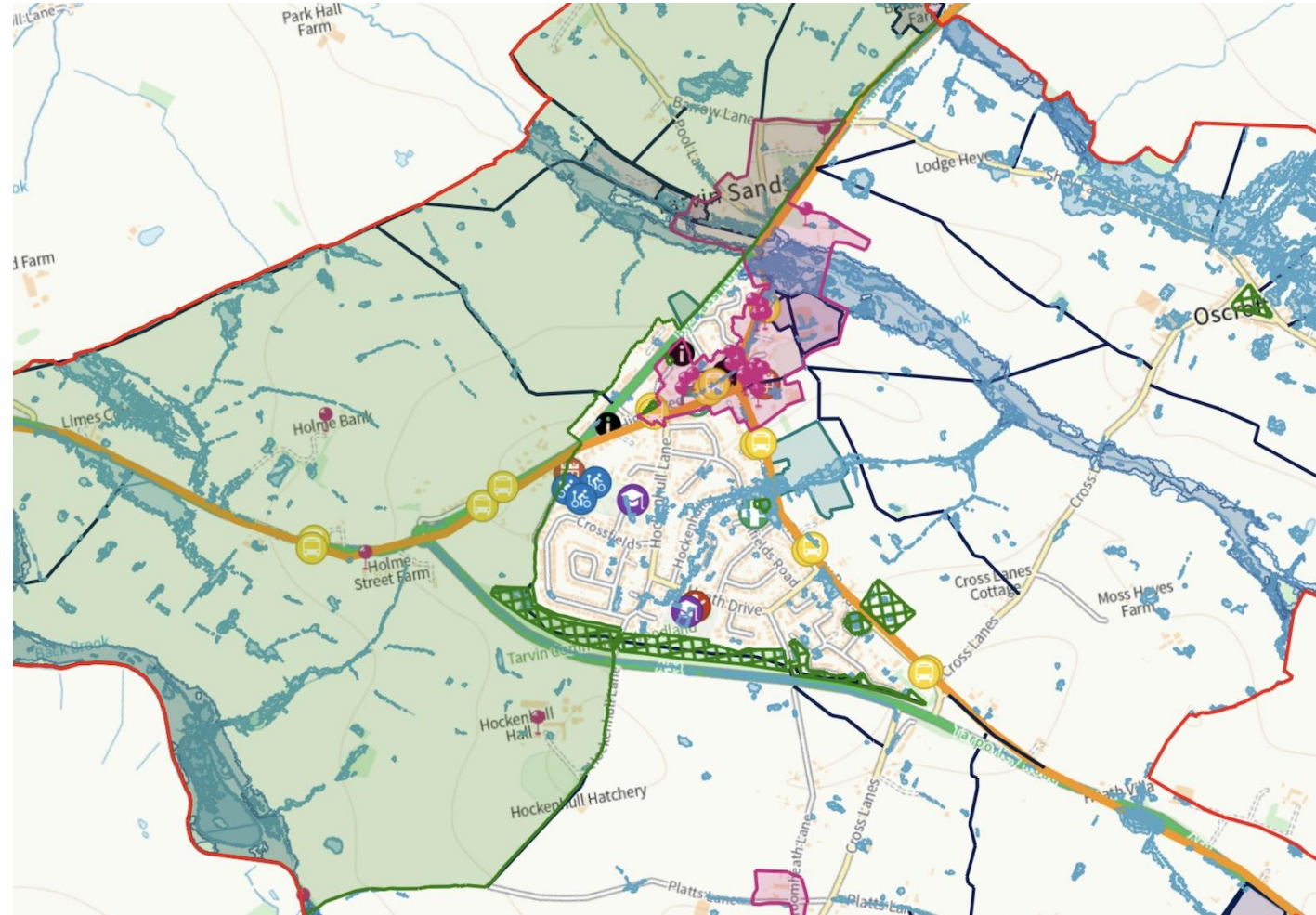
INTERACTIVE MAP (USE THE LINK BELOW)



Tarvin context – see
online map and graphics

[Interactive Map link](#)

Note: This map needs to be
viewed through the link above as
it is an interactive map.



POSSIBLE FUTURE DEVELOPMENT OPTION: EASTERN GROWTH

**Please note that the parcel of land between the A51 and A54 is shown as a constant in all scenarios as it has historically been identified as a potential development site.



EASTERN GROWTH

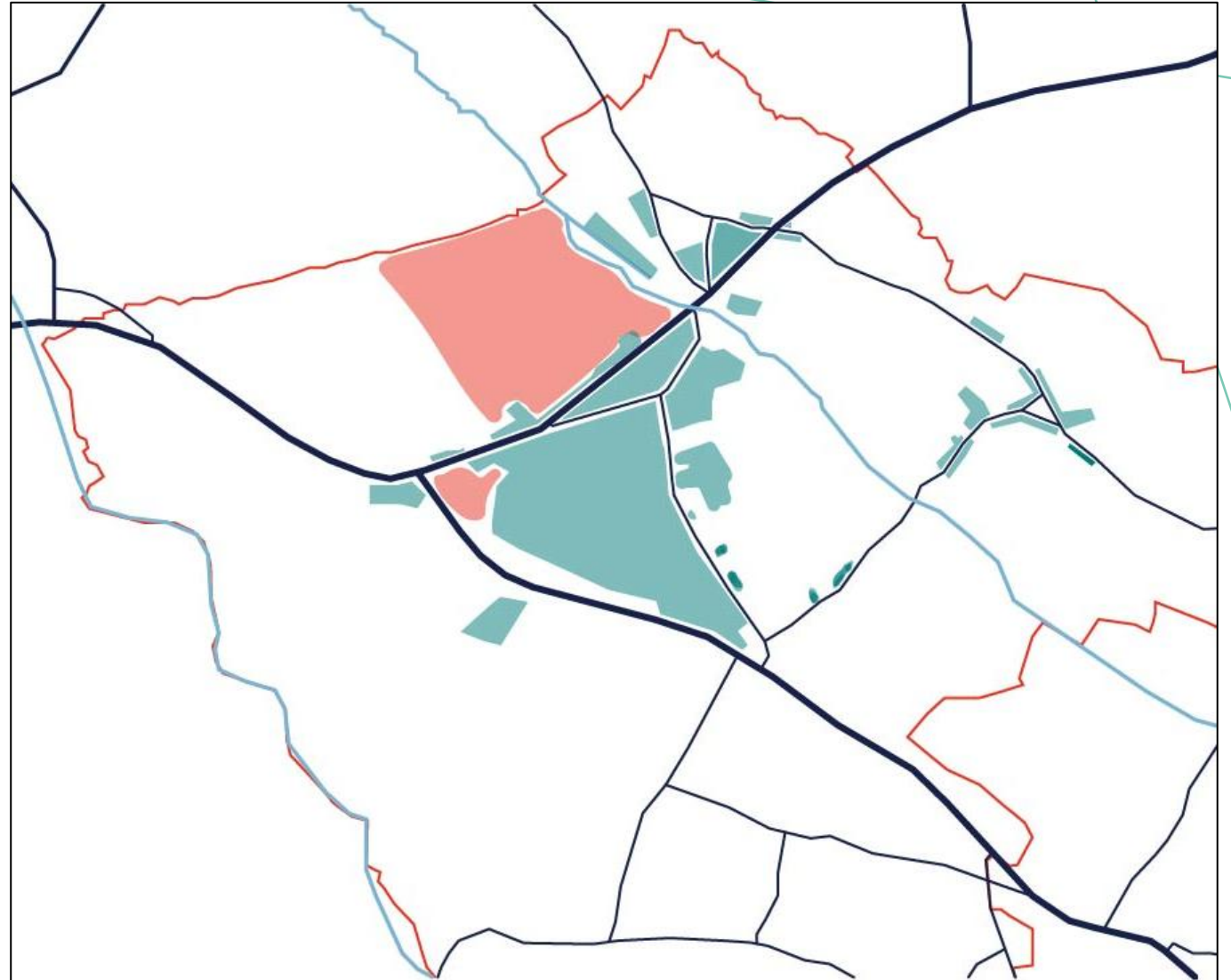
Vision:

The village has grown eastwards. Traffic management improvements compensate higher traffic levels in the historic village centre, creating a higher quality public environment. Green space is maintained between Tarvin and Oscroft. Community facilities and open spaces are busier, and the school may be at capacity. The main housing scheme is within walking distance of the centre and views of the church are maintained from the east.

KEY FEATURES & OBSERVATIONS

- Potentially up to 750 new homes on the highlighted areas.
- Look to promote traffic management and public realm improvements in the historic village centre to compensate higher traffic levels.
- Maintains a green gap between Tarvin and Oscroft to prevent future coalescence .
- Development could secure sufficient footfall to maintain local shops and facilities.
- Provision of car park to serve village centre.
- Loss of agricultural land.
- School may require extension to allow additional 0.5 form entry (equating to 105 pupils).
- Relies on comprehensive masterplan and managing multiple land ownerships.

POSSIBLE FUTURE DEVELOPMENT OPTION: NORTHERN GROWTH



**Please note that the parcel of land between the A51 and A54 is shown as a constant in all scenarios as it has historically been identified as a potential development site.

NORTHERN GROWTH

Vision:

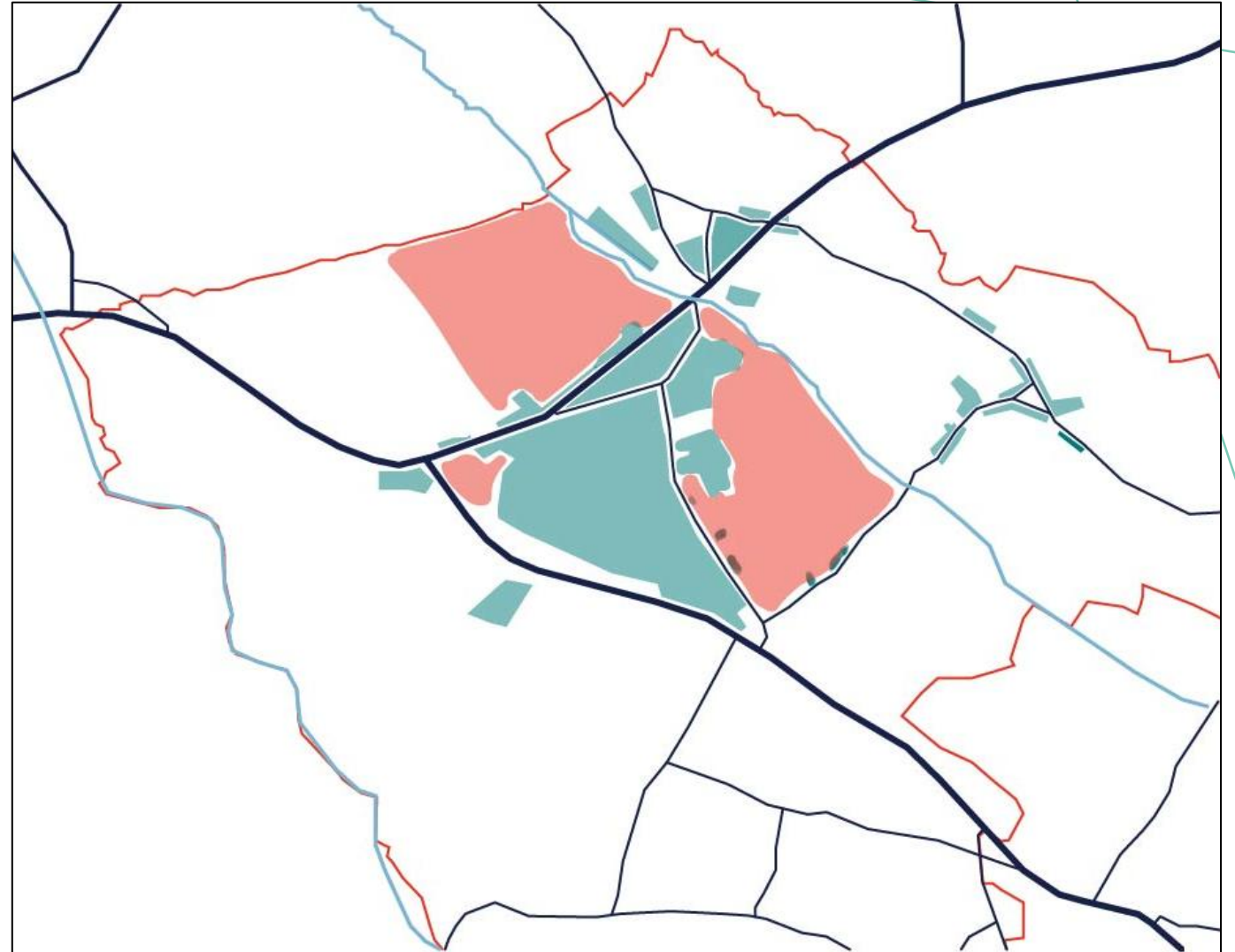
The village has grown north of the A54. New homes are delivered that will not impact on the traffic levels in the historic village centre. The site is contained, with open countryside maintained beyond the northern growth area. Green space is included within the development to provide recreational facilities and allotments. Community facilities and open spaces are busier, and the school may be at capacity.

Improvements sought to the A54 to ensure safe and walkable/cyclable connection to the village centre.

KEY FEATURES & OBSERVATIONS

- Potentially up to 750 new homes on the highlighted areas.
- Less additional traffic through the historic village centre. Upgrades to A54 required to ensure safe pedestrian/cycle connectivity between the new northern area and the existing village.
- Opportunity for improved access to active travel routes, e.g, new bus stops serving the northern area.
- Green space to be provided for recreational facilities (such as football pitches, skate ramps, bike pump track) or allotments.
- Maintains a green buffer to the north.
- Development could secure sufficient footfall to maintain local shops and facilities.
- Loss of agricultural land.
- School may require extension to allow additional 0.5 form entry (equating to 105 pupils).
- Currently located in the Green Belt, however a Neighbourhood Plan can modify the Green Belt boundary where evidenced.

POSSIBLE FUTURE DEVELOPMENT OPTION: A BIGGER VILLAGE



**Please note that the parcel of land between the A51 and A54 is shown as a constant in all scenarios as it has historically been identified as a potential development site.

A BIGGER VILLAGE

Vision:

The village to double in size, by growing eastwards and north of the A54. A phased development project that would include a new primary school and local centre to the north, with significant development of community facilities and green space. Development sought to the A54 and parking/traffic management in the historic village centre to manage increased traffic levels. A green buffer is maintained in the north and the east. Roads, community facilities and open spaces are much busier.

KEY FEATURES & OBSERVATIONS

- Up to 1,500 new homes across the highlighted areas.
- A phased development project.
- Improvement to A54 required and traffic management in the historic village centre to compensate higher traffic levels.
- Maintains a green buffer to the north and a green gap to the east to prevent future coalescence.
- Significant loss of agricultural land.
- A new primary school is built, with significant expansion and development of community facilities including healthcare and recreational spaces.
- Currently partially located in the Green Belt, however a Neighbourhood Plan can modify the Green Belt boundary where evidenced.
- Relies on a comprehensive masterplan and managing multiple land ownerships, to ensure that the development delivers, benefits and serves the community.

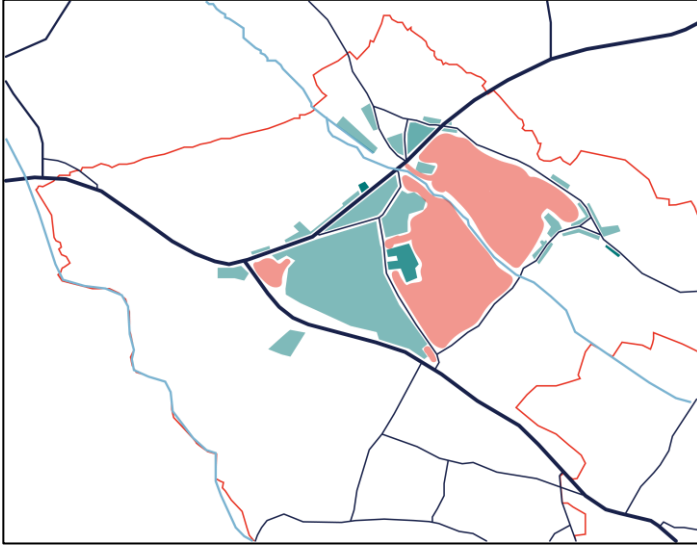


SUMMARY & NEXT STEPS

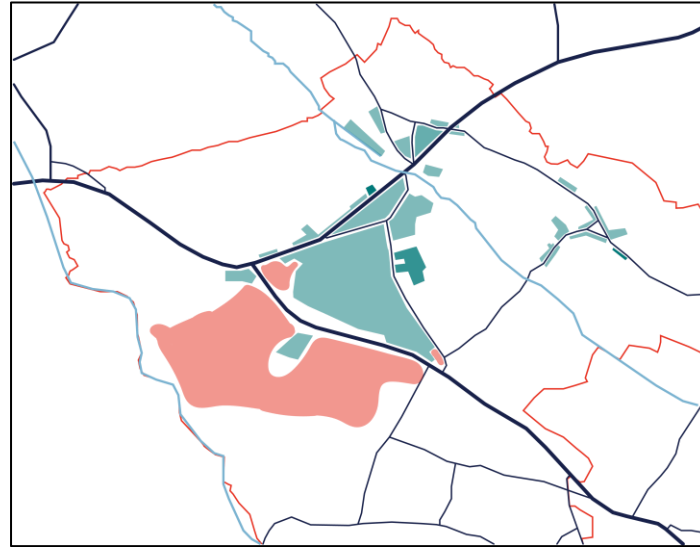
We can use scenario planning to:

- Develop a clear vision for how the parish should evolve over the next 20+ years and understand the level of new infrastructure required.
- Inform the modified Neighbourhood Plan by testing different growth and land-use options to then encourage sites to be developed in the most sustainable and logical places, not just those that put their sites forward first.
- Strengthen consultation responses to the emerging CWaC Local Plan by demonstrating evidence-based community insights & respond strategically to planning applications while statutory plans are still emerging.

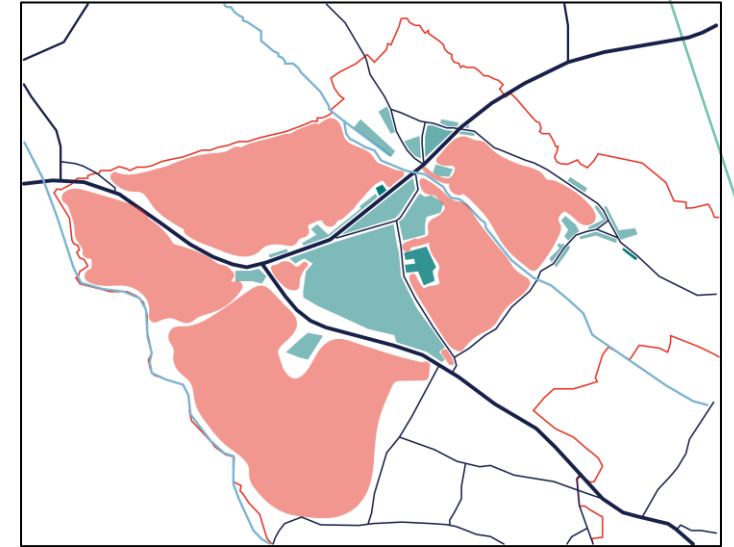
DISCOUNTED SCENARIOS



Discounted as this option crosses the brook, threatens to merge Tarvin with Oscroft and includes land constrained by flooding.

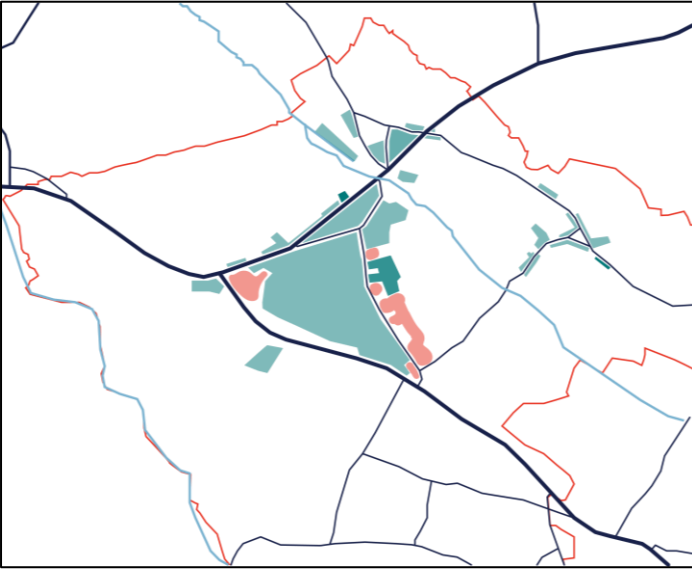


Discounted as this option takes the village over the A51, and the landowner has not indicated an interest with CWaC to promote this land, therefore deliverability is questioned.

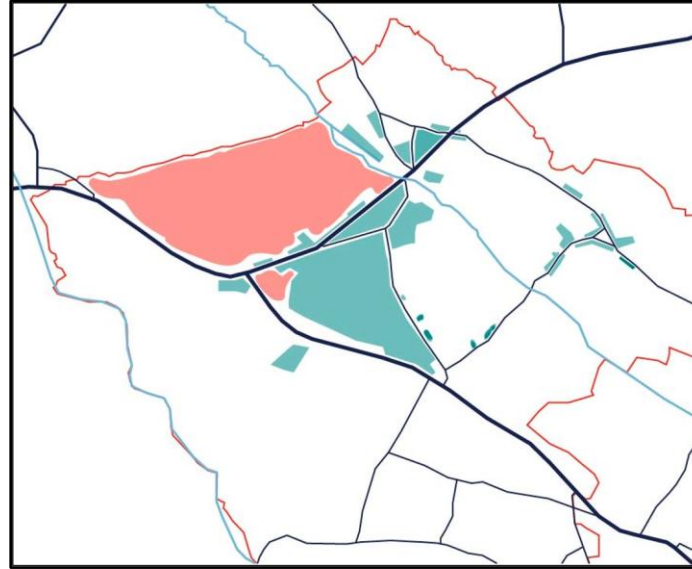


Discounted due to the proposed level of growth being considered too high.

DISCOUNTED SCENARIOS



Discounted as this option does not generate enough housing (500 dwelling requirement).



Discounted as it pushes development further to the west towards Stamford Bridge. A natural hedgerow boundary creates a logical boundary, informing the proposed northern growth option.