

Cheshire East Council

Marton Neighbourhood Plan Decision Statement

Summary

Following an independent examination, Cheshire East Council now confirms that the Marton Neighbourhood Plan will proceed to a Neighbourhood Planning Referendum provisionally agreed to be the 27th October 2016.

Background

On 23rd February 2015 Cheshire East Council designated Marton Neighbourhood Area for the purpose of preparing a Neighbourhood Plan in accordance with Part Two of the Town and Country Planning (England), Neighbourhood Planning (General) Regulations 2012.

Following the submission of the Marton Neighbourhood Plan to the Council, the plan was publicised and representations were invited. The publicity period ended on 11th April 2016.

Cheshire East Council appointed an independent examiner, Jill Kingaby, BSc (Econ), MSc, RTPI, to examine whether the Plan meets the necessary basic conditions and legal requirements and should proceed to referendum.

The examiner's report concludes that subject to making the recommended modifications, the Plan meets the basic conditions set out in the legislation and should proceed to a Neighbourhood Planning Referendum.

Having considered each of the recommendations made by the examiner, and the reasons for them, the Council agrees with the examiners findings and has decided to make the modifications to the draft plan set out in Appendix A Table 1.

Cheshire East Council's Portfolio Holder for Housing and Planning agreed on 16th August 2016 that the proposed modifications should be made and that the Marton Neighbourhood Plan should proceed to referendum.

Decision and Reasons

The Council agrees with the modifications, proposed by the examiner, to secure that the draft plan meets the basic conditions, and for the purpose of correcting errors to enhance the clarity of the plan.

The Council has considered whether to extend the area in which the referendum is to take place and agrees with the examiner that there is no reason to extend the Neighbourhood Plan Area for the purpose of holding the referendum.

The examiner has concluded that with the modifications made, the Plan meets the basic conditions and other relevant legal requirements. The Council concurs with this view. Therefore to meet the requirements of the Localism Act 2011 a referendum which poses the question '***Do you want Cheshire East Council to use the Neighbourhood Plan for Marton to help it decide planning applications in the neighbourhood area?***' will be held in Marton Parish.

The date on which the referendum will take place is provisionally agreed as 27th October 2016.

APPENDIX A

TABLE 1: EXAMINER RECOMMENDED MODIFICATIONS AND CORRECTIONS

Proposed modification number (PM)	Page no./ other reference	Modification
PM1	Page 32	<p>POLICIES</p> <p>Marton is a rural settlement. No strategic need has been identified to deliver housing beyond local needs in either the existing Macclesfield Borough Local Plan or the emerging Cheshire East Local plan. This neighbourhood plan will contribute to meeting local housing needs arising in Marton and the Macclesfield Rural Area.</p> <p>Policies to meet the objective are:</p> <p>Policy RCD0 Local housing needs will be met through:</p> <ul style="list-style-type: none"> • The redevelopment of brownfield sites • Infill (see definition above) • Conversions • And at the edge of the existing settlement in locations that will not cause harm to the wider landscape and setting of Marton. <p>Policy RCD1 unchanged.</p>
PM2	Page 33	Policy RCD2 should be deleted.
PM3	Page 33	Policy RCD4: Development should meet local needs in terms of tenure, type and size of dwellings, to suit the needs of different groups of the population as detailed in the Housing Need Assessment and the Cheshire East SHMA Update 2013, or future updates to these documents.
PM4	Page 33	Policy RCD8 should be deleted.
PM5	Page 33	Policy RCD12 should be deleted.
PM6	Page 34	<p><u>Assessment of Local Housing Need</u></p> <p>The Housing Need Assessment, shown in Appendix 4, highlighted four households currently living in Marton who identified a need for housing over the next 5 years. These findings align with our own assessment of the natural minimal ebb and flow of housing requirement in a small settlement such as Marton. However, the Housing Need Assessment only estimated need over the next five years rather than need over the full plan period to 2030. It is also</p>

		recognised that Marton is not an isolated settlement. Housing need should also be considered within the wider context of Rural Macclesfield, as reported in the Cheshire East SHMA Update 2013.
PM7	Page 35	Policy PE1: Development proposals which would have a significant and harmful visual impact on the countryside surrounding the settlement of Marton will not be permitted, unless appropriate mitigation measures are put in place.
PM8	Page 35	Policy PE 2: Any appropriate proposals will be sought in connection with new developments to improve access to the countryside, where this would be reasonable and viable.
PM9	Page 35	Delete Policy PE3
PM10	Page 35	Policy PE4: Proposals which enhance the green space between School Lane and Oak Lane/Oak View at the centre of the village and at the spinney will be supported. The paddock and spinney in the heart of the village should be retained as open green space.
PM11	Page 35	Policy PE7: Ancient hedgerows and valued trees, which are in good condition and expected to thrive in the future, should be preserved, and development which would adversely impact
PM12	Page 36	Replacement Policy PE11 and PE12: Where new vehicular accesses to the roads and lanes in the Parish of Marton are made, the character and appearance of rural lanes should be retained. Existing verges, trees and hedgerows along rural lanes should be retained wherever possible, having regard for road safety.
PM13	Page 36	OBJECTIVE Delete last sentence in second paragraph beginning “Any additional development must not ...” and insert: New development should be designed so that its impact on the transport network is minimised as far as possible. Development which exacerbates existing transport problems and results in a severely harmful impact will not be permitted.
PM14	Page 36	Policy TS2: The impact of vehicular traffic on the street scene, and do not reduce safety for all road users including pedestrians and cyclists.
PM15	Page 37	Policy TS3: The Parish Council will liaise with the highway authority, Cheshire East Borough Council, and other interested parties, to ensure that the numbers of traffic signs do not exceed what is necessary, and are the minimum size necessary to meet the requirements of safety. The Parish Council will aim to secure the design of signage which is

		sensitive to the character and appearance of the village and parish.
PM16	Page 38	Policy TS4: Development should be refusedWhere appropriate in terms of viability and deliverability, new development should contribute towards traffic improvement.
PM17	Page 37	Policy PCA2: Commercial proposals to maintain the thriving village centre will be supported provided that they are in keeping with the character of the village. Any proposals for change of use from commercial to residential use will require a marketing exercise for an appropriate amount of time to demonstrate that the commercial use is no longer viable.
PM18	Page 22	Clarify that the mature sycamore is not subject to TPO; add a key to the map; enlarge the map to show the location of Marton's ancient oak.
PM19	Page 26	Map 8: Village Spatial Policies Map should be modified to delete the focal tree and brown triangle adjacent to it.