



Marion Village Neighbourhood Plan

Consultation Statement

February 2016

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1. INTRODUCTION

1.1 This consultation statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 in respect of the Marton Neighbourhood Plan. The legal basis of the Statement is provided by Section 15 (2) of Part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should:

- Contain details of the persons and bodies who were consulted about the proposed Marton Neighbourhood Plan;
- Explain how they were consulted;
- Summarise the main issues and concerns raised by the persons consulted;
- Describe how those issues and concerns have been considered and, where relevant, addressed in the proposed Marton Neighbourhood Plan.

1.2 Marton is a very small village in Cheshire, consisting of just 105 dwellings, with 245 residents. This has meant that consultation with all members of the community has been a real possibility at a manageable scale, which has helped to allow the whole community to become aware of the Neighbourhood Plan, and to contribute to its development through various consultation events and questionnaires. Additionally, the Parish Council has a website, where Neighbourhood Plan documents and background evidence have been published and available to view.

1.3 Cheshire East Spatial Planning team have been supportive and helpful from the outset, providing advice along the way. At the Pre-Submission stage of the draft plan, they stated 'The Borough Council congratulates the Parish Council on preparing a clear and comprehensive Neighbourhood Plan and for the way in which the plan has been prepared, closely involving the local community. The Plan is a product of a very significant amount of hard work by volunteers and continuous engagement with the local community which has clearly shaped the content of the Plan.'

2 BACKGROUND

2.1 A 'Village Plan' was produced in May 2014. This can be viewed at <http://www.marton-pc.gov.uk/wp-content/uploads/2014/09/2014-Village-Plan-12th-may-2014.pdf>. This was brought about partly as a response to the Cheshire East Local Plan consultation – which proposed no changes to the development of the village and district. An extraordinary Parish Council meeting was held in January 2013 to discuss the emerging draft Local Plan, following which extracts of the draft plan were circulated to all Marton residents in a leaflet offering the opportunity for feedback by post, phone or via Cheshire East Council's website.

2.2 Further open public meetings were held with presentations by Cheshire East local plan officers and Cheshire East Councillors, and the Village Plan was created which summed up the aspirations for the future of Marton which had been discussed at the open meetings.

2.3 The major considerations included traffic; protecting the listed Church; the significance of the village school; broadband and employment; rural issues, public transport, the ageing population; community cohesion and community pride.

2.4 The importance of Neighbourhood Plans in helping communities to be able to shape the future development and growth of their local area was highlighted at the meetings, and in July 2014 the

Parish Council agreed that a Neighbourhood Plan should be prepared. A steering group composed of four members of the Parish Council was formed, and work on the Neighbourhood Plan begun.

3. CONSULTATION EVENTS

3.1 THE NEIGHBOURHOOD PLAN AREA DESIGNATION

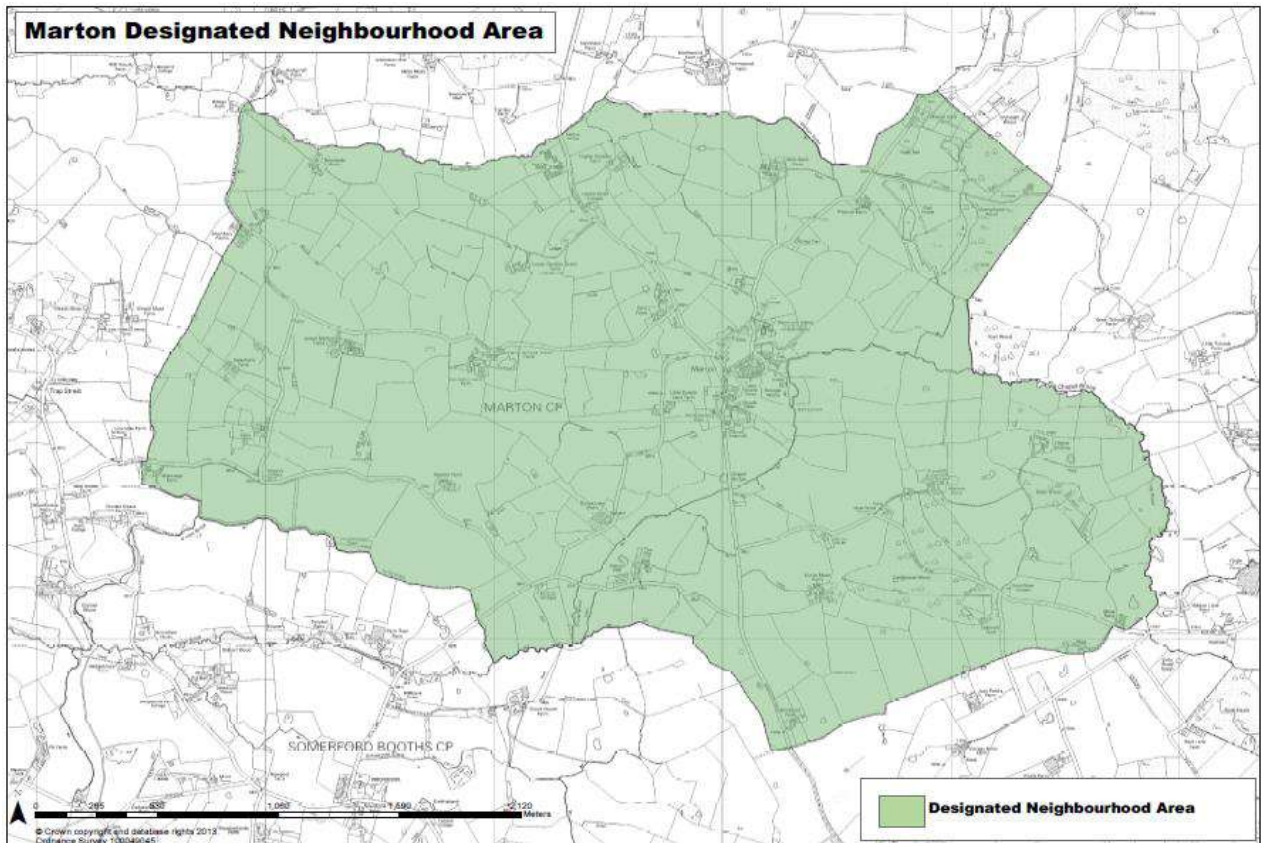
3.2 Who was consulted and how were they consulted? The Consultation on the Marton Neighbourhood Plan Area ran from 3rd November – 17th December 2014. The proposed area was consulted upon for a six week period, and was available to view on Cheshire East Council's website.

3.2 Cheshire East sent an email to a list of statutory consultees, the Housing Market Partnership and other interested groups and parties to inform them of the proposed designation and where it could be viewed. Information was also provided on the dedicated Neighbourhood Planning web pages on Cheshire East Council's website. Comments could be made online, by email or by post.

3.3 What issues and concerns were raised? There were five comments on the proposed Neighbourhood Plan area designation, ranging from the general public, to a utility company, developer, and the Parish Church, who were supportive of the area designation or who wished to be informed of progress. There were no objections to the proposed area designation. Details can be found on the following web page

http://www.cheshireeast.gov.uk/planning/neighbourhood_plans/marton-neighbourhood-plan.aspx

3.4 How have the issues and concerns been considered? As there were no adverse comment received, no changes were made to the proposed Marton Neighbourhood Area, which was officially designated by Cheshire East Council on 23rd February 2015.



4 QUESTIONNAIRE

4.1 Who was consulted and how were they consulted? An initial questionnaire was issued by email on 5 March 2015 by the Clerk along with the invitation to the Annual Village Meeting on 16th March and was sent to those on the Parish Council mailing list. Questionnaire and flyers were hand distributed to other residents and businesses. The questionnaire asked for responses between 5 - 23rd March.

4.2 The questionnaire was prepared by the Neighbourhood Plan steering group and gave a brief summary explaining the purpose of a Neighbourhood Plan is and asking the following ten questions:-

- 1 *Your name/s*
- 2 *What do you like about Marton?*
- 3 *What do you dislike about Marton?*
- 4 *What threats are there to the future of Marton?*
- 5 *This is our vision for Marton:*

In 2030 Marton will be a small but thriving rural community for residents and local businesses, preserving its ancient buildings and rural character while benefiting from modern technologies.

- the diversity of the people and of the dwellings in the village
- the fact that it is safe
- the lack of street lighting, so that the night skies are visible

4.6 The respondents indicated that the issues that they face include:

- parking issues around school pickup/drop off times
- traffic on the A34 (speed, volume, noise, pollution)
- volume of school traffic on Oak Lane and School Lane
- lack of public transport
- slow internet / poor mobile signal
- no village hall, community centre or sports facilities
- no traditional village shop or post office
- litter
- no mains gas
- poor quality roads with potholes
- lack of pavements and cycle paths on the narrow lanes
- power cuts and water shut-offs
- incivility of cyclists
- lack of footpaths across fields
- no longer a farming community
- would like to see stronger involvement with the village from Church and school



4.7 The residents indicated that their fears for the future include

- Housing developments:
 - that alter the character of the village
 - that are intrusive, badly designed and unsympathetic
 - that are too large, and disproportionate to the size of the village
 - which the village infrastructure cannot support
 - in the centre of the village
 - that damage the diversity of property types
 - that worsen the traffic issues
- Changes to the setting of the village in its natural environment
 - Loss of green spaces surrounding the village
 - Sand quarrying
- Changes to the nature of the village
 - Loss of the sense of community
 - Loss of farms and dairy herds
 - The village becoming a dormitory village because of lack of local jobs and public transport
 - Farms being developed as barn conversions
 - Large houses being built for people who don't want to be part of the village
 - Overpopulation
 - Loss of the village pub
- Major housing and road developments to the north and south leading to:
 - Increased traffic through the village
 - Increased size of lorries travelling through the village
 - Increased noise and pollution
 - Encroachment of housing from north and south
- Damage to our rural lanes that cannot support the volume of school/commuter traffic

- Business risks
 - High business rates
- Infrastructure issues
 - Slow internet speeds
- Lack of any development
- Demographic issues
 - Ageing population
- Environmental issues
 - Effects on the water table of mass development
 - Pollution
 - Developments that affect wildlife
- A bypass cutting through the village

4.8 How have the issues and concerns been considered? The questionnaire highlighted the issues which were important for local people to see included in the Neighbourhood Plan, and formed the basis of the Neighbourhood Plan objectives and policies, and helped to determine what evidence needed to be gathered to inform the policies. The objectives and policies which were drafted as a result of the concerns raised covered residential and commercial development; transport, school and parking; protecting the environment: landscape character, green spaces and local wildlife; traffic and safety; protecting community services; and small business support.

4.9 It was recognised, however, that a large number of issues and concerns were not land use based, and so the Neighbourhood Plan was not the most appropriate document to incorporate these issues. Consequently, an action plan was drawn up (which is Appendix 2 of the submitted Marton Neighbourhood Plan) to address some of the concerns which were non land used based, and give direction to the Parish Council on appropriate actions to be undertaken.

4.10 One of the questions asked whether the suggested vision was supported. Following on from the resulting comments, the vision was amended to read 'IN 2030 MARTON WILL BE A QUIET, SMALL, RURAL AGRICULTURAL COMMUNITY WITH A THRIVING RURAL ECONOMY. MARTON WILL MAINTAIN ITS VARIED, MIXED-AGE POPULATION AND A STRONG SENSE OF VILLAGE COMMUNITY. IT WILL PRESERVE ITS TRADITIONS, ANCIENT BUILDINGS AND RURAL CHARACTER WHILE BENEFITTING FROM MODERN TECHNOLOGIES.'

5. ANNUAL VILLAGE MEETING

5.1 At the Annual Village Meeting on 16th March 2015, held at Marton and District Primary School, Tom Evans, Neighbourhood Plan Manager from Cheshire East Council was the first speaker, discussing Neighbourhood Planning, with a question and answer session.

5.2 Who was consulted and how were they consulted? This was an open meeting, and the residents and businesses on the Parish Council mailing list were invited by email. A flyer was hand distributed to other residents and businesses. Information on the meeting was also publicised on the village Parish Council website. The meeting was a chance for the residents to learn more about the Neighbourhood Plan process, and to recognise how their views were an important element in the preparation of the Neighbourhood Plan.

5.3 The Parish Council were in attendance, alongside Tom Evans from Cheshire East Neighbourhood Plan team, plus 21 parish residents. Mr Evans advised that a neighbourhood plan was increasingly important in order for the local community to have a say in how their village develops in the future. This was particularly important in light of Cheshire East's Local Plan and allocation of Strategic Development Sites. The local community could decide what they want in the plan and part of this is established through the local consultation process in the form of the questionnaires recently distributed to all residents of Marton. Once the plan is put together it is rigorously tested at a number of levels and at the end it is considered to have considerable weight in light of any applications for development. A Neighbourhood Plan could also bring financial benefits to the village because 25% of the levy imposed on developments goes to the local community to be used in whatever way they feel appropriate. Information was given on funding for the Plan, how it related to the emerging Cheshire East Local Plan, and a member of the Neighbourhood Plan steering group gave an update on progress.

5.4 **What issues and concerns were raised and how have they been considered?** No specific details of policies were discussed – rather there was a general questions and answer session, with the community being kept up to date on progress, and increasing their knowledge and understanding of the Neighbourhood Plan process and purpose.

6. FURTHER PUBLIC MEETING

6.1 David Rutley MP held a meeting with residents in the local pub, the Davenport Arms, on 30 April 2015. This meeting was essentially a hustings, but primarily discussed planning. An update on the Neighbourhood Plan was given by the Steering Group and discussed.

6.2 **Who was consulted and how were they consulted?** This was another open meeting, with invitations by email, by distribution of flyers and by word of mouth. The meeting was another chance for the residents to learn more about the Neighbourhood Plan process, and to be updated on progression. Approximately 30 members of the community were in attendance.

6.3 **What issues and concerns were raised and how have they been considered?** No specific details of policies were discussed – the opportunity was taken to provide updates on the Neighbourhood Plan and its purpose, specifically in its role to help provide a framework and policies at a local level to determine what type of development Marton would like to see in the future.

7. HOUSING NEEDS SURVEY

7.1 In Autumn 2015 Housing Vision undertook a Housing Needs Survey in Marton parish.

7.2 **Who was consulted and how were they consulted?** A postal questionnaire was distributed in the week commencing 14th September 2015 to all homes accompanied by an explanatory letter and a prepaid envelope. The questionnaire was targeted at two groups of people:

- a. those who need housing now or in the next five years, and
- b. those who currently live in housing but who may need a larger or smaller home.

The deadline set for the return of questionnaires was 29th September 2015, by which time, 30 questionnaires had been returned, a response rate of 34%. The report including the questionnaire and accompanying letter can be viewed here <http://www.marton-pc.gov.uk/wp-content/uploads/2015/10/Marton-Housing-Needs-Survey2.pdf>

7.3 What issues and concerns were raised? Of the 30 people returning the questionnaire, 4 identified a need for housing, 5% of all homes surveyed and 13% of all those responding. The remaining 26 people (87%) added comments in relation to further residential development in Marton.

7.4 How have the issues and concerns been considered? In October 2015 Housing vision produced a Housing Needs report highlighting the housing needs of Marton, and this report has been part of the evidence base to help inform the housing policy in the Marton Neighbourhood Plan.

8. UPDATE MEETING

8.1 On 16 December 2015, the Neighbourhood Plan steering group held an update meeting in the Davenport Arms to discuss the Neighbourhood Plan, and to launch the Regulation 14 pre-submission six week consultation period.

8.2 Who was consulted and how were they consulted? Residents and businesses were invited to the meeting and Consultation Days by hand delivered flyers and by email and were given the opportunity to view the Plan and ask questions. The process of how people could comment on the draft plan and make representations was explained. A copy of the Neighbourhood Plan was available to view, and members of the Steering Group were on hand to answer questions and advise on the imminent drop-ins and regulation 14 consultation period. Over 30 residents attended the meeting.

8.3 What issues and concerns were raised? Residents were keen to look at the draft Neighbourhood Plan and understand where and when they could view it in more detail and how they could make comments on the draft Neighbourhood Plan.

8.4 How have the issues and concerns been considered? The Steering Group were on hand to provide details of the six week pre submission consultation period and how and when people could comment, and to give details of two drop in days where the draft Neighbourhood Plan would be available to view at peoples leisure.

9. CONSULTATION DROP IN DAYS, LAUNCHING THE REGULATION 14 PRE-SUBMISSION DRAFT PLAN

9.1 On Saturday 18th and Sunday 19th December, the Steering Group held Consultation Days between 10am and 4pm in Marton School, for people to review the Neighbourhood Plan, discuss the Plan with the Steering Committee and make comments.

9.2 Who was consulted and how were they consulted? Residents and businesses were invited to the Consultation Days by hand delivered flyers and by email and an announcement was made at the

update meeting earlier in the week, inviting people to attend. Additionally, a community Facebook page had been set up in September 2015, and the drop in events were advertised on the Facebook site. <https://www.facebook.com/Martonvillagecommunity/timeline> People who attended the drop ins were given the opportunity to look at the draft plan in detail, ask questions, and have the process for making representations explained. Additionally, enlarged copies of the important maps and diagrams were available for scrutiny. Comment forms were available on site, for people to pick up and fill in. 27 people attended the drop-in sessions and 21 comments were received as a result.



9.3 What issues and concerns were raised? Many of the comments received were positive and very much in support of the Neighbourhood Plan. Issues raised included the need to support initiatives to address the reduction in farmland birds and to make farms more wildlife friendly; the need to mention the school day leaving times and the resultant problems in the traffic section, the use of renewable technology in terms of build material and energy in future developments, and the possible creation of a social hub or village hall, park or recreational space in an appropriate location.

9.4 How have the issues and concerns been considered? The comments received were taken forward as part of the official 'Regulation 14' stage of the Neighbourhood Plan process – when the draft plan is publicised for a six week consultation period. Any comments received were considered at the end of the consultation period, and appropriate changes were made to the Neighbourhood Plan as a result, in preparation for formal submission. A summary of the representations made, along with the Steering Groups response and recommended amendments to the Neighbourhood Plan is detailed in Appendix 2.



Photographs taken at the Drop in event 19th December 2015

10 REGULATION 14 CONSULTATION

10.1 As required under Part 5, Section 14 of the Neighbourhood Planning (General) Regulations 2012, Marton Parish Council completed a six week pre-submission consultation on the draft Marton Neighbourhood Plan between 18th December 2015 and 1st February 2016. Within this period Marton Parish Council:

- Consulted with statutory consultation bodies
- Described where the pre-submission Marton Neighbourhood Plan could be inspected
- Detailed how to make representations, and the date by which these should be received
- Sent a copy of the pre-submission Marton Neighbourhood Plan to the Cheshire East Spatial Planning department

10.2 **Who was consulted and how were they consulted?** Information regarding the pre-submission consultation was available on Marton Parish Council website. Information was given at an open update meeting and at two drop in events held in December 2015. Information was sent via email, as well as by post and hand delivery. Additionally, information on the consultation was posted on the recently established village community Facebook page.

<https://www.facebook.com/Martonvillagecommunity/timeline>



A list of consultees was given by Cheshire East Spatial Planning Department. The following people and groups were consulted -

Residents:

- Residents on the electoral register
- Residents known not to be on the register

Other stakeholders:

- Capesthorpe Estate
- Marton and District Primary School
- Hollins Strategic Land

Local businesses:

- La Popote Bistro
- Chapeau Café and Farm Shop
- Bella Casa gift shop
- Escape Holistic and Beauty Therapists
- Davenport Arms
- Barlows Agricultural Supplies
- JW Rigby
- Eddisbury Construction
- JP Jelly and Partners
- Edge Electrical and Renewables Ltd
- Caddis
- Richard Campey Ltd
- Pikelow Farm Trout Pools
- Marton Gate Farm Stables

Other Statutory Consultees

- Manchester Airport Group
- National Farmers' Union
- Alderley Edge Parish Council
- Bosley Parish Council
- Brereton Parish Council
- Cheshire Association of Local Councils
- Cheshire East Council
- Congleton Town Council
- Eaton Parish Council
- Gawsorth Parish Council
- Gawsorth Parish Plan Implementation Group
- Henbury Parish Council
- Hulme Walfield and Somerford Booths Parish Council
- Lower Withington Parish Council
- Nether Alderley Parish Council
- North Rode Parish Council
- Over Alderley Parish Council
- Siddington Parish Council
- Somerford Parish Council
- Swettenham Parish Council

- CECPCCT
- Central & Eastern Cheshire PCT
- Cheshire Brine Subsidence Compensation Board
- Cheshire Constabulary
- Cheshire Fire & Rescue Service
- Cheshire Local Nature Partnership
- Cheshire Police
- Cheshire Region Local Nature Partnership
- Department for Communities and Local Government
- E.ON
- East Cheshire NHS Trust
- Eastern Cheshire Clinical Commissioning Group
- Electricity North West Limited
- English Heritage
- Health and Safety Executive
- Highways Agency
- Homes and Communities Agency
- Homes and Community Agency
- Mid Cheshire Hospital NHS Foundation Trust
- Mid Cheshire Hospitals NHS Foundation Trust
- Mobile Operators Association
- National Grid
- National Grid (Infrastructure)
- Natural England
- Natural Resources Wales
- Network Rail
- NHS Central Commissioning Group
- NHS Eastern Cheshire CCG
- NHS England Cheshire Warrington and Wirral Area Team
- NHS South Cheshire Clinical Commissioning Group
- North West Ambulance Service
- O2
- Secretary of State for Transport
- South Cheshire CCG
- SP Network Connections Limited
- Sport England
- The Coal Authority
- United Utilities

- United Utilities Electricity Connections
- United Utilities Water Plc
- Western Power
- Campaign to Protect Rural England (CPRE)
- Cheshire Community Action
- Cheshire Wildlife Trust
- Congleton LAP
- East Cheshire Ramblers
- Groundwork Cheshire
- Macclesfield LAP
- Ramblers East Cheshire Group
- RSPB
- The Woodland Trust
- Peaks and Plains
- PEEL
- Historic England
- Natural England
- Environment Agency

10.3 What issues and concerns were raised? Many of the comments received from residents were positive and very much in support of the Neighbourhood Plan. Issues raised (as detailed in para 9.3 above) included the need to make farms more wildlife friendly; mention the school day leaving times, the use of renewable technology, and the possible creation of community facilities. Historic England raised the issue of ensuring the protection of Marton's historic assets. Cheshire East Council Spatial Planning team made a number of comments, covering such issues as the referencing of maps, the identification and numbering of policies, and the wording of individual policies. Suggested changes to the wording and sequencing of a number of policies were suggested in order to add clarity. Cheshire East's comments in full can be found at <http://Marton-pc.gov.uk> Marton NP: CEC Regulation 14. Comments were also received from Hollins Strategic Land and Fisher German on behalf of the Capesthorpe Estate. These representations focussed on a site off School Lane which it was proposed should be allocated for housing. It was suggested that there is a need for further housing and that the Neighbourhood Plan policies are too restrictive. A summary of their comments reflecting their issues and concerns in greater detail is given below in Appendix 2. Full comments can be found at <http://Marton-pc.gov.uk>

10.4 How have the issues and concerns been considered? The issues and concerns have been given full consideration, and a number of changes have been made to the Neighbourhood Plan accordingly, in preparation for formal submission. The maps are now clearly referenced and labelled, and the policies have been renumbered to make the plan clearer. A number of the policies have been amended and re-sequenced to add clarity and strength, as per the suggestions from Cheshire East Spatial Planning department. The representations from Hollins Strategic Land and Fisher German were considered, but their comments were not supported and as such changes were not thought necessary to be made. A summary of the representations made, along with the Steering Groups response and recommended amendments to the Neighbourhood Plan is detailed in Appendix 2.

11. CONCLUSION

The publicity, engagement and consultation completed throughout the production of the Marton Neighbourhood Plan has been open and transparent, with opportunities provided for both statutory consultees and those that live and work within the Neighbourhood Area to feed into the process, make comment, and to raise issues, priorities and concerns for consideration.

All statutory requirements have been met and consultation, engagement and research has been completed. This Consultation Statement has been produced to document the consultation and engagement process and is considered to comply with Part 5, Section 15 of the Neighbourhood Planning (General) Regulations 2012.

APPENDIX 1: TIMELINE

2013

7 December: Response to Cheshire East draft Core Plan – Marton submission

2014

10 March: Cheshire East Local Plan presented to Annual Village Meeting by Cheshire East Councillor David Brown

- DB said that the wishes of the village would be taken into account where possible
- DB said that it is preferable to develop on brown field sites

8 April: Extraordinary meeting to discuss Cheshire East's site allocation request

- Meeting noted the clear wishes of the village expressed in the 2013 consultation and concluded that an allocation of up to 10 dwellings for the period to 2030 could potentially be allocated to brownfield sites. This was fed back to Cheshire East Council Planning.

9 July: Parish Council meeting – Decision taken to undertake a Neighbourhood Plan

8 September: Parish Council meeting – Neighbourhood Planning discussed

6 October: Steering Group (SG) initial meeting with Tom Evans, Cheshire East Neighbourhood Plan Manager

21 October: application for Neighbourhood Plan Area submitted

3 Nov to 17 Dec: Public consultation on Neighbourhood Plan Area

8 December: Parish Council meeting – Neighbourhood plan discussed

2015

12 January: SG progress meeting, and planning for meeting with Tom Evans

19 January (with Tom Evans): SG progress meeting

9 February: Parish Council Meeting – Neighbourhood Plan discussed. Cllr Michael Jones, leader of Cheshire East Council attended Parish Council meeting (Green Gap discussed)

16 February: SG progress meeting

23 February: Neighbourhood Plan Area approved by Cheshire East

5 March: questionnaires issued to residents and businesses

9 March: SG progress meeting

16 March : 2015 Annual Village Meeting:

- Tom Evans speaker re N/Plan and L/Plan
- Meeting was in favour of working towards a Green Gap around the village

30 March: SG progress meeting

13 April: SG progress meeting

27 April: SG progress meeting with Lucy Hughes from Cheshire Community Action

30 April: David Rutley MP meeting – Neighbourhood Plan discussed

11 May: Parish Council meeting – Neighbourhood Plan discussed

13 July: Parish Council meeting – Neighbourhood Plan discussed

20 July: SG progress meeting

3 August: SG progress meeting

10 August: SG progress meeting

14 September: Parish Council meeting – Neighbourhood Plan discussed

14 September: Housing Needs questionnaire distributed to residents

5 October: SG progress meeting with Tom Evans and Roger Lomas

12 October: SG progress meeting

20 October: SG progress meeting with Lucy Hughes

27 October: SG progress meeting

27 October: Housing Needs Report published

October: Marton Parish Landscape and Settlement Character Assessment published

30 November: SG progress meeting

3 December: meeting with Tom Evans at Cheshire East

7 December: Parish Council meeting – Neighbourhood Plan discussed

9 December: SG progress meeting

16 December: Village meeting to launch consultation

18-19 December: Consultation open days in Marton School

18 December – 1 Feb 2016 – Regulation 14 pre-submission consultation

2016

11 January: SG progress meeting

20 January: SG progress meeting with Lucy Hughes

3 February: SG progress meeting

8 February: SG progress meeting

17 February: SG progress meeting

APPENDIX 2: RESPONSES

1. Residents and other interested parties
2. Public bodies and other organisations
3. Landowners and developers

MARTON NEIGHBOURHOOD PLAN

REPRESENTATIONS FOR SECTION 14 PRE-SUBMISSION CONSULTATION:-

Residents and other interested parties

Name	Connection	Comment	MNP Response
I Arch	Resident	I fully support the proposed NP. I am encouraged by its vision of a sustainable future for Marton village, particularly by its attention to maintaining the social and environmental character of the village while meeting the needs of all sectors of the community.	Noted with thanks
A and J Cowell	Residents	We are very impressed by the quality and content of the plan. The Parish Council have obviously worked very hard to process all the information into such a clear and professional document. We agree with and support the plan.	Noted with thanks
G and S Barber	Residents	<p>We would like to add our support to the excellent draft Marton Neighbourhood Development Plan.</p> <p>The only omission as far as we can see is support for initiatives to address the large reductions in farmland birds and to make farms more wildlife friendly.</p> <p>This policy would fit in well with Section 7.3 PROTECTING OUR ENVIRONMENT: LANDSCAPE CHARACTER, GREEN SPACES AND LOCAL WILDLIFE. Policy f should be expanded to state "Any proposals to maintain and enhance the woodlands of Cocks Moss, Black Wood, and Marton Heath Wood and to create wildlife corridors in farmland to enable wildlife to move between these woodlands will be supported". The retention of trees and hedgerows in policy g is also important in this respect and any new planting should be</p>	<p>Noted with thanks</p> <p>Policy will be amended accordingly (PE6)</p>

		encouraged.	
Mr and Mrs A Darbyshire	Residents	We wholeheartedly support the current NP – we would like the future generations to have a choice of housing within the village of Marton, to be <u>not</u> priced out and the provision at the other end for seniors who need to downsize or suitable places within Marton.	Noted with thanks (see policy RCD4 and RCD2)
Miles Grady	Resident	I think the Marton NP looks excellent.	Noted with thanks
A and A Hull	Residents	We both fully support the contents of the Marton NP. We feel that particular consideration must be given to the rural character of the village and to the wildlife and its habitat as mentioned in the the plan.	Noted with thanks
M and C Joseph	Residents	I think the transport section should include the school leaving “window” of 3.15 – 4.15 pm. Otherwise we strongly support the stated objectives of the NP and its content.	See Transport and School Parking – Policy TSP1
R and J Kellett	Residents	We agree with all the recommendations in the plan with regard to the future development of the village and restrictions that it implies to preserve the future of the village. A social hub, village hall etc along with children’s park/safe recreational space in the village would be a great addition and welcomed if its location and design was appropriate. The use of renewable technology in terms of build material and energy should be a prerequisite of future developments in the village.	See appendix 2 of the Neighbourhood Plan, section 12 and 14 We can only encourage this in future developments
D and E McGowan	Residents	We would like to offer our support for the NP which truly reflects the views of the residents on the present and future development of the village.	Noted with thanks
P Nixon	Resident	A huge amount of detailed, thorough work, very well researched and good structured policies. Well done!	Noted with thanks
B Nixon	Resident	Very good! Lots of lovely pictures of a beautiful countryside village. I hope it stays that way! I'm very pleased with the NP as it sums up exactly what I want for the village.	Noted with thanks
L Nixon	Resident	I support the plan: it has been carefully thought through, and a great deal of work has gone into it.	Noted with thanks
M Percival	Resident	The Marton NP is a true and honest reflection of the views of the residents of Marton. I wish to commend the Parish Council on all their hard work.	Noted with thanks

P G Percival	Resident	A very comprehensive document which I fully support. A big 'thank you' to the people who produced it.	Noted with thanks
P J Percival	Resident	I fully agree with and support the Marton NP which I feel fully reflects the views and opinions of Marton residents.	Noted with thanks
H Rylands	Resident	I think the plan is fantastic. It is a well-considered and thought out document that accurately represents the needs of Marton.	Noted with thanks
J Rylands	Resident	I fully commend the effort and professionalism of the preparations of the team which developed Marton's NP. I pay tribute to the care which the team have taken to build on the historic research in the wishes of the Marton community. Marton is a rare jewel in a world of disappearing villages. This plan seeks to preserve the essential characteristics of the village and it has my complete support. It will be a highly useful fulcrum around which we can secure and build a thriving village community.	Noted with thanks
M Rylands	Resident	For some years Marton has developed various views for its future. I am delighted to see all this work formalised in this highly professional NP. Marton has very distinctive characteristics and this plan should help preserve all that is best.	Noted with thanks
D and J Schwendener	Residents	We fully support the objectives and policies set out in the Marton draft NP and strongly agree with objectives and policies set out in: 1. Residential and Commercial Development 2. Transport, School and Parking.	Noted with thanks
R and B Shufflebotham	Residents	We are very pleased to have read the village plan. It is a very interesting read with lots of beautiful pictures of our village. It is a credit to the Parish Council; they have worked really hard to put the document together. We are proud to live in such a beautiful place. Well done!	Noted with thanks
A and J Simpson	Residents	Very comprehensive, well presented document. We fully support the plan. Thanks to all those involved for their time and hard work.	Noted with thanks
L Turnbull	Resident	Marton NP has been put together with a clear view of the needs of our village up to 2030 and takes into account the views of the residents and our quality of life. It is well put together and clear in its objective. I support the plan wholeheartedly.	Noted with thanks
R D Turnbull	Resident	The plan is very comprehensive and will have taken a lot of effort to produce.	Noted with thanks

		Thanks to all involved.	
A Webborn	Resident	The plan is thorough and an accurate representation of the village of Marton. In particular, I feel it is important to document not only the hugely important historical sites and features of the village, but also to capture its rural nature.	Noted with thanks
P and S Webborn	Residents	We support the NP and its objectives for the future of the village. We are especially keen that any future building should be on brownfield sites, and on an individual basis – nothing that spoils the rural aspects of the village.	Noted with thanks

MARTON NEIGHBOURHOOD PLAN

REPRESENTATIONS FOR SECTION 14 PRE-SUBMISSION CONSULTATION:-

PUBLIC BODIES & OTHER ORGANISATIONS

Representation Body	Reference	Comment	MNP Response
Cheshire East Planning	Council	Please see document on http://Marton-pc.gov.uk Marton NP: CEC Regulation 14 Comments and letter of support received; various comments about the NP, many of which have now been incorporated into the plan.	NP amended as necessary to incorporate the suggested amendments
United Utilities		You may be aware that we work closely with Cheshire East Council to understand future development sites so we can facilitate the delivery of the necessary sustainable infrastructure at the appropriate time. It is important that United Utilities are kept aware of any additional growth proposed within your NP over and above the Council's allocations. We would encourage further consultation with us at an early stage should you look to allocate additional development sites in this area in the future.	Noted
Manchester Airport Planning Team		No Comment	Noted
Coal Authority		No comment	Noted
Brereton Parish		No comment	Noted

Council			
Historic England		Your NP contains a number of designated heritage assets including the church of St. James & St. Paul in grade 1, nine buildings and structures in grade ii and a scheduled ancient monument. It will be important that the strategy you put together for this area safeguards those elements which contribute to the importance of these historic assets. This will assist in ensuring they can be enjoyed by future generations of the area and make sure it is in line with national planning policy.	Noted – covered in Protecting Community Asset policy
Environment Agency		We have no comments to make to the draft proposals	Noted
Natural England		Natural England does not have any specific comments	Noted

FEB 2016 REPRESENTATIONS AT REGULATION 14 PRE-SUBMISSION CONSULTATION

LAND OWNERS – DEVELOPERS

Full comments can be found on the Parish Council website by following this link: www.marton-pc.gov.uk

Name	Summary of Comments	Marton Neighbourhood Plan Steering Group Response
Hollins Strategic Land	<p>Housing and Sustainability</p> <ul style="list-style-type: none"> - The Neighbourhood Plan does not meet the basic conditions, policies should be amended, and Land off School Lane should be allocated for housing. -The Neighbourhood Plan policies are restrictive and would curtail sustainable growth. -There is an outstanding requirement for at least 1452 dwellings in the rural area. -The Housing Needs Survey was a limited document, there is a need for affordable housing - There is a need for development to retain existing facilities -There is a need for development to achieve a sustainable community -Marton is locationally sustainable for residential development -Marton is suitable for residential development as it is not in the Jodrell 	<p>Marton lies in open countryside in the current development plan (Macclesfield Borough Local Plan) and the emerging Cheshire East Local Plan. Incidentally, the latest Cheshire East Local Plan documents (Feb 11th 2016) indicate there is no outstanding requirement in the rural area due to completions, commitments, site allocations and strategic site allocations (Appendix A). The Neighbourhood Plan housing policy is in general conformity with existing policies set out in the development plan and also in the emerging local plan as confirmed by Cheshire East's response to the Regulation 14 consultation. Indeed, the Neighbourhood Plan, rather than being restrictive allows for more residential development than the adopted local plan which is the plan which the Neighbourhood Plan will be assessed against for the purposes of meeting basic condition e. The</p>

	<p>Bank Observatory Consultation Zone</p> <ul style="list-style-type: none"> -The Marton Neighbourhood Plan does not identify potential sites for brownfield development, infill, conversions or at the edge of the settlement -There are no brownfield sites available, nor sites for conversion, no obvious sites on the edge of the settlement -The brownfield policy must reflect the objectives of NPPF which does not state brownfield development is always to be preferred to greenfield development -The density policy 1h should be amended as some development in the village is 26.4dph - policy 1m should be amended as development does not have to be small scale to achieve good design 	<p>Macclesfield Local Plan Policy GC5 – indicates that development in open countryside will not normally be permitted unless essential for agriculture, forestry, outdoor recreation or other uses appropriate to a rural area. However, the Neighbourhood Plan policy recognises the need for appropriate growth in Marton, for local need, to maintain a successful, sustainable community. The emerging Local Plan settlement hierarchy seeks to focus the supply of new houses to higher tier settlements. Marton is in the lowest tier and the emerging Local Plan highlights that in the rural areas, the Local Plan Strategy approach is to support an appropriate level of small scale infill development that reflects the function and character of individual villages. Small scale growth may be appropriate where it supports the creation of stronger local communities and where a clear need exists, which is not more appropriately met in a larger nearby settlement. Neighbourhood Plan policies reflect this approach. The Neighbourhood Plan reflects the Core Planning principles set out in para 17 of the NPPF – these include the requirement to take account of the different roles and characters of different areas (in Marton’s case, open countryside with an attractive landscape).</p> <p>Land off School Lane was refused for residential development (15/2274M) as recently as October 2015. The proposal was considered unsustainable because it is located within the Open Countryside, contrary to Policy GC5 of the Macclesfield Borough Local Plan and Policy PG5 of the emerging Cheshire East Local Plan Strategy– Submission Version and the principles of the National Planning Policy Framework which seek to ensure development is directed to the right location and open countryside is protected from inappropriate development. The proposal was considered locationally unsustainable due to the lack of public transport links, facilities and infrastructure contrary to policy DC16 of the Macclesfield Borough Local Plan and</p>
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		<p>policies SD1, SD2 and PG2 of the emerging Cheshire East Local Plan Strategy– Submission Version and guidance in the National Planning Policy Framework. Furthermore, the submission version of the Local Plan sets out guidelines for distances for access to local services and amenities. Of the 20 listed criteria, Marton only has 6.</p> <p>-Specifically - there is no requirement for Neighbourhood Plans to allocate sites or to identify potential brownfield, infill or conversion sites.</p> <p>-The Neighbourhood Plan prefers development on brownfield where possible, although not exclusively. The NPPF para 17 encourages the effective use of brownfield land. Additionally, the housing policy allows for need to be met through infill, conversions and on the edge of settlements. Planning approval has recently been given in Marton for a dwelling on a brownfield site (14/4703M) and an application is currently in for a conversion (16/0370M). It is inaccurate to say no such sites are available.</p> <p>-The Neighbourhood Plan would allow for rural exception sites to meet local affordable need in line with local and national guidance, and the housing figure for the village will provide an appropriate number of affordable units. See Marton Parish Council’s response to planning application 15/5673M section 6 for further details (Marton-PC.gov.uk)</p> <p>- Marton is within the Jodrell Bank Observatory Consultation Zone</p> <p>- The school governors support the sustainable developments of brownfield sites and object to proposals to develop land off School Lane (see responses to planning applications (15/2274M and 15/5637M)</p> <p>-The independent Landscape and Character Assessment highlighted that the traditional density of the village is low at between 5 and 15 homes per hectare. The NPPF states the appropriateness of housing density reflecting local circumstances.</p> <p>-Policy 1m does not say it is necessary for</p>
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		<p>development to be small scale to achieve good design – rather it highlights that additional housing would best be met by small scale development with individual character – this is what is considered appropriate to reflect the local character of the small rural village of Marton.</p> <p>No action is therefore considered necessary as a result of these representations.</p>
Hollins Strategic Land	<p>Transport, School and Parking -Policy 2 – more houses could mean more children walking to school, thus reducing congestion. Application 15/2274M proposed a parking area that was not supported.</p>	<p>Application 15/2274M was refused planning permission in October 2015. The car park was not supported by the Parish Council on safety grounds as the access road was only single track, nor was the car park considered to be of an appropriate size.</p> <p>No action is considered necessary as a result of this representation.</p>
Hollins Strategic Land	<p>Environment -Policy 3 – the Landscape and Settlement Character Assessment highlights that the central paddock in the heart of the village should be retained as green space. This is the subject of planning applications 15/2274M, 15/5637M and appeal 3138078. The tree on the site mentioned in the report is not covered by a TPO and is dying therefore the emphasis on the importance of the views of the tree are not justified</p>	<p>The Landscape and Settlement Character Assessment (October 2015) highlights the importance of the tree and the green space. The TPO was removed in December 2015. The planning application 15/2274M was recently refused. The views of the tree were considered to be of value in the Assessment, and the policy reflects this importance. The 2015 inspection did not suggest that the tree was dying, rather that its life expectancy would be reduced from 20 plus years. An experienced and qualified tree warden is of the opinion that the tree has many years of life ahead of it.</p> <p>No action is therefore considered necessary as a result of this representation.</p>
Hollins Strategic Land	<p>Traffic and Safety -Policy 4 - Traffic and Safety must apply the NPPF policy test that ‘development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe’ (para 32).</p>	<p>Agree – in order to reflect NPPF guidance amend policy 4d to read ‘Development should be refused on transport grounds where the residual cumulative impacts of development are shown to be severe. Where appropriate, new development should contribute towards traffic improvements.’</p>
Fisher German on behalf of The Capesthorpe	<p>Housing and Sustainability -The Neighbourhood Plan does not conform with the Strategic Policies of the emerging Cheshire East Local Plan, and</p>	<p>The Neighbourhood Plan must be in general conformity with the adopted local plan. Please see comments above in response to Hollins Strategic Land’s representations</p>

Estate	<p>does not contribute to achieving sustainable development</p> <ul style="list-style-type: none"> -There is an outstanding requirement for at least 1452 dwellings in the rural area, these should be provided in sustainable locations, of which Marton is one -Marton is not in the Jodrell Bank Observatory Consultation Zone -Policy 1 - It is unlikely sufficient brownfield, infill sites or conversions will come forward -The Neighbourhood Plan should state the minimum number of dwellings that should be provided and identify specific sites where housing could be provided -Land off School Lane (app 15/2274M) should be allocated as a housing site -More dwellings would allow more community facilities to stay open or be developed 	<p>regarding Housing and Sustainability, as many of the same points are relevant.</p> <p>No action is considered necessary as a result of these representations.</p>
Fisher German on behalf of The Capesthorpe Estate	<p>Transport, School and Parking</p> <p>-Policy 2 – The Capesthorpe Estate would be happy to work with the Parish Council to investigate ways of improving the parking provision at the school. App 15/2274M proposed a parking area that was not supported.</p>	<p>The offer to work with the Parish Council to investigate ways of improving the parking provision at the school is noted with thanks.</p> <p>Application 15/2274M was refused planning permission in October 2015. The car park was not supported by the Parish Council on safety grounds as the access road was only single track, nor was the car park considered to be of an appropriate size.</p> <p>No action is therefore considered necessary to the Neighbourhood Plan as a result of this representation.</p>
Fisher German on behalf of The Capesthorpe Estate	<p>Environment</p> <p>-Policy 3 – Happy to support policy 3a, b, c, e, f, I and j. Do not support 3d –the sycamore tree is dying and not worthy of protection, and the emphasis on the importance of the views of the tree are therefore not justified</p>	<p>The Landscape and Settlement Character Assessment (October 2015) highlights the importance of the tree and the green space. The TPO was removed in December 2015. The planning application 15/2274M was recently refused. The views of the tree were considered to be of value in the Assessment, and the policy reflects this importance. The 2015 inspection did not suggest that the tree was dying, rather that its life expectancy would be reduced from 20 plus years. An experienced and qualified tree warden is of the opinion that the tree has many years of life ahead of it.</p>

		<p>No action is therefore considered necessary as a result of this representation.</p> <p>Support for policies 3 a,b,c,e,f,l and j are noted, with thanks.</p>
Fisher German on behalf of The Capesthorpe Estate	<p>Traffic and Safety Policy 4 – happy to support policy 4a, b and c. Policy d should apply the correct NPPF policy test.</p>	<p>Support for policies 4a, b and c are noted with thanks.</p> <p>Policy 4d - Agree – in order to reflect NPPF guidance amend policy 4d to read ‘Development should be refused on transport grounds where the residual cumulative impacts of development are shown to be severe. Where appropriate, new development should contribute towards traffic improvements.’</p>
Fisher German on behalf of The Capesthorpe Estate	<p>Protecting Community Assets Policy 5 – happy to support policy 5a (subject to comments re Sycamore tree above) and support 5b and 5c</p>	<p>Support for policies 5a, 5b and 5c are noted with thanks. Please see above for comments regarding the sycamore tree. Policy 5a specifically references the ancient oak tree in the village. No action is considered necessary as a result of this representation.</p>
Fisher German on behalf of The Capesthorpe Estate	<p>Small Business Support Policy 6 –happy to support policies 6a-6e.</p>	<p>Support for policies 6a-6e are noted, with thanks.</p>