

### **Submission Version Updated Marton Neighbourhood Plan 2020 – Schedule of Changes**

1. A foreword has been included to explain the rationale and process of updating the Neighbourhood Plan
2. Section 1B – Planning Powers has been updated to reflect the current status of the Cheshire East Local Plan
3. Section 1C - Our Approach has been updated to explain the approach to updating the Neighbourhood Plan
4. Section 2 – Stages has been expanded to include the stages undertaken in updating the Neighbourhood Plan
5. Section 3 – This has been renamed as ‘The Designated Neighbourhood Area’ rather than the ‘proposed’ neighbourhood area, and a sentence included to explain that the parish is designated as open countryside
6. Section 4E – Marton’s Visual Amenity – The final paragraph detailing shorter range, localised views has been expanded to give more details on specific views to add clarity, following an update to the Landscape and Settlement Character Assessment
7. Section 4E – Map 8 has been renamed as Village Centre and has had the settlement boundary removed, in order to add clarity and aid understanding, reflecting the fact that Marton does not have a settlement boundary in the Cheshire East Local Plan. Shorter localised views have also been added to the map, in order to add detail and reflect the update to the Landscape and Settlement Character Assessment
8. Section 4F – A new section ‘Marton’s Proximity to the World Heritage Site at Jodrell Bank’ has been added, which includes photographs of the observatory from Marton, a map highlighting the views to the observatory, a map showing Jodrell Bank’s buffer zone, and information detailing the recent designation by UNESCO of Jodrell Bank as a World Heritage Site. The designation was awarded in 2019, after the making of the original Neighbourhood Plan and after the adoption of the Cheshire East Local Plan Part One.
9. A new appendix 1 has been added, Neighbourhood Plan Design Guidance, which has been reviewed and expanded to reflect the latest adopted policies of Cheshire East Local Plan and the updated National Planning Policy Framework.

The changes to the objectives and policies are detailed in the tables below:-

<p><b>Original Marton Neighbourhood Plan 2016 - Residential and Commercial Development Objective</b></p> <p>Marton will have a slightly larger population due to carefully planned and proportionate increases in housing preferably created through brownfield development, conversions of existing buildings or through infill development of an appropriate density, scale and size.</p>
<p><b>Updated Marton Neighbourhood Plan 2020 - Housing and Design Objective</b></p> <p>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.</p>
<p>The objective has been renamed to reflect the policies which follow which concentrate on housing and design. The objective has been amended slightly, in order to reflect the updated policy position, since the adoption of the Cheshire East Local Plan. Marton is in open countryside and falls within the remit of Local Plan Policy PG6, which details what type of housing and in which circumstances new housing would be acceptable in the open countryside. The explanatory paragraphs now include information about the designation of Marton as open countryside in the Cheshire East Local Plan, and explains that Jodrell Bank has been designated as a World Heritage Site.</p>

<b>Original Marton Neighbourhood Plan 2016 - Policy Section 1 – Residential and Commercial Development</b>		
RCD0	<p>Local Housing Needs will be met through</p> <ul style="list-style-type: none"> <li>• The redevelopment of brownfield sites</li> <li>• Infill (see definition above)</li> <li>• Conversions</li> <li>• And at the edge of the existing settlement in locations that will not cause harm to the wider landscape and setting of Marton.</li> </ul>	<p>Policy deleted. New Policy HD1 – Housing now covers where new housing may be permitted, in line with Cheshire East Local Plan Policy PG6, which was adopted in 2017, a year after the making of the original Neighbourhood Plan. The new policy reflects the updated local plan policy position.</p>
RCD1	<p>Following Cheshire East policy guidelines, development will be supported on brownfield sites, but all applications will be considered on their individual merit.</p>	<p>Policy deleted. Updated Policy HD1 – Housing now covers where new housing may be permitted, in line with Cheshire East Local Plan Policy PG6, which was adopted in 2017, a year after the making of the original Neighbourhood Plan. The new policy reflects the updated local plan policy position.</p>
RCD2	<p>Development on any given plot should be of a scale appropriate to the location, of appropriate density, and fit in with the existing rural character and surroundings of the village as</p>	<p>This policy has been included as part of new policy HD2 – Design (a).</p>

	detailed in the Landscape and Settlement Character Assessment (LSCA) and Neighbourhood Plan Design Guidance	
RCD3	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 Needs Assessment and the Cheshire East SHMA Update 2013, or future updates to these documents.	Policy deleted. It was not thought necessary to take this policy forward, as Marton has been classed as open countryside in the Cheshire East Local Plan, and it is unlikely that new housing of a scale large enough for the policy to be workable would be permitted. New Policy HD1- Housing now covers where new housing may be permitted, in line with Cheshire East Local Plan Policy PG6. A paragraph detailing the assessment of local housing need which was included in the original Neighbourhood Plan has also therefore been removed.
RCD4	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 and appearance	This policy has been included as part of new policy HD2 – Design (b), and slightly expanded to include boundary treatments.
RCD5	Development must not have a negative impact on the natural and historic environment of Marton and to this end should conform with the spatial policy maps of this plan	This policy has been included as part of new policy HD2 – Design (c) with slight amendments following regulation 14 comments from Cheshire East Council.
RCD6	New homes, extensions and other buildings should be of a quality and form appropriate to their local context and meet the quality and design standards outlined in the Neighbourhood Plan Design Guidance at Appendix 1	This policy has been included as part of new policy HD2 – Design (d) and slightly reworded to add clarity.
RCD7	The height and mass of new or altered buildings should not dominate their surrounding	This policy has been included as part of new policy HD2– Design (e)
RCD8	Building materials and architectural detailing should be compatible with other buildings in the vicinity	This policy has been included as part of new policy HD2 – Design (f)
RCD9	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	This policy has been included as part of new policy HD2 – Design (g)

<b>Original Marton Neighbourhood Plan 2016 – Policy Section 2 – Transport , School and Parking</b>		
<b>Transport, School and Parking Objective</b>		
Reduce the problems of congestion outside school and improve safety		
This section has been moved into the traffic and safety section 3 in the Updated Neighbourhood Plan, in order to simplify the policy layout. The objective in the updated Neighbourhood Plan has merged the original transport, school and parking objective and the original traffic and safety objective and now reads :- 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.		
TSP1	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	This policy has been included as part of new policy TRA1 – Sustainable Transport

<b>Original Marton Neighbourhood Plan 2016 – Policy Section 3 – Protecting Our Environment: Landscape Character, Green Spaces and Local Wildlife</b>		
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.	This policy has been included as part of new policy PE1 – Landscape Character.
PE2	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.	This policy has been included as part of new policy TRA1 – Sustainable Transport.
PE3	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	This policy has been included as a new stand-alone Green Space policy PE3. The explanation has been slightly amended to reflect comments received at regulation 14 stage.

PE4	Development proposals must not harm the Marton Oak or its setting. Potential development must demonstrate how the oak and its setting remain unaffected as a result of the proposals.	This policy has been included as part of new policy PE2 – Trees and Hedgerows.
PE5	Any proposals to maintain and enhance the woodlands of Cocksmoss, Black Wood, and Marton Heath Wood and to create wildlife corridors in farmland to enable wildlife to move between these woodlands will be supported	This policy has been included as part of new policy PE2– Trees and Hedgerows
PE6	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 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	This policy has been included as part of new policy PE2 – Trees and Hedgerows. The policy has been slightly amended to remove the reference to valued trees, to reflect comments received from Cheshire East Council whilst preparing the updated Marton Neighbourhood Plan.
PE7	The Landscape and Settlement Character Assessment (appendix 3) and the Village Spatial Policies 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	This policy has been included as part of new policy PE1 – Landscape Character.
PE8	Dark skies are to be preferred over street lights. We have 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 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.	This policy has been included as part of new policy HD2 (i) – Design, with slight amendments following a representation received at regulation 14 stage.

PE9	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.	This policy has been amended to include all features that increase biodiversity and is included as part of new policy HD2 (h) - Design
PE10	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.	This policy has been included as part of new policy TRA1 – Sustainable Transport
PE11	The key views into and from the village, as detailed in the Neighbourhood Plan and LSCA, must be respected.	This was a repetition of Policy PE7 and as such has been deleted. Policy PE7 has been included as part of new policy PE1 – Landscape Character

<b>Original Marton Neighbourhood Plan 2016 – Policy Section 4 – Transport, Traffic and Safety</b>		
<b>Traffic and Safety Objective</b>		
Marton will have calmer, slower traffic through the village on the A34.		
This section has been merged with original section 2 – Transport, School and Parking, in order to simplify the policy layout. The objective in the updated Neighbourhood Plan has merged the original transport, school and parking objective and the original traffic and safety objective and now reads :- 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.		
TS1	New development should provide safe access to the carriageway	This policy has been included as part of new policy TRA1 – Sustainable Transport
TS2	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	This policy has been included as part of new policy TRA1 – Sustainable Transport
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	It is recognised that this policy is an action for the Parish Council, rather than a policy, and so it has been moved to Appendix 2 - Action Plan For The Parish Council, numbers 16 and 17.

	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.	
TS4	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.	This policy has been included as part of new policy TRA1 – Sustainable Transport

<b>Original Marton Neighbourhood Plan 2016 - Policy Section 5 – Protecting Community Assets</b>		
PCA1	Marton’s historical assets, including the ancient oak tree and the listed buildings integral to the character of Marton, should be preserved and enhanced. The Spatial Policies Map identifies locations where the setting of a heritage asset is particularly sensitive to development. In these locations development will only be permitted where proposals make a positive contribution to enhance the asset and its setting.	This policy has been amended, in light of comments received at Regulation 14 stage, and now forms part of new policy PCA1 – Heritage.
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.	This policy has been amended in light of comments received at Regulation 14 stage, and now forms part of new policy PCA2 – Village Centre.
PCA3	A good mix of commercial and residential use should be retained in the village centre. Loss of commercial premises will not be supported	This policy has been amended in light of comments received at Regulation 14 stage, and now forms part of new policy PCA2 – Village Centre.

<b>Original Marton Neighbourhood Plan 2016 - Policy Section 6 – Small Business Support</b>		
SBS1	Development for new, small, rural based businesses will be supported, particularly on brownfield sites.	The small business and support policies have been slightly redrafted and now form part of new policy SBS1 – Small Business Support

SBS2	The diversification of farms and rural businesses will be supported.	The small business and support policies have been slightly redrafted and now form part of new policy SBS1 – Small Business Support
SBS3	Proposals to provide facilities for home working either by conversion, extension or new build within the curtilage of existing homes, will be supported provided that it is not disproportionate to the existing building and there is no adverse impact on residential amenity.	The small business and support policies have been slightly redrafted and now form part of new policy SBS1 – Small Business Support

New additions to policies :-

- New Policy HD1 – Housing has been drafted to reflect the updated status of the Cheshire East Local Plan. Marton is designated as open countryside and thus falls under the remit of Local Plan policy PG6.
- New Policy HD2 – Design (j) has been added, which deals with SUDS and drainage. This was added following a recommendation from United Utilities at the Regulation 14 consultation stage.
- New Policy PE1 – Landscape Character has had new additions regarding the setting of Jodrell Bank, and views towards Jodrell Bank, following the designation of Jodrell Bank as a World Heritage Site by UNESCO in 2019
- New Policy PCA1 - Heritage includes a section on Jodrell Bank World Heritage Site, as Jodrell Bank was designated as a World Heritage Site in 2019, and Marton lies within the World Heritage Site Buffer Zone. A paragraph has also been added to the explanation.
- New Policy SBS1 – Small Business Support has been expanded to include agricultural and horticultural enterprises, along with allowing for the sympathetic conversion of existing buildings for business and enterprise. This reflects Local Plan policy EG2.