



**Updated Marton Village
Neighbourhood Plan**

2020 – 2030

**Submission Version
November 2020**



CONTENTS

Foreword

Process for Updating the Marton Neighbourhood Plan

1. Introduction
 - a. Background
 - b. Planning powers
 - c. Our approach
2. Stages
3. The designated neighbourhood area
4. Description of Marton
 - a. History
 - b. Marton today
 - c. Marton's architectural heritage
 - d. Marton's natural environment
 - e. Marton's visual amenity
 - f. Marton's proximity to the World Heritage Site at Jodrell Bank
5. Findings of the Village Consultation
 - a. Positive views of Marton
 - b. Issues faced by residents
 - c. Fears for the future of Marton
6. Vision
7. Objectives and policies
 1. Housing and Design
 - HD1 – Housing Policy
 - HD2 – Design Policy
 2. Protecting our environment: landscape character, green spaces and wildlife
 - PE1 – Landscape Character Policy
 - PE2 – Trees and Hedgerows Policy
 - PE3 – Green Space Policy
 3. Traffic and safety
 - TRA1 – Sustainable Transport Policy
 4. Protecting community assets
 - PCA1 – Heritage Policy
 - PCA2 – Village Centre Policy
 5. Small business support
 - SBS1 – Small Business Support Policy

Appendices:

1. Neighbourhood Plan Design Guidance
2. Action Plan for the Parish Council
3. Cheshire East Local Plan Policy PG6 – Open Countryside

Further Appendices can be found online at www.martonparishcouncil.org.uk :

- 4: Landscape and Settlement Character Assessment
- 5: Housing Needs Survey
- 6: Transport Statement
- 7: Key Documents: Village Plan, Statistics and Census, Meetings
8. Details of submitted planning applications

Maps

Map 1. Neighbourhood Plan Area	p.9
Map 2. Marton Village Location and Rural Farmstead/Dwelling Dispersal	p.10
Map 3. Listed Buildings	p.19
Map 4. Footpaths, Cycleways and Bridleways	p.22
Map 5. Water Bodies and Courses	p.23
Map 6. Primary Tree Cover and Important Hedgerows	p.25
Map 7. Viewpoint Locations	p.27
Map 8. Village Centre	p.28
Map 9. Jodrell Bank World Heritage Site Buffer/Consultation Zone	p.30
Map 10. Sightline and viewpoints to Jodrell Bank from Marton	p.31

This plan can also be found online at www.martonparishcouncil.org.uk

Image credits front page: church, www.cheshirenow.co.uk; others, David Taylor

FOREWORD

The original Marton Neighbourhood Plan was officially ‘made’ by Cheshire East Council in November 2016 following a referendum in October 2016, when 93% of residents who voted in the referendum voted ‘Yes’ in response to 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?’

The Marton Neighbourhood Plan therefore became part of the statutory development plan, with legal weight, and since the Neighbourhood Plan was made it has been used very successfully to help to determine planning applications, and its policies have been used by planning inspectors in their decisions determining planning appeals.

There is no requirement to review or update a neighbourhood plan. However, policies in a neighbourhood plan may become out of date, for example if they conflict with policies in a local plan covering the neighbourhood area that is adopted after the making of the neighbourhood plan. In such cases, the more recent plan policy takes precedence.

The original Marton Neighbourhood Plan was one of the first Neighbourhood Plans to be made in Cheshire East, and since it was made there have been a number of changes in the planning framework. Of particular significance is the fact that the Neighbourhood Plan was made before Cheshire East had an adopted Local Plan. At the time of the original Neighbourhood Plan, the Cheshire East Local Plan was under examination. Local Plan Part One was officially adopted in July 2017, and it is anticipated that Part Two of the Local Plan (the Site Allocations and Development Policies Document or SADPD) will be examined in 2021, with adoption soon after.

Additionally, the NPPF (the National Planning Policy Framework) which was originally published in 2012, was updated in 2019.

As Neighbourhood Plans must be in general conformity with local and national policies, it has been considered prudent to review and update the Marton Neighbourhood Plan, to ensure that it remains in conformity and that the policies remain relevant and appropriate to use for determining planning decisions.

PROCESS FOR UPDATING THE MARTON NEIGHBOURHOOD PLAN

As the legislation governing Neighbourhood Plans came in to force in 2012, there is a growing number of Neighbourhood Plans nationally that, like Marton, have now been made for a number of years. Planning Policy Guidance has therefore been updated to recognise this fact and provide guidance for how a Neighbourhood Plan can be updated.

The guidance highlights that there are 3 types of modification which can be made to a neighbourhood plan –

- Minor (non-material) modifications to a neighbourhood plan are those which would not materially affect the policies in the plan. These may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum.
- Material modifications which do not change the nature of the plan would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan.
- Material modifications which do change the nature of the plan or order would require examination and a referendum. This might, for example, involve allocating significant new sites for development.

It is considered that the changes to the original Marton Neighbourhood Plan are material modifications, and as such require examination. The Parish Council has therefore carried out consultation on the updated Neighbourhood Plan, and following this consultation appropriate amendments have been made and the updated Neighbourhood Plan has been submitted to Cheshire East Council. Cheshire East Council will then send the updated plan to an independent examiner, along with a copy of the original Neighbourhood Plan, stating whether they believe that the modifications are so significant or substantial as to change the nature of the plan and give reasons. The Parish Council must then decide whether to proceed with the examination after the examiner has decided whether the modifications proposed change the nature of the plan.

Where material modifications do not change the nature of the plan (and the examiner finds that the proposal meets the basic conditions, or would with further modifications) a referendum is not required. A local planning authority will be required to make the modified plan within 5 weeks following receipt of the examiner's report, or such later date as agreed in writing between the local planning authority and the qualifying body.

Where material modifications do change the nature of the plan, the local planning authority would publicise and consider the examiner's report in line with the procedure for making a new neighbourhood plan. A decision may be made whether to proceed to referendum so that, if the referendum is successful, the neighbourhood plan becomes part of the development plan. Whether modifications change the nature of the plan is a decision for the independent examiner. The examiner will consider the nature of the existing plan, alongside representations and the statements on the matter made by the qualifying body and the local planning authority.

The updated Marton Neighbourhood Plan has been submitted to Cheshire East Council for examination, along with an updated Consultation Statement detailing the consultation which has taken place on the draft updated Neighbourhood Plan, and an updated Basic Conditions Statement highlighting how the updated policies remain in general conformity with local and national policies and how they have contributed to sustainable development.

Consultants were engaged to assist with the Plan Update. They were Lucy Hughes, Community Led Planning Officer, Cheshire Community Action and Roger Lomas, Managing Director of eSCAPE Urbanists.

1. INTRODUCTION

A neighbourhood plan gives communities power to shape the future development and growth of their local area. It allows communities to choose where new homes, shops, offices and community facilities should be built, and what they should look like. Once 'made' it forms part of the statutory development plan, and is used by the local planning authority in making decisions on planning applications. – Cheshire Community Action 'Introduction to Neighbourhood Plans'

"Decisions should be made by people who live in Marton, not outsiders" - a resident

1A. BACKGROUND

The Localism Bill was presented to Parliament in 2010.

In March 2012 the Government published the National Planning Policy Framework (NPPF) with immediate effect. This legislation replaced the former planning regulations with a new planning rulebook which puts localism at the heart of future planning. The NPPF was updated in 2019.

In April 2012 regulations governing Neighbourhood Planning came into force.

Neighbourhood Plans allow a community to set out a vision for an area and planning policies for the use and development of land.

1B. PLANNING POWERS

A Neighbourhood Plan must be compatible with national policies and with the policies in the authority's local plan. The Cheshire East Local Plan which is the new Development Plan for Cheshire East was adopted in 2017 and will guide development up to 2030. This updated Neighbourhood Plan is to run for the same period as the Local Plan, expiring in 2030.

Cheshire East Local Plan Part Two, Site Allocations and Development Policies Document (SADPD), will allocate the remaining sites needed for future development and set out further detailed planning policies to be used when considering planning applications. The Draft SADPD has had two consultation periods in 2018 and 2019 and it is anticipated that it will be adopted in 2021. The updated Neighbourhood Plan policies have been drawn up with consideration of the policies of the emerging SADPD so that Marton is aligned with Cheshire East's strategic policy direction. In the draft SADPD Marton is designated as open countryside and no strategic need for development in Marton has been identified. As such, any development must be strictly controlled in line with adopted Cheshire East Local Plan Policy PG6 – Open Countryside.

Before the adoption of Part Two of the Local Plan (the SADPD) the Saved Policies from the Macclesfield Borough Local Plan, Cheshire Waste Plan and Cheshire Minerals Plan will continue to be used for the Marton area.

1C. OUR APPROACH

The Parish Council of the village of Marton, in Cheshire East, decided in autumn 2014 to be one of the first small villages to develop a neighbourhood plan, in order to protect the interests of the village. The Council created a Steering Group, consisting of four Parish Councillors: David McGowan, Lucy Nixon, Dick Schwendener and Sue Webborn.

We consulted the people who live and work in Marton, in order to find out what they hope Marton will be in 2030. We worked with Cheshire East to help develop the plan. We consulted the major landowner in the area (Capesthorpe Estate), businesses and organisations within the village, and groups such as the Cheshire East Rambling Society, the Church of England and Cheshire Wildlife Trust.

We invited the then Deputy Leader of Cheshire East Council, Cllr David Brown, to talk to the village about the Cheshire East Local Plan in March 2014, when he advised us that the wishes of the village would be taken into account when allocating the development of new homes to rural areas. He also said that brownfield development was to be preferred.

We engaged expert consultants to conduct surveys and assessments, and to provide planning advice. These were:

- Nigel Curtis, Director, Progress10 Design
- Lucy Hughes, Community Led Planning Officer, Cheshire Community Action
- Roger Lomas, Managing Director of eSCAPE Urbanists
- Richard Turkington, Director, Housing Vision Ltd

Following the referendum and the making of the Neighbourhood Plan in 2016, it was recognised that having a Neighbourhood Plan was very beneficial, with policies being used to help determine planning applications and appeals. In 2019 the original Neighbourhood Plan steering group considered that in light of changes to the local and national planning framework, in particular the adoption of the Cheshire East Local Plan, that it would be helpful if the Neighbourhood Plan was reviewed. National guidance on reviewing Neighbourhood Plans was now available, as was further funding to help undertake the review.

The steering group met with Tom Evans, Neighbourhood Plan Manager at Cheshire East Council, who agreed that it would be beneficial to undertake a review of the Neighbourhood Plan, which would be the first review of a Neighbourhood Plan to be undertaken in Cheshire.

2. STAGES

The development of the plan has drawn heavily on the Village Plan, which was developed in May 2014 (see Appendix 7) following consultation with local residents.

The steps of the process we have followed are:

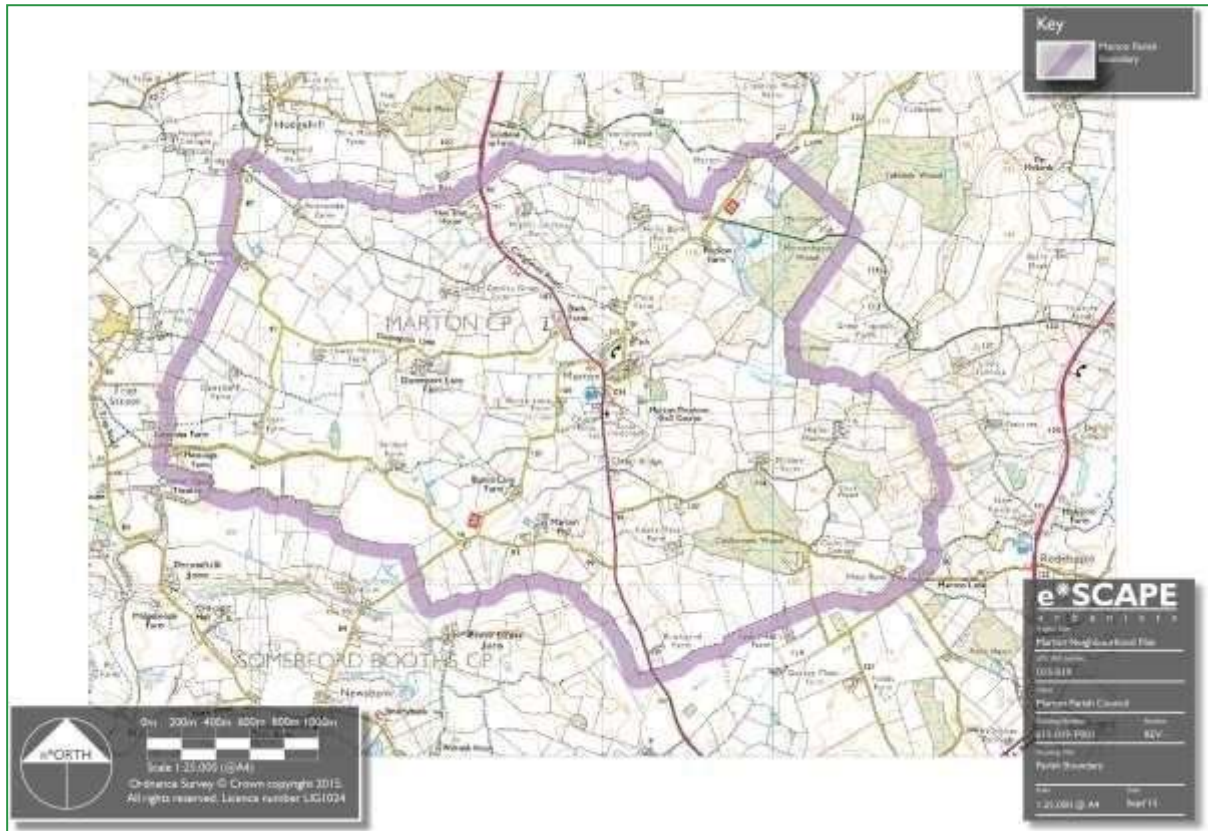
- Setting up a steering group
 - This group consists primarily of Parish Councillors and met regularly to discuss progress (see appendix 7)
 - Cheshire East Council Neighbourhood Planning Manager, Tom Evans, frequently attended these meetings
- Applying for a neighbourhood area designation - This was agreed by Cheshire East in February 2015
- Creating a project plan
- Issuing a questionnaire to the village - This was issued in March 2015
- Holding a village meeting - This was held in March 2015
- Drafting the plan - This was done in Summer 2015
- Undertaking a transport assessment - This was done in Summer 2015
- Applying for funding - This was done in Autumn 2015
- Issuing a housing needs survey - This was done in Autumn 2015
- Undertaking a landscape and settlement character assessment - This was done in Autumn 2015
- Preparing the Neighbourhood Plan Design Guidance - This was done in Autumn 2015
- Updating the plan with information from assessments and surveys - This was done in Autumn 2015
- Consulting the community on the draft plan – This was done from December 2015-February 2016
- Submitting the plan to Cheshire East for examination – This was done in February 2016
- Considering the examiner’s recommendations – This was done in Summer 2016
- Referendum – This was carried out in October 2016
- Publication and Making of the Original Neighbourhood Plan – This was done in November 2016

STAGES OF UPDATE

- Applying for further funding – This was done in December 2019
- Updating of Original Neighbourhood Plan – This was done in early 2020
- Consultation of the Updated Neighbourhood Plan – This was undertaken in summer 2020
- Submitting the updated plan to Cheshire East for examination – This was done in late 2020
- Considering the examiner’s recommendations – This will be done in Spring 2021
- Making of the Updated Neighbourhood Plan – This is anticipated to occur in early summer 2021.

3. THE DESIGNATED NEIGHBOURHOOD AREA

The area covered by the Neighbourhood Plan is aligned with the parish boundary (marked in **purple below**).

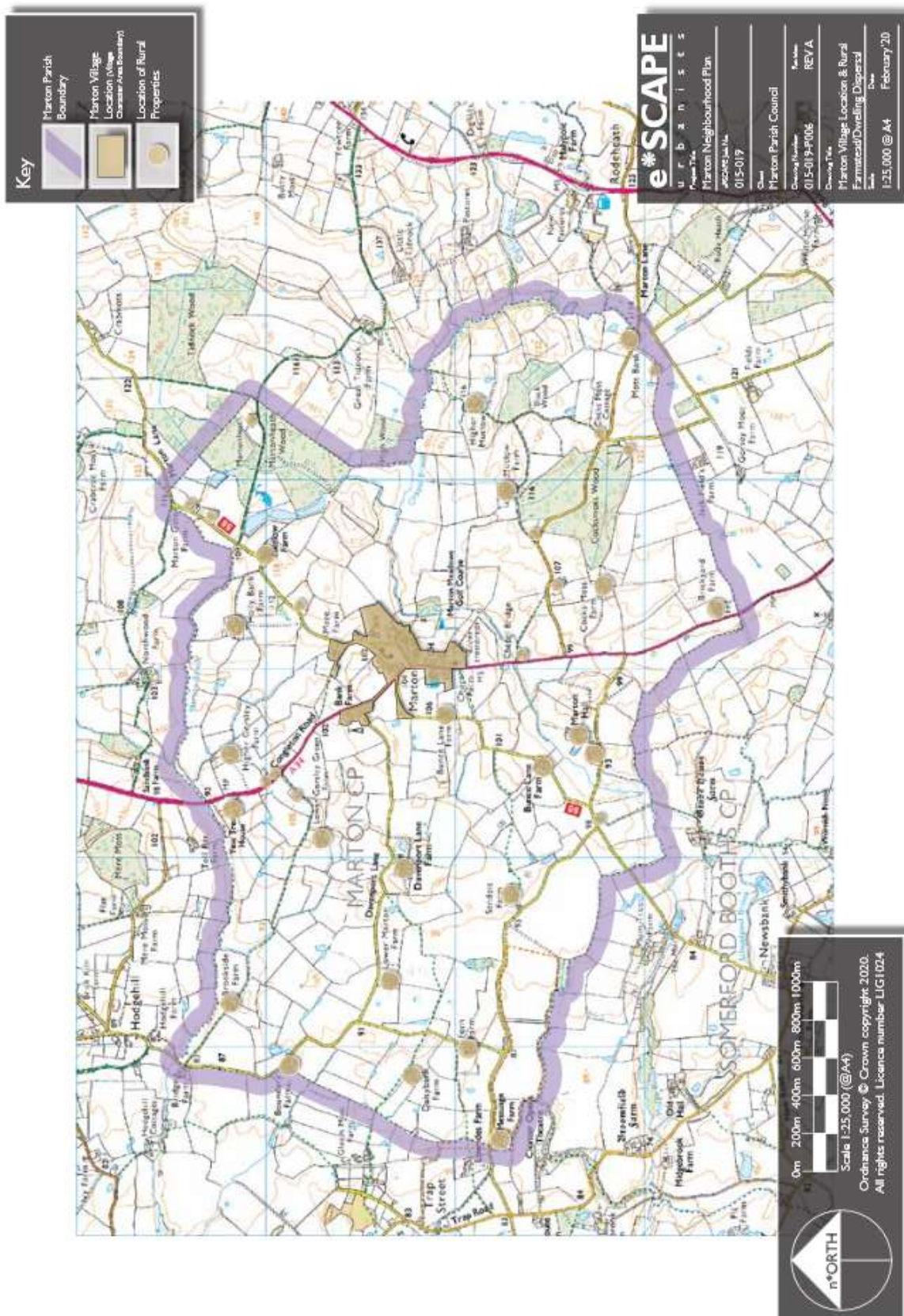


Map 1: Neighbourhood Plan Area

The Neighbourhood Plan Area of Marton is primarily farmland, with a central core of 57 dwellings.

The remaining 52 houses are scattered farms and cottages along the country lanes. See Map 2 overleaf.

Although Marton has a Parish boundary, in the Cheshire East Local Plan the whole Parish is designated as open countryside and is subject to Cheshire East Local Plan Policy PG6 – Open Countryside (see Appendix 3).



Map 2: Marton Village Location and Rural Farmstead/Dwelling Dispersal

4. DESCRIPTION OF MARTON

Marton is a small rural village situated on the A34 between Congleton and Monks Heath surrounded on all sides by open countryside.

The population of fewer than 250 people mostly reside within the village core with the remainder living in the outlying areas.

Historically, Marton was a rural community comprising of farmlands whose produce supplied the markets of Macclesfield and Congleton. In more recent times the population has decreased with the majority now commuting to work elsewhere or retired from work.

Marton contains a number of ancient listed buildings, the most important being the 14th century timber framed church of St James and St Paul. Founded in 1343 by local landowner Sir John de Davenport, it was originally a chapel, and was raised to the status of parish church in 1370. It has a wood shingled bell-tower, and black and white half-timbering; it is one of the ancient timber-framed churches of Cheshire, and considered one of the oldest longitudinal timber churches of Europe. It has medieval wall paintings on the west wall.

Another notable feature is the Marton Oak which is listed among the 50 most important trees in the country. It is estimated to be at least 1200 years old.

In the centre of the village we have a restaurant, café, pub and other small retail outlets, plus a 9-hole par 3 golf course; and, nearby, a series of trout pools that serve the fishing community. A set of cycle routes pass through the village, as do a network of footpaths and bridleways.

The village also contains a single-entry Church of England aided primary school, serving six surrounding villages and north Congleton. This school was established about 40 years ago, when the village schools in seven villages were closed and amalgamated on the site in Marton.

There are no rail or bus services within the village or from the village travelling to local towns.

The pub, the Davenport Arms, dates back to the 18th century, when local justice used to be dispensed there. In addition, tenants of the estate went to the 'sweating room' there to pay their rent to the bailiffs.

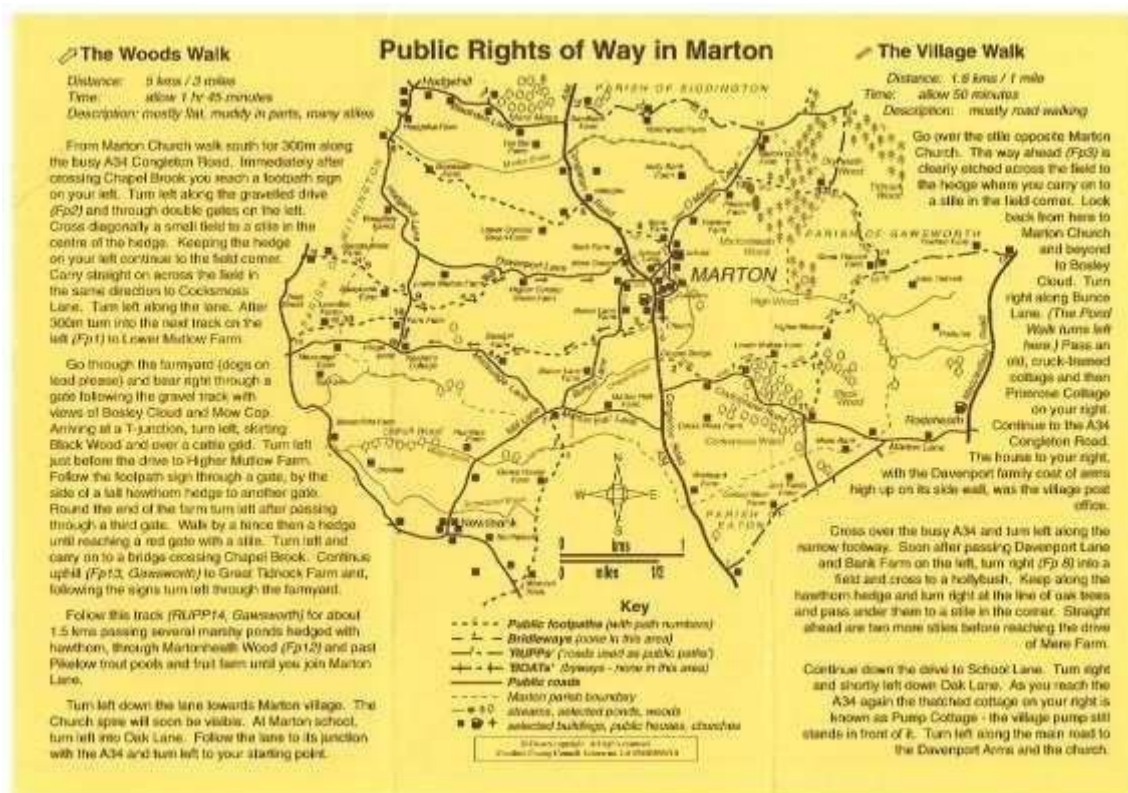
The Davenport family were Master Sergeants of Macclesfield Forest, with the power of life and death over wrongdoers, and their crest—a felon's head with a rope around his neck—is visible on the gable end of some of the properties.

The village retains some village traditions, notably the annual village Wakes, at which the village Rose Queen is crowned.



Pump Cottage, Marton

Image credit: www.cheshirenow.co.uk



Copyright: Cheshire County Council

4A. BRIEF HISTORY

The old village of Marton, with its distinctive black and white church, is situated close to the A34. In the Domesday Book, Marton is listed as 'Meretune', which became 'Merton' in 1248. The meaning is 'the tun (homestead) by a lake'. The settlement was named after Marton Mere, which has now been drained. The Domesday Book records that it was held by Gordic, and the lands owned by Earl Hugh.

Marton was a township in the ancient parishes of Prestbury and Gawsorth, Macclesfield hundred, and became a civil parish in 1866. It includes the hamlets of Cockmoss, Gorsley Green, Mutlow and Pikelow.¹

The population has declined over the years (with a recent upsurge), though the number of dwellings has grown slowly over time, notably in about 1954, when 14 council houses were built on Oak Lane (and later mostly sold into private ownership) and then again in 1968 when 6 bungalows were built in Oak View and in the 1980s when 9 social housing dwellings were added in Oak View.

	1801	1851	1871	1901	1951	2011
Pop.	310	313	296	289	227	245

In 1870-72, John Marius Wilson's *Imperial Gazetteer of England and Wales* described Marton like this:

MARTON, a village and a township-chapelry in Prestbury parish, Cheshire. The village stands 3½ miles W by N of North Rode Junction r. station, and 3½ N by W of Congleton; and has a post office under Congleton. The chapelry comprises 1,947 acres. Real property, £3,947. Pop., 296. Houses, 49. The property belongs to A. H. Davenport, Esq. Marton Hall was formerly the seat of the Davenport family; and is a half-timbered building, now used as a farm-house. The living is a p. curacy in the diocese of Chester. Value, £66. Patron, A. H. Davenport, Esq. The church was built about 1343; consists of nave and chancel, with short wooden spire; and is a curious half-timbered structure. There is a national school.

Sadly, the railway station at North Rode no longer exists; nor does the Marton post office.

¹ Information on this page is from:

<http://www.visionofbritain.org.uk/place/1451>

<http://www.ukbmd.org.uk/genuki/chs/marton1.html>

4B. MARTON TODAY

We are a village of around 245 people, living in approximately 109 households. There are 57 dwellings in the central core of the village, and 52 dwellings in the rest of the Parish.

Based on the 2011 census, we know that:

- Our population is older than the average in Cheshire East, which is, in turn, older than that of England as a whole.
- Average weekly income is higher in Marton than in Cheshire East or in England as a whole, with fewer than average benefits, council tax or pension credit claimants living here.
- But housing costs are higher, which means that the average net income, while slightly higher than elsewhere, is not significantly greater.
 - However, this is an average, and individual incomes vary greatly. Over 18% of our households are estimated to be in fuel poverty compared to a national average of just under 11%. Note: fuel poverty means a household needs to spend over 10% of its income on fuel, and in 2011, when this census was taken, the oil price was high.
- Marton has an unusually high proportion of detached houses
- Marton has a higher than average proportion of rented houses
- Houses in Marton tend to be in higher council tax bands.
- Individual Marton households are not overcrowded, and we do have empty houses (though not as many as the average in England).

Population

Our population is older than the average and – perhaps as a consequence, we have, on average, more people living with a limiting illness

Housing types and density

We are not overcrowded. We have a high proportion of:

- Detached houses
- Rented houses

- Nearly 5% of households do not have central heating (vs. the average in England of 2.7%), and this may also contribute to the high proportion of households estimated to be in fuel poverty.
- Marton has more people living with a limiting long-term illness than the average in Cheshire East or in the UK. This may be because we have an older than average population.
- While we have a more-or-less typical proportion of economically active residents, we have an unusually high number of people who:
 - Are self-employed
 - Work from home
 - Work over 49 hours per week.

This is probably due to the rural nature of the village, and the high proportion of farms, though we do have a significant number of other people working in business consultant roles.

- The average proportion of people employed in agriculture in rural areas is 3%; Marton has 20% of its population working in agriculture.

Housing costs and fuel costs

Housing costs are higher than average.

Over 18% of our households are estimated to live in fuel poverty. 5% of households do not have central heating

Work

We have a high proportion of people who are self-employed – and a high proportion who work from home

- In Marton, we rely heavily on the car as a mode of transport, as there is no public transport available.

Households in Marton tend to have more cars available to them than the average; probably because each adult in a working household would need to travel to a different work location.

- However, we have a high number of people who work from home (around 17.5% vs. the average in England of 3.5%).
- The lack of public transport from here is a significant problem for those without a car. It would take 80-84 minutes to get to a hospital, supermarket or town centre from here without a car, compared to 10-33 minutes average travel time across Cheshire East.

Travel

There is no public transport. It would take nearly 1.5 hours to walk to a hospital or supermarket.

Work

20% of our working population work in agriculture; the average in rural areas nationwide is 3%. A high proportion of our working population work over 49 hours / week

4C. MARTON'S ARCHITECTURAL HERITAGE

Listed buildings are of special architectural or historic interest. There are just under 500,000 such buildings in the UK. For our size, we have a surprisingly high number of listed buildings.



Interior of Church of St James and St Paul, Marton

Image credit: www.cheshirenow.co.uk

Listed buildings in Marton include:

Grade I: - Buildings of exceptional interest, sometimes considered to be internationally important. Only 2.5% of listed buildings are Grade 1	1.Church of St James and St Paul
Grade II*	<none>
Grade II : - Buildings that are nationally important, and of special interest.	2.Cross in churchyard of St James and St Paul
	3.Cherry Tree Cottage
	4.Lower Gorsley Green Farmhouse
	5.Greenacre
	6.Holly Bank Farm
	7.Lower Marton Farmhouse
	8.Oak Cottage
	9.Oak Farm
	10.Pump Cottage

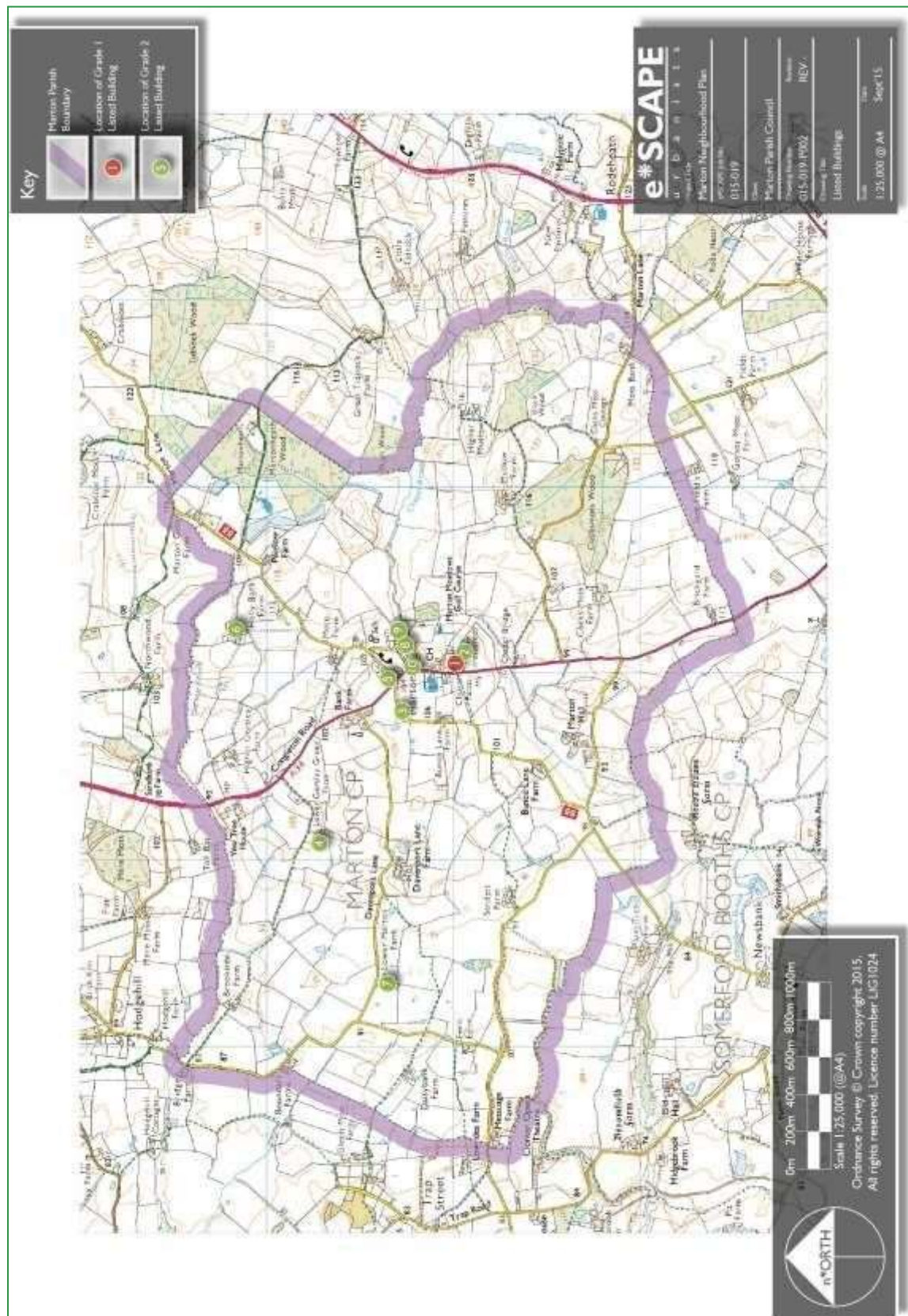
Not counting the church, or the cross in the churchyard, this is 7.6% of the houses in our village—a significant proportion. These are primarily houses built before 1840, with a few being built before 1700.

Most of the listed buildings in our parish are within the central core of the village. See the map of listed buildings overleaf.

How important are our historic buildings?

Average score from residents:

8.7 out of 10



Map 3: Listed Buildings

4D. MARTON'S NATURAL ENVIRONMENT

We have a network of footpaths, bridleways and cycle routes through our village, which are enjoyed by residents and visitors alike. (See map of pathways overleaf).

We have a variety of birds and wildlife living in and around the village: from bats, buzzards and badgers, to hares and herons, foxes, red-legged partridge and woodpeckers. At Marton Heath trout pools, some 30 different species of farm and woodland birds use the feeders each day.



Image credits: David Taylor

We also have streams running through the village, and a small natural pond which is left untended as a wildlife habitat. (See map of water features).

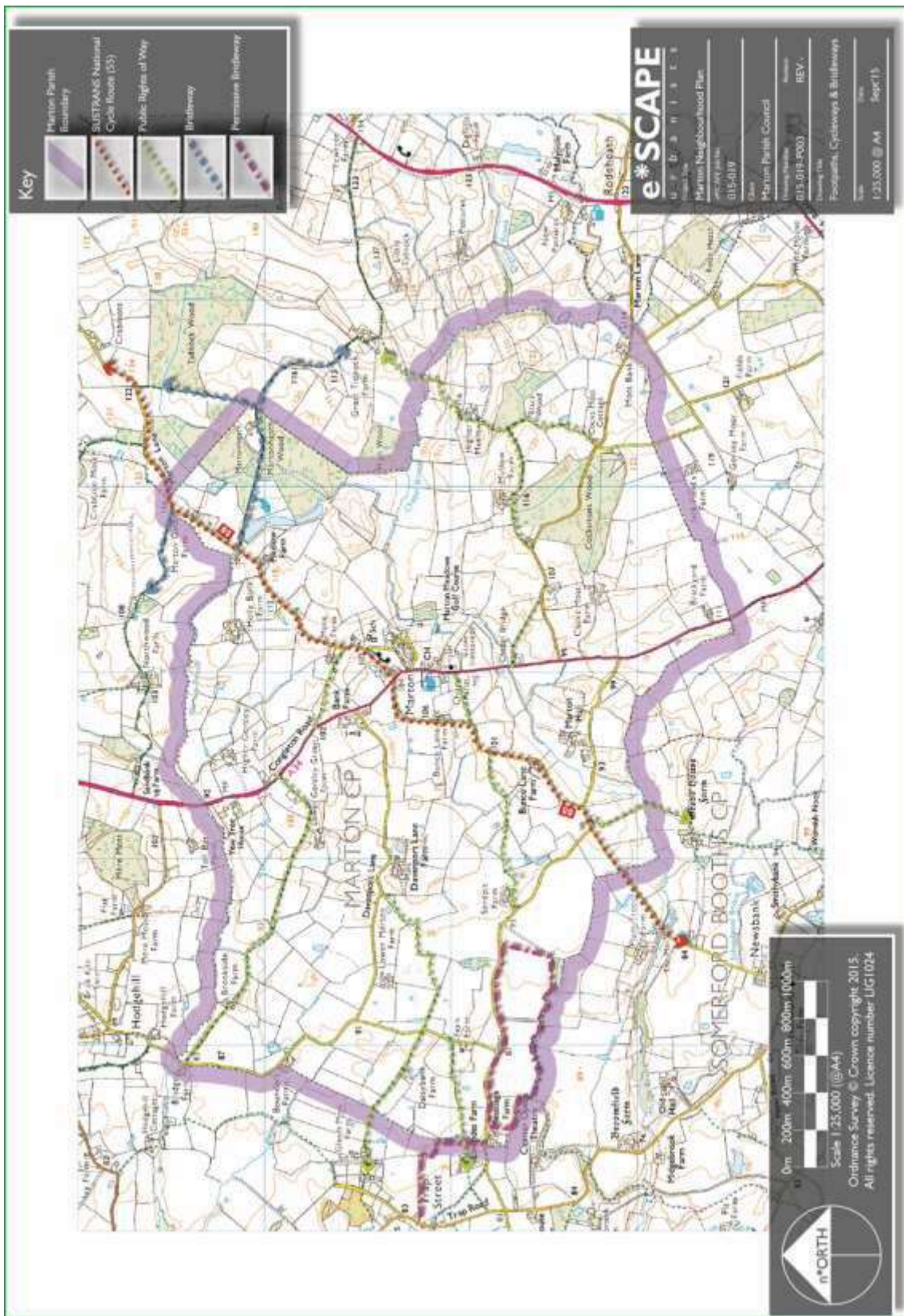




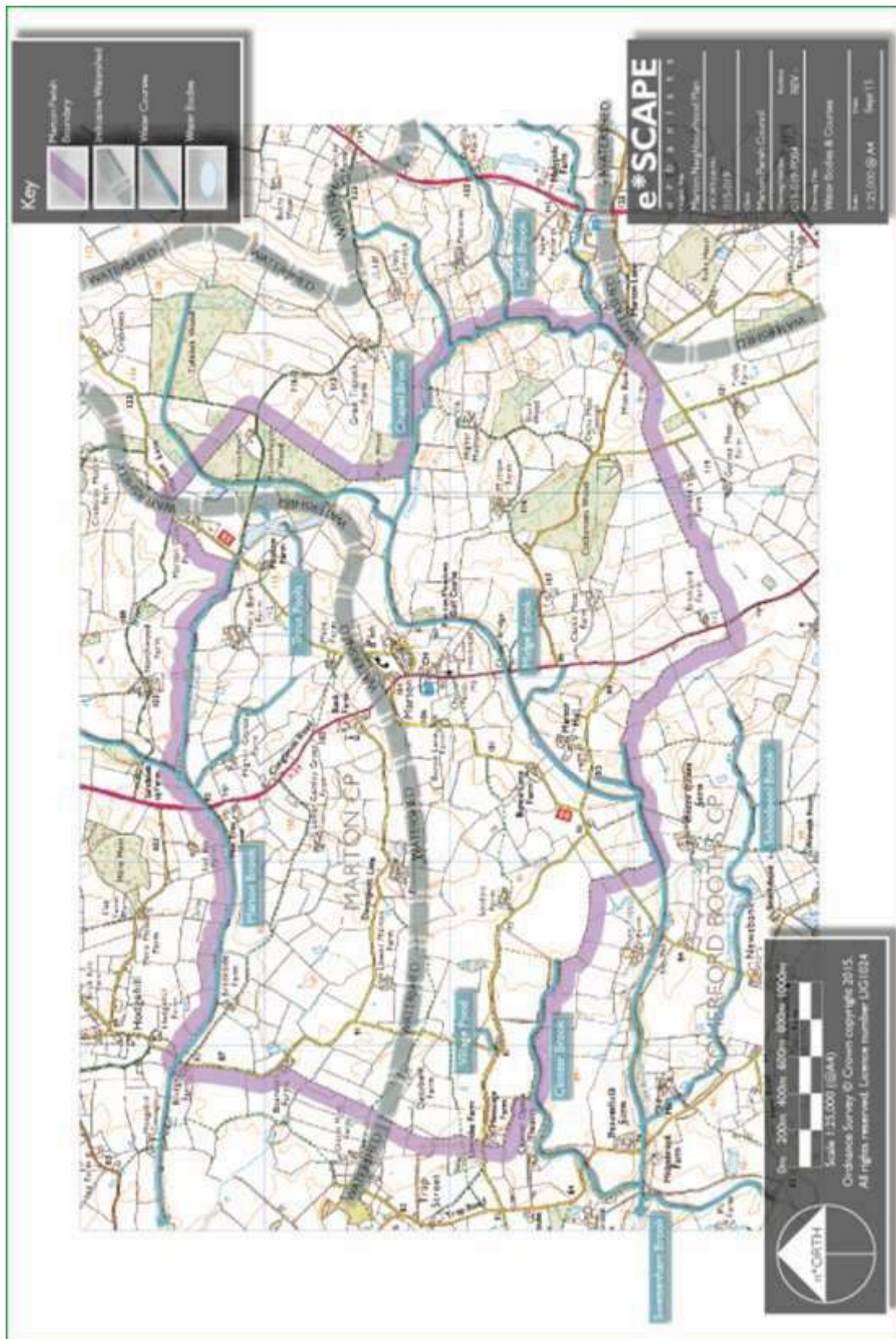
How important is the natural environment?

Average score from residents:

9.3 out of 10



Map 4: Footpaths, Cycleways and Bridleways



Map 5: Water Bodies and Courses

Trees and hedges

The Marton Oak is a sessile oak tree which is said to be 1200 years old. It is one of the biggest oak trees in Britain, and was named as one of the 50 Great British Trees by the Tree Council in 2002.



Image credit: John Beresford

Trees play an important role in the village: the Parish Council has an on-going tree planting scheme; the village has a Tree Warden, and a young orchard has recently been planted on the public verges of the green space known locally as the Folly.

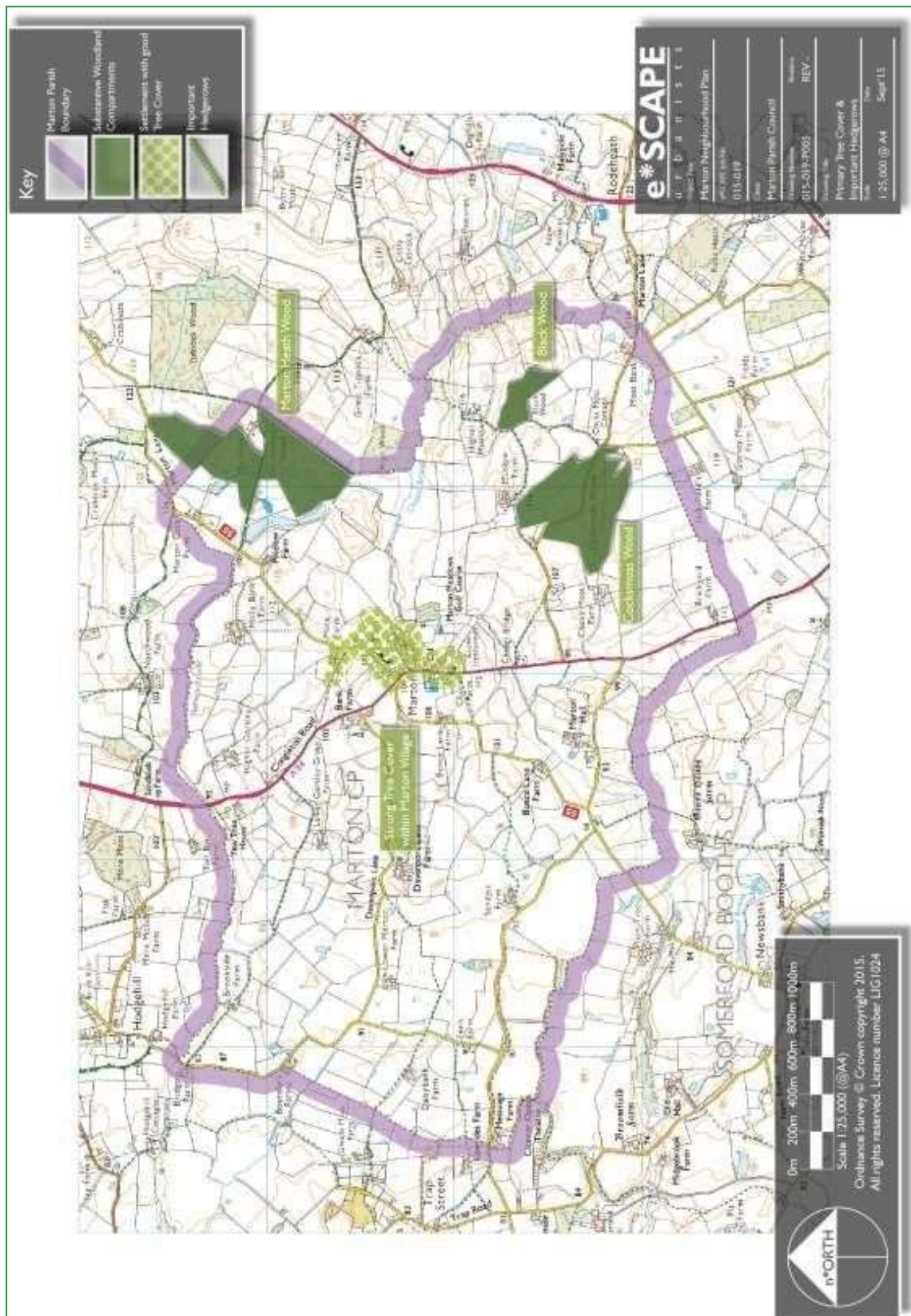
There are tree preservation orders on five trees in the centre of the village and on the Marton Oak.

The village orchard

Planted in 2013 - and extended in 2014 - by the tree warden and family (as part of the Duke of Edinburgh scheme, supported by the Parish Council), this plantation includes traditional Cheshire varieties. Some of the trees are sponsored by local businesses and individuals.

Woodlands and green space

There are three woodland areas in Marton: Marton Heath Wood, Cocks Moss Wood and Black Wood. In addition, there is a field in the core of the village, grazed by cows or sheep, and a stretch of green space along the A34 containing the village orchard and the Millennium circle. See map 6.



Map 6: Primary Tree Cover and Important Hedgerows

4E. MARTON'S VISUAL AMENITY

The Key Views Map (overleaf) identifies the location of key views that can be found within the village and in the surrounding landscape.

Marton has a number of locations which capture long range views to important landscape features such as Gawsworth Common, Bosley Cloud and the folly of Mow Cop Castle. At close quarters the Church of St James and St Paul is visible from the lanes and public footpaths in the vicinity of the village core. The views illustrate how the rural countryside provide an appropriate and historic setting to the heritage asset that the church provides and ranges from views of the full façade or limited to just the spire.

Important views can be categorised into those within the village core and those that are experienced in the surrounding countryside. The following is a general overview of the visual amenity—please see the Key Views Map to identify viewpoints, and the Landscape and Settlement Character Assessment to see images from these viewpoints.

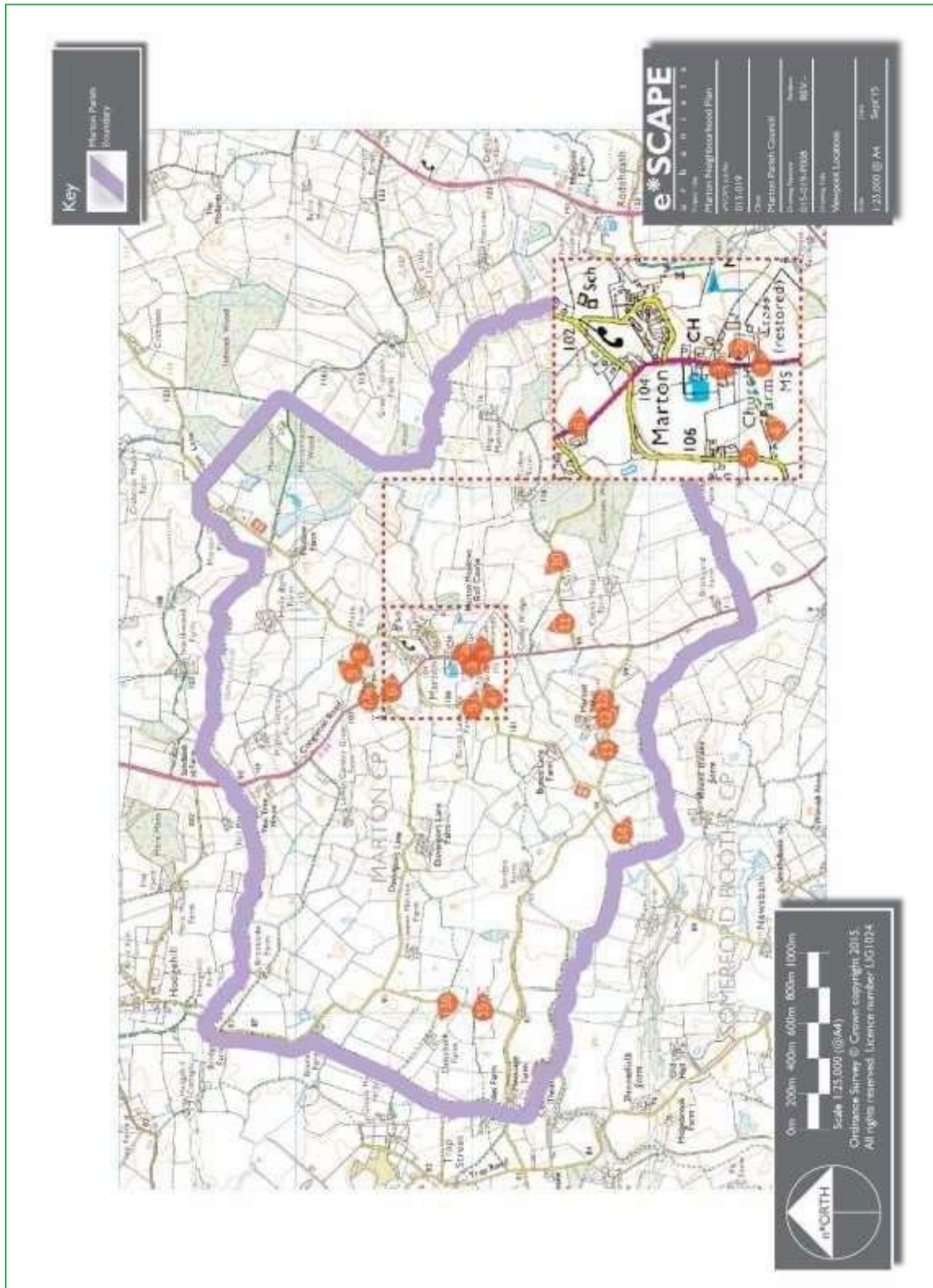
Viewpoints 1-3 illustrate the views out to the east and south from the vicinity of the Church of St James and St Paul. These views include a panorama that captures Gawsworth Common, the Bosley Cloud and even Mow Cop when viewed from the A34.

Viewpoints 4 and 5 are in the vicinity of Bunce Lane and illustrate that the steeple of the Church is experienced on the adjacent public footpath. This is important in terms of the setting of the listed building. Viewpoints 6-9 illustrate the quality and character of the surrounding landscape to the north of the village and here views of Gawsworth Common to the east are experienced in localised places such as openings to the hedgerows for access into fields.

Viewpoints 10 and 11 are located on Cocks Moss Lane and are particularly significant in terms of the setting of the Church of St James and St Paul. Viewpoints 12-14 are located south of the village on Marton Hall Lane and capture the character of the landscape in and around Marton Hall. Jodrell Bank can be seen when looking north as well as glimpses of Gawsworth Common to the east. Marton Hall is set within a parkland landscape as illustrated in Viewpoint 12a.

Viewpoints 15 and 16 are located to the west of the parish boundary on Hodgehill Lane and capture long range views to the east and south. The typical parkland tree lined avenue leading to Daisy Bank Farm is illustrated in Viewpoint 16 and captures the character of the surrounding parkland landscape.

In addition to the long range views, shorter range views over the paddock in the heart of the village are enjoyed by the residents who live in the surrounding houses. These views are important to the village and should not be spoilt by future development. (See the Landscape and Settlement Character Assessment). The more localised views aid in creating the village's key 'sense of place' and include local views from School Lane to Mere Farm; local views from School Lane to the rear of Oak View across a paddock containing a mature sycamore tree; and local views from Congleton Road across fields to School Lane and Bunce Lane.



Map 7: Viewpoint Locations



Map 8: Village Centre

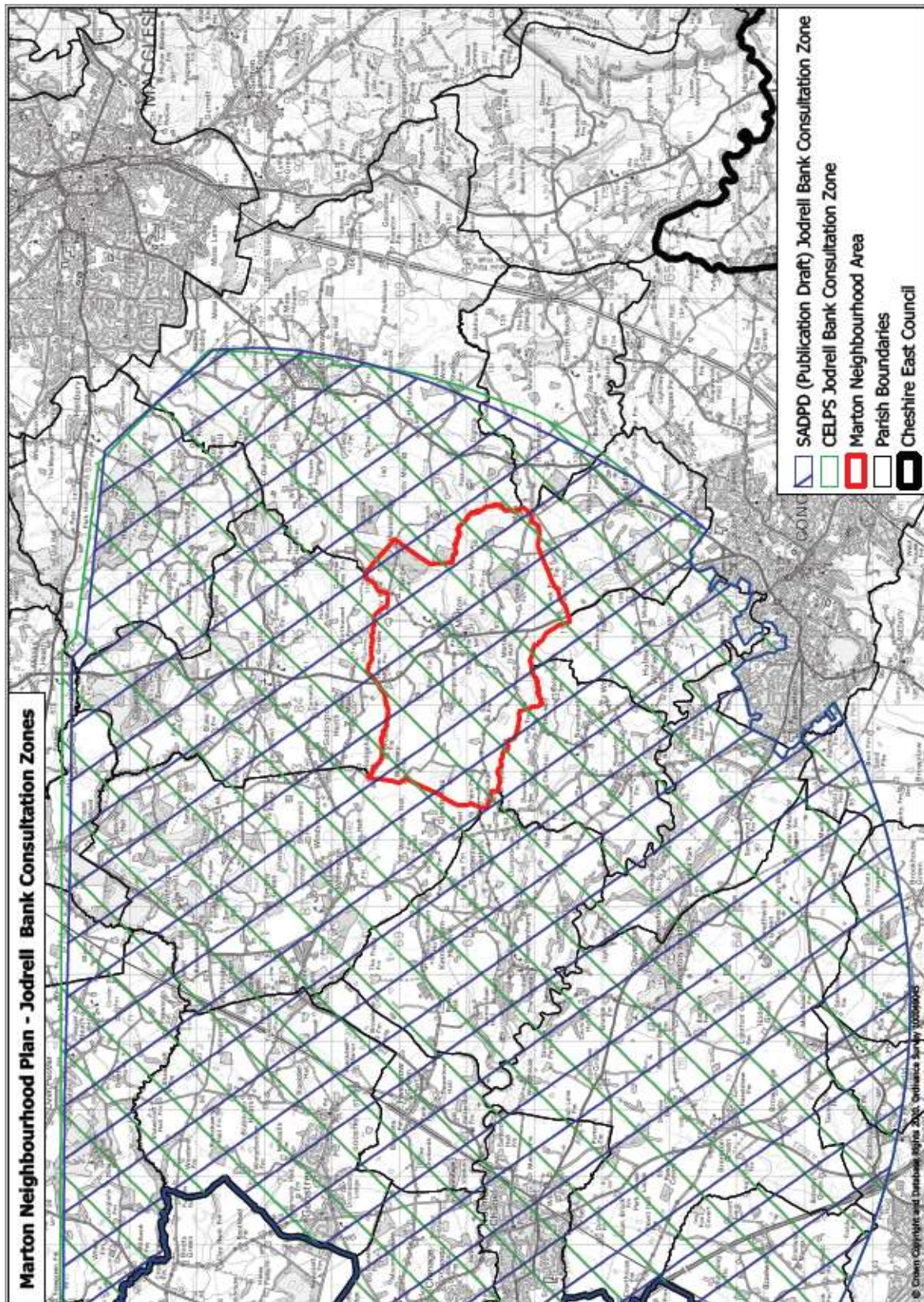
4F. MARTON'S PROXIMITY TO THE WORLD HERITAGE SITE AT JODRELL BANK

Jodrell Bank Observatory is one of the world's leading radio astronomy observatories, and is a prominent feature within the Cheshire landscape. In 2019 it was awarded World Heritage Status by UNESCO in recognition of its internationally significant heritage, science and cultural impact. The World Heritage Site inscription acknowledges Jodrell Bank's scientific endeavours and its role in achieving a transformational understanding of the universe.

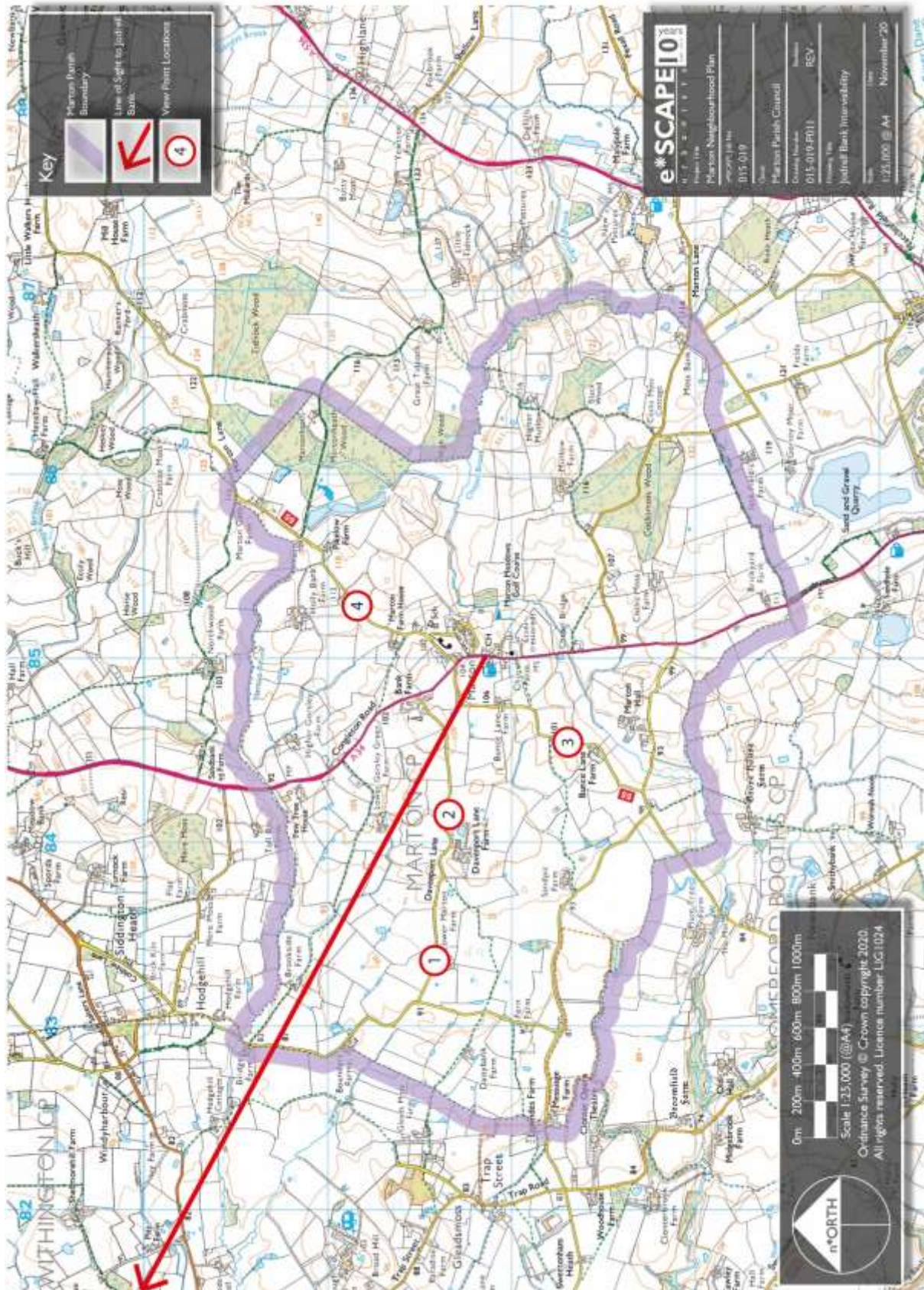
The Observatory has a buffer zone which protects the scientific capabilities of the Observatory from radio emissions in its vicinity and which contributes to the maintenance of its functional integrity. The buffer zone is based on the Jodrell bank Radio Telescope Consultation Zone which has operated effectively to protect the Observatory for many decades, and which was established by the Town and Country Planning (Jodrell Bank Radio telescope) Direction 1973. This Direction sets out the zones and the type of development in which Cheshire East Council must consult the University of Manchester. The zone seeks to ensure that the telescopes retain their ability to receive radio emissions from space with minimum interference from electrical equipment.

Marton falls within the Buffer/Consultation Zone, which can be viewed on Map 9. Local Plan policies highlight that within the zone, development must not impair the efficiency of the telescopes nor have an adverse impact on the historic environment and visual setting of the Jodrell Bank radio telescope. The Local Plan was adopted in 2017, prior to the site being granted World Heritage Status. The emerging Part Two of the Local Plan (the SADPD) provides further guidance now that the status has been granted. The SADPD stresses that the scientific and heritage value of Jodrell Bank are inextricably linked, and as a designated heritage site of the highest significance, there is a strong presumption against development that would result in harm to the outstanding universal value of a world heritage site, its authenticity or integrity. This presumption applies equally to development in the buffer zone of a world heritage site, where key views should also be protected.

The lines of sight to Jodrell Bank from Marton across open fields and countryside is shown on Map 10. Photographs from various points in Marton, along Davenport Lane (numbered 1 and 2) Bunce Lane (number 3) and School Lane (number 4) highlight the views of the observatory which can be seen from the parish. These photographs not only demonstrate the proximity of Marton to Jodrell Bank, but also the prominence of the observatory in the skyline, highlighting its significance as a distinctive local landmark on Marton's landscape.



Map 9: Jodrell Bank Buffer/Consultation Zone



Map 10: Sightline and viewpoints to Jodrell Bank from Marton



1 – View of Jodrell Bank from Davenport Lane



2 – View of Jodrell Bank from Davenport Lane



3 - View of Jodrell Bank from Bunce Lane



4 - View of Jodrell Bank from School Lane

5A. POSITIVE VIEWS OF MARTON

- the rural setting of the village (fields, wildlife, cattle, views...)
- the close-knit, friendly community
- the peace and quiet
- the village pub, restaurant and café
- the ancient buildings
- the fact that it is a farming community
- the small size of the village
- that it is unspoilt, with open space
- countryside activities
- the village traditions
- the primary school
- the low density of housing
- the low population
- our historic tree
- 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



5B. ISSUES FACED BY RESIDENTS

During the consultation process in March 2015, people were invited to list the things that they don't like about living in Marton. These are:

- 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
- 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

This word cloud indicates the frequency with which people mentioned each item in their questionnaires; the bigger the word, the more frequent the mention.



How important is the (lack of) infrastructure?

7.6 out of 10

How important is the issue of transport and roads?

Average score from residents:

6.7 out of 10

5C. FEARS FOR THE FUTURE

We invited local people to comment on their fears for the future of the village as part of the consultation process. These are listed below. Note that as these are comments made by individuals, some contradict the ideas for the future put forward by other individuals. We have tried to bring together these ideas into a cohesive whole that represents the views of the majority of the village.

- 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
- 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

6. VISION

The Parish Council invited comment on a draft 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.

Most respondents were broadly in agreement with this statement. 30% of respondents wished to see no change in the village.

Based on the additional comments received, we have revised this statement 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 BENEFITING FROM MODERN TECHNOLOGIES.

7. OBJECTIVES AND POLICIES

In order to achieve this vision, we have identified 5 objectives and associated policies.

The policies are to be read in conjunction with the Marton Neighbourhood Plan Design Guidance (appendix 1), the Marton Landscape and Settlement Character Assessment (appendix 4) and the Key Views (section 4E).

1. HOUSING AND DESIGN OBJECTIVE

Marton will have a slightly larger population due to carefully planned and proportionate increases in housing in accordance with Cheshire East Local Plan Policy PG6 for development in the Open Countryside. Development will be well designed, reflecting and enhancing the landscape character and rural setting of the Parish.

Marton is a rural settlement, and is classed as Open Countryside in the Cheshire East Local Plan, and the village has no defined settlement boundary. No strategic need has been identified to deliver housing beyond local needs in the Cheshire East Local Plan. This Neighbourhood Plan will contribute to meeting local housing needs arising in Marton and the Macclesfield Rural Area in accordance with Local Plan Policy PG6.

The size and design of any such development should be in keeping with the local vernacular and with the surrounding rural hinterland and must demonstrate consideration of the Neighbourhood Plan Design Guidance, (appendix 1) and the Marton Landscape and Settlement Character Assessment (appendix 4). Note: infill development is the filling of a small gap in an otherwise built-up frontage. A small gap is one which could be filled by one or two houses.

Marton falls within the buffer zone for the World Heritage Site at Jodrell Bank, where there is a strong presumption against development that would result in harm to the outstanding universal value of the site, its authenticity or integrity.

POLICIES

HD1 HOUSING POLICY

The whole Parish is designated as open countryside and new housing development may be permitted in line with local and national policies.

Proposals for agricultural workers houses, or residential properties which support a rural business, must be well related to existing buildings and not have a harmful effect on the landscape and the features that characterise the landscape.

The conversions of farm buildings to residential properties must ensure that any important characteristics and features of the original buildings are retained, and that the development is kept to the footprint of the original buildings as far as possible.

Limited infill development will only be supported where it can be clearly demonstrated that the site is functionally and visually part of the village and where it is:

1. In keeping with the scale, character and appearance of its surroundings and the local area;
2. Does not give rise to unacceptable impacts; and
3. Does not involve the loss of undeveloped land that makes a positive contribution to the character of the area.

HD2 DESIGN POLICY

To ensure that buildings, characteristic features and materials are representative of the settlement character of Marton, the design and layout of any new developments should demonstrate consideration of the Cheshire East Design Guide (2016), the Marton Neighbourhood Plan Design Guidance (appendix 1), and the Marton Landscape and Settlement Character Assessment (appendix 4) or any updated versions. Any new development should take the following into account, where appropriate:

- a) Development on any given plot should be of a scale appropriate to the location, of locally appropriate density, and fit in with the existing rural character and surroundings of the village as detailed in the Landscape and Settlement Character Assessment (LSCA) and Neighbourhood Plan Design Guidance.
- b) Development should be in keeping with the existing buildings in the village as detailed in the LSCA and reflect the traditional vernacular of the village in terms of layout, density, boundary treatments and appearance.
- c) Development must not have a negative impact on the local landscape of Marton, and must not negatively impact the natural and historic environment of Marton.
- d) New homes, extensions and other buildings should be of a high quality and form that enhances the local context and meets the quality and design standards outlined in the Neighbourhood Plan Design Guidance at Appendix 1.
- e) The height and mass of new or altered buildings should not dominate their surroundings.
- f) Building materials and architectural detailing should be compatible with other buildings in the vicinity.
- g) Extensions should relate well to the existing building reflecting its form and materials, ensuring the original integrity is retained, and should not be overly dominant.
- h) The inclusion of features that increase net-biodiversity will be supported.
- i) Dark skies are to be preferred over street lights. Marton has minimal street lighting at the moment – 4 street lights on Oak View. Any future lighting systems should complement the design of any development which in turn should be in keeping with the village character (see LSCA). In all cases, outdoor lighting sources should be kept to the minimum required for safety and security, and should have a minimum impact on the environment, should minimise light pollution, and should minimise adverse effects on wildlife. All lighting shall comply with BS5489-1:2013 (or its successor). As and when existing lighting systems are maintained and replaced they should be updated to meet modern low environmental impact standards.
- j) Incorporate SUDS which minimises surface water run-off. These may include features such as ponds, swales and permeable paving designed as part of the development and to reflect the rural character of the area. Every option should be investigated before discharging surface water into a public sewerage network, in line with the surface water hierarchy. Surface water should be discharged in the following order of priority

- An adequate soakaway or some other form of infiltration system.
 - An attenuated discharge to surface water body.
 - An attenuated discharge to public surface water sewer, highway drain or another drainage system.
 - An attenuated discharge to public combined sewer.
- No surface water will be expected to discharge to the public sewerage system. Applicants wishing to discharge to public sewer will need to submit clear evidence demonstrating why alternative options are not available as part of the determination of their application.

2. PROTECTING OUR ENVIRONMENT: LANDSCAPE CHARACTER, GREEN SPACES AND TREES AND HEDGEROWS

OBJECTIVE

To maintain and enhance the rural environment of Marton and to protect it from inappropriate development encroaching on the village from the north of Congleton and the south of Macclesfield.

The expansion of both towns could undermine our small rural village with increased traffic and inappropriate development, either of which could potentially damage the character of our village. We wish to remain an independent village rather than become a suburb of a larger town.

The surrounding landscape character with views to the countryside and distant hills is a valuable asset that needs to be taken into consideration by future and potential developers. Tidnock Wood, Cocks Moss Wood and Marton Heath are Sites of Biological Importance, and are protected by policy SE3 in the Cheshire East Local Plan.

The Landscape and Settlement Character Assessment highlights that the small central paddock in the heart of the village is an integral element of Marton's dispersed radial settlement character, and no development should change the existing character through the infilling of key open spaces and paddocks. This was recognised when a planning appeal decision for development at School Lane was recovered by the Secretary of State, who considered that the proposal would be in conflict with Neighbourhood Plan Policy PE3, which indicates that the site should be retained as open green space. The Secretary of State gave this conflict significant weight and overturned the original decision, dismissing the appeal and refusing permission.

POLICIES

PE1 LANDSCAPE CHARACTER POLICY

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.

Development must not have an adverse visual impact on the landscape setting of the World Heritage Site at Jodrell Bank.

The Landscape and Settlement Character Assessment (appendix 4) and the Viewpoints Location Map (section 4E) have identified key views within the village as well as views out to the surrounding countryside. Development must demonstrate that the views are retained and integrated within the proposals. New development should not harm the views to the World Heritage Site at Jodrell Bank.

PE2 TREES AND HEDGEROWS POLICY

Development proposals must not harm the Marton Oak or its setting. Development must demonstrate how the oak and its setting remain unaffected as a result of the proposals.

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.

Ancient hedgerows should be preserved, and development which would adversely impact upon them will not normally be permitted. In exceptional circumstances, where the benefits of development are considered to outweigh the benefit of preserving trees and hedgerows, development will be permitted subject to appropriate mitigation. The retention of trees and hedgerows in situ will always be preferable.

PE3 GREEN SPACE POLICY

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.

3. TRAFFIC AND SAFETY

OBJECTIVE

Marton will have calmer, slower traffic through the village on the A34 and there will be a reduction in the problems of congestion outside school, and improvements in safety.

There has been good progress in increasing the safety of our residents and visitors by instigating the introduction of speed limits through the village and on the main road on each side of the village. However, many vehicles passing through our village continue to travel too fast on roads that are not designed for high speed travel. We have an ongoing dialogue with our local PCSO and have instigated the periodic use of a speed indicator. Residents have been trained in the use of speed guns.

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.

The school was established to replace the village schools in Marton and the surrounding villages, and plays an important role in the village, educating a number of our primary school-age children and hosting many meetings and events throughout the year, including the annual Village Wakes.

However, because an increasing number of pupils come from outside the area, and do not qualify for free bus passes, they have to travel by car. This has created a problem of congestion and safety issues outside the school, which in turn has increased the burden on our narrow lanes due to parked cars, cars attempting to park and turn, and over-large buses.

POLICY**TRA1 SUSTAINABLE TRANSPORT**

New development should provide safe access to the carriageway. 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.

Any appropriate proposals to maintain and enhance the network of public footpaths, bridleways and cycleways will be supported. Additionally, links and improvements to the existing network of public footpaths, bridleways and cycleways will be sought in connection with new developments to improve access to the countryside, where this would be reasonable and viable.

The impact of vehicular traffic on the street scene should be minimised wherever possible. Appropriate new development will be supported where proposals provide off-street parking, do not clutter the public realm, and do not reduce safety for pedestrians and cyclists.

Development should be refused on transport grounds where the residual cumulative impacts of development are shown to be severe. Where appropriate in terms of viability and deliverability, new development should contribute towards traffic improvement.

Proposals to improve the parking provision within the curtilage of the school will be supported as this would improve the safety of the children and of parents bringing their children to school, and of local residents.

3. PROTECTING COMMUNITY ASSETS

OBJECTIVE

To retain and enhance those components of the village that residents value, and which contribute to village life.

The amenities within our village are highly valued by residents, and loss of, for example, the village pub, would adversely affect village life. Our primary school is recognised as good, and is an important part of the web of connections within the community. People who live here value the community, and wish to keep and strengthen the community bonds. These community bonds are forged through the farming community, the church, the school and the pub (an important social meeting place that also offers the potential to reinforce community life in the future).

Marton lies within the Jodrell Bank World Heritage Site Buffer Zone. As a designated heritage asset of the highest significance, there is a strong presumption against development that would result in harm to the outstanding universal value of the site. This presumption applies equally to development in the buffer zone of a world heritage site.

POLICIES

PCA1 HERITAGE

Proposals which make a positive contribution to the Parish's historic assets and their setting, including the Marton Oak and the Parish's Listed Buildings (section 4c) will be supported. The Marton Landscape and Character Assessment identifies locations where the setting of a heritage asset is particularly sensitive to development. Proposals for development must take into account the scale of any possible harm or loss and the significance of any heritage assets and will only be supported where it can be demonstrated that substantial benefits will be achieved when weighed against the harm or loss. Measures should be put in place to avoid or minimise impact or mitigate damage.

When considering the impact of a proposed development on the significance of Marton's heritage assets, great weight should be given to the assets conservation.

Marton lies within the Jodrell Bank World Heritage Site Buffer Zone. Development proposals that would cause harm to the significance of the World Heritage Site will not be supported unless there is a clear and convincing justification and an appropriate heritage impact assessment has evaluated the likely impact of the proposals upon the significance of the asset and attributes that contribute to its outstanding universal value. Where development has a demonstrable public benefit, and harm to the outstanding universal value is unavoidable and has been minimised, this benefit will be weighed against the level of harm to the outstanding universal value of the world heritage site.

PCA2 VILLAGE CENTRE

The village centre is shown on Map 8.

A mix of commercial, community and residential use should be retained in the village centre. Commercial proposals in the village centre will be supported where they support the vitality of the village centre and are in keeping with the character of the village.

4. SMALL BUSINESS SUPPORT

OBJECTIVE

To support the growth of the rural economy by retaining and supporting small rural-based businesses within the Parish boundaries

Marton has a significantly higher than average proportion of people who work from home, who work more than 49 hours a week, and/or who are self-employed. We have a significantly higher proportion of people who work in agriculture (even compared to other rural locations). The rural economy and small businesses are a vital part of village life.

POLICY

SBS1 SMALL BUSINESS SUPPORT POLICY

Subject to respecting Marton's built and landscape character, and environmental and residential amenity impacts being acceptable, the following will be supported –

- a) The development of new small businesses and the expansion to an appropriate local scale of existing businesses, particularly on brownfield sites
- b) Proposals that promote or provide facilities for home working and businesses operating from home
- c) The sympathetic conversion of existing buildings for business and enterprise
- d) The appropriate diversification of farms and rural businesses
- e) Agricultural and Horticultural enterprises

APPENDICES

APPENDIX 1: NEIGHBOURHOOD PLAN DESIGN GUIDANCE

This Design Guidance is intended to give advice and guidance to anyone who is considering any form of development in the Parish of Marton, no matter how large or small. It is not only concerned with housing but covers all types of development with the intention of improving the quality and sustainability of design in new development and extensions to existing properties, and should support plan preferences which are in line with the adopted policies of the local authority and national government.

CREATING HIGH QUALITY DEVELOPMENTS

Good Design is now at the forefront of government and local plan policy making with the current NPPF (February 2019) also strengthening policies relating to what constitutes good design, as set out generally in Chapter 12 and as quoted below:

“124. The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.”

In addition to the NPPF Design Policies the government has recently published the National Design Guide (October 2019) and states that:

“The long-standing, fundamental principles for good design are that it is: fit for purpose; durable; and brings delight. It is relatively straightforward to define and assess these qualities for a building. We can identify its activities and users, the quality of detail, materials, construction and its potential flexibility. We can also make judgements about its beauty.

A place is more complex and multi-faceted than a building:

- it is a setting for a diverse range of uses and activities, and is experienced by many people in many different ways;
 - it is made up of buildings, and also landscape and infrastructure, which are likely to endure longer than the buildings themselves;
 - most places evolve over a long period of time once they have been established, with many incremental changes that can affect their quality;
 - the quality of ‘delight’ includes a richness of experience gained from all of our senses, not only the visual; and
 - beauty in a place may range from a long view down to the detail of a building or landscape.”
- It also states:

“The underlying purpose for design quality and the quality of new development at all scales is to create well-designed and well-built places that benefit people and communities.”

“The National Design Guide addresses the question of how we recognise well-designed places, by outlining and illustrating the Government’s priorities for well-designed places in the form of ten characteristics.”

A diagram extracted from the NDG illustrating these 10 characteristics is illustrated below for reference.



Indeed, Cheshire East Council has promoted good design for a number of years prior to the publication of the National Design Guide with their own adopted SPD; The Cheshire East Borough Design Guide (Adopted 2nd May 2017). This document predates the National Design Guide and whilst it was prepared before the NDG was published fully accords with it and drills down to a more detailed and locally contextual response to what constitutes good design at the local level.

Locally contextual design is therefore key for any developments proposed in Marton and the below guidance should be used in conjunction with the National Design Guidance and Cheshire East Borough Design Guide (CEBDG).

THE BUILT ENVIRONMENT

According to the CEBDG Marton lies in the Silk, Cotton and Market Towns Settlement Character Area and acts as a transitional zone between the Pennine Fringe to the north and much flatter Cheshire Plain to the south.

Typical building materials are dominated by the classic Cheshire Brick, but well-preserved examples of mediaeval half-timbered buildings also survive. Some local gritstone flags are used as a roofing material, but blue Welsh slate predominates.

Marton reflects these character traits and has a high proportion of listed buildings of architectural and historical merit, and the range of architectural forms found in the village—from a half-timbered Mediaeval church, Tudor cottages and Georgian farmsteads to Victorian and 20th/21st Century buildings—contributes to its architectural richness.

The charm and character of the village, however, also lies in the relationship and spaces between the buildings, and the rural setting.

The community does not favour too prescriptive an approach to future development, recognising the value of creative, modern design and that this approach adds to the layers of architectural quality and diversity within a settlement.

Nonetheless, some principles and guidelines should serve to avoid damage to the heritage and the amenity of residents and visitors.

In essence, any development within the Parish should adopt a contextually led design approach as advocated in the Cheshire East Borough Design Guide and national guidance, using appropriately qualified designers to articulate and illustrate the proposals. To this end the designers should have due regard for the design process as described and set out in the Cheshire East Borough Design Guide, Volume 1, Section iii.

The historic layout of property boundaries and the villages palimpsest should be utilised to inform any design proposals with particular attention to be given to boundary treatments and landscaping. The preservation of existing trees, hedgerows, historic boundary lines and stone/brick walls should be encouraged in any emerging proposals.

A good mix of retail, leisure, commercial and residential uses should be maintained in the central village area and every effort made to prevent the loss of commercial premises. Such an approach adds to the sustainability of the village and reduces the need to travel by private motor vehicle to larger settlements.

The traditional density of the village is low at between 5 and 15 homes per hectare, with properties set into well wooded grounds. Any further development should reflect these densities along with the quality of the landscape treatments and spaces between any proposed properties.

New development should reflect the existing built form in terms of layout and massing of the village as set-out here and described in the Landscape and Settlement Character Assessment prepared as supporting evidence for the Neighbourhood Plan, as well as in the settlement character area descriptions within the CEBDG.

Whilst we have stated earlier that we don't wish to be too prescriptive we would welcome modern interpretations of the local vernacular in terms of the mixing of traditional materials and detailing with modern low energy materials and creative application of new ideas around detailing to buildings etc.

Use of modern methods of construction would be welcomed as long as the design and appearance accords with the above criteria.

Typical local design cues for particular parts of the village are described below:

- i) Oak Lane forms a strong and positive relationship between the village's built form and the countryside, with properties fronting the lane having large front gardens, boundary hedges and retained mature trees.
- ii) To the west of School Lane a handful of detached properties of varying archetypes are located and whilst the built form is of varying eras they are individually designed, architecturally interesting and set into mature landscaped gardens which contribute to the village lane feel of School Lane.
- iii) Modern or rebuilt cottages in the village on individual plots provide new and creative architectural forms which still follow some of the traditional rules in terms of materials (timber and/or brick with blue slate roofs), massing and density within strongly landscaped plots, whilst adding a new dimension to the vibrancy of the built form in the village.
- iv) Many buildings from the Georgian era onwards have been built with the typical and traditional warm brindle multi 'Cheshire brick'. Recent exceptions are very much at odds with the vernacular and rural setting. New development should therefore follow the traditional style of Cheshire brick and blue slate roofs where possible.

The height and massing of any new or altered buildings should not dominate their surroundings or be overbearing to existing buildings in the village or wider parish.

Building materials and architectural detailing should relate to other buildings in the immediate vicinity. Any extension should relate well to the existing building reflecting its form and materials, ensuring that its original integrity is retained, and should not be over dominant.

Any need for additional housing would best be met by small-scale developments using bespoke house types developed specifically for the site and supported by a vernacular study demonstrating how the proposed character has emerged and been influenced by the surrounding area.

A large new estate, especially one uniform in its house designs and building materials could severely damage the existing intimate village character and upset the balance of the village in terms of densities, varied mix of archetypes and green setting of each and every building.

There is a need to protect the streetscape by minimising clutter and ensuring that the number of traffic signs, advertisements etc. do not exceed what may be necessary to meet the requirements of safety and commercial viability.

The quality of the streetscape should also be protected by ensuring that parking for residents and visitors is properly integrated and designed into developments. Parking should be set where possible behind the building line or softened by landscape treatments. Use of reinforced grass on larger expanses of parking where trafficking isn't too heavy should be explored. The appropriate level of parking required for any form of development should be set-out from the start to minimise parking within the surrounding streets and lanes thus reducing congestion or impacts on the character of the village.

All developments will be required to conform with the Cheshire East Borough Design Guide and

especially address the six chapters in Volume 2 covering:

- I. Working with the Grain of the Place (Context)
- II. Urban Design
- III. Street Design
- IV. Green Infrastructure & Landscape Design
- V. Sustainable Design Principles
- VI. Quality of Life

In addition, the 10 characteristics of good design, as advocated by the National Design Guide which are all covered in the CEBDG should be central the design philosophy of any developments in the parish.

SUSTAINABLE DESIGN

As stated above sustainability lies at the heart of good design, especially in light of the recently declared climate emergency.

It is accepted that living in a village means that the community has a higher than normal reliance on private transport in order to deliver children to secondary school, commuting to work or visiting surrounding settlements to shop etc.

However, through advances in technology and by careful design those vehicle movements can be mitigated, reduced or the impact of petrol and diesel vehicles removed by looking to alternative power sources.

To this end any new homes will need to look carefully at not only meeting building regulations but exceeding them in terms of energy efficiency in order to offset impacts created by the use of traditionally power vehicles. In addition, the use of solar power (hot water and electricity generation), ground and air source heat pumps and other forms of sustainable energy generation should be integral to any new developments in the parish.

The provision of study/office/workspace space within new properties or extended existing properties with properly integrated superfast broadband would also assist in reducing the need to commute.

Planting of new hedgerows, trees and naturalistic habitats will not only enhance the villages existing character and biodiversity, but act as a carbon store and assist in offsetting carbon emissions of the development during construction and habitation.

Indeed, it might be looked upon favourably if any proposed developments look to create offsite woodlands and copses in the parish to aid in offsetting of carbon, whilst also adding to the landscape character and ecological value within the parish.

Finally, in terms of sustainable travel the incorporation of trickle and fast charging electric vehicle points into garages and parking spaces should be fundamental to new developments in the parish, especially in the light of the governments banning of new petrol, diesel and hybrid vehicles in 2035, just 15 years from now.

OPEN COUNTRYSIDE

Opportunities to incorporate features into new build or extensions which are beneficial to wildlife should be undertaken wherever possible, such as the installation of bird and bat boxes.

Vehicular access arrangements must not be detrimental to the character of village lanes.

Verges, trees and hedgerows along country lanes should be maintained wherever possible to preserve nature and for conservation purposes.

The key views into and from the village, as detailed in the Neighbourhood Plan and LSCA, must be respected.

APPENDIX 2: ACTION PLAN FOR THE PARISH COUNCIL, COMING FORWARD FROM THE NEIGHBOURHOOD PLAN CONSULTATIONS

1. Continue to work with school and with Cheshire East to minimise the number of large coaches that are used to transport children to our village school and to improve the parking facilities
2. Support surrounding parishes in the establishment of a Green Gap around the village to the north and south to protect the village from encroachment from expansion of the nearby towns. (Note: first requested as part of response to Cheshire East Core Plan in December 2013)
3. Continue with the hedge and tree planting schemes such as the village orchard to ensure the renewal of our green environment
4. Continue to liaise with Cheshire East to maintain our country lanes, keeping them tidy and keeping paths clear for walkers and riders, while preserving our hedgerows and minimising the quantity and speed of traffic where possible
5. Continue to maintain and improve our shared spaces in the centre of the village, such as the spinney, the Folly and the orchard, while minimising the signage and street lighting in the village to maintain its rural character
6. Continue the installation of bird- and bat- boxes around the village
7. Retain our village Tree Warden to monitor and manage our villagetrees
8. Introduce permanent traffic calming measures such as flashing speed limit signs both north and south of the village
9. Continue to work with Cheshire East Highways to investigate the possibility of further reductions in speed limits at the village edges, to smooth the reduction from 50mph to 30mph
10. Continue to invite our PCSO to village meetings to discuss issues of traffic and safety that affect the villagers
11. Explore the possibility of a road crossing to connect the pub with the retailoutlets
12. Investigate possible locations for a safe play area for children within thevillage

13. Continue to support the restoration of the church
14. Continue to investigate the possibility of a dedicated village hall. Proposals to use the school hall as a village hall to further benefit the local community will be encouraged
15. Pursue further works to the A34 to calm traffic speeds through the village.
16. 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.
17. Secure the design of signage which is sensitive to the character and appearance of the village and parish.

APPENDIX 3: CHESHIRE EAST LOCAL PLAN POLICY PG6 – OPEN COUNTRYSIDE

Policy PG 6

Open Countryside

1. The Open Countryside is defined as the area outside of any settlement with a defined settlement boundary⁽³⁴⁾.
2. Within the Open Countryside only development that is essential for the purposes of agriculture, forestry, outdoor recreation, public infrastructure, essential works undertaken by public service authorities or statutory undertakers, or for other uses appropriate to a rural area will be permitted.
3. Exceptions may be made:
 - i. where there is the opportunity for limited infilling in villages; the infill of a small gap with one or two dwellings in an otherwise built up frontage elsewhere; affordable housing, in accordance with the criteria contained in Policy SC 6 'Rural Exceptions Housing for Local Needs' or where the dwelling is exceptional in design and sustainable development terms;
 - ii. for the re-use of existing rural buildings where the building is permanent, substantial and would not require extensive alteration, rebuilding or extension
 - iii. for the replacement of existing buildings (including dwellings) by new buildings not materially larger than the buildings they replace;
 - iv. for extensions to existing dwellings where the extension is not disproportionate to the original dwelling;
 - v. for development that is essential for the expansion or redevelopment of an existing business;
 - vi. For development that is essential for the conservation and enhancement of a heritage asset.
4. The retention of gaps between settlements is important, in order to maintain the definition and separation of existing communities and the individual characters of such settlements.
5. The acceptability of such development will be subject to compliance with all other relevant policies in the Local Plan. In this regard, particular attention should be paid to design and landscape character so the appearance and distinctiveness of the Cheshire East countryside is preserved and enhanced.

FURTHER APPENDICES

Further appendices are to be found in separate documents. These appendices are:

- Appendix 4: Landscape and Settlement Character Assessment
- Appendix 5: Housing Needs Survey
- Appendix 6: Transport Statement
- Appendix 7: Key Documents: Village Plan, Statistics and Census, Meetings
- Appendix 8: Details of submitted planning applications