



Marion Village Neighbourhood Plan

Basic Conditions Statement

February 2016

1. INTRODUCTION

1.1 This Statement has been prepared by Marton Parish Council (“the Parish Council”) to accompany its submission to the local planning authority, Cheshire East Council, of the Marton Neighbourhood Plan (“the Neighbourhood Plan”) under Regulations 15 of the Neighbourhood Planning (General) Regulations 2012 (“the Regulations”).

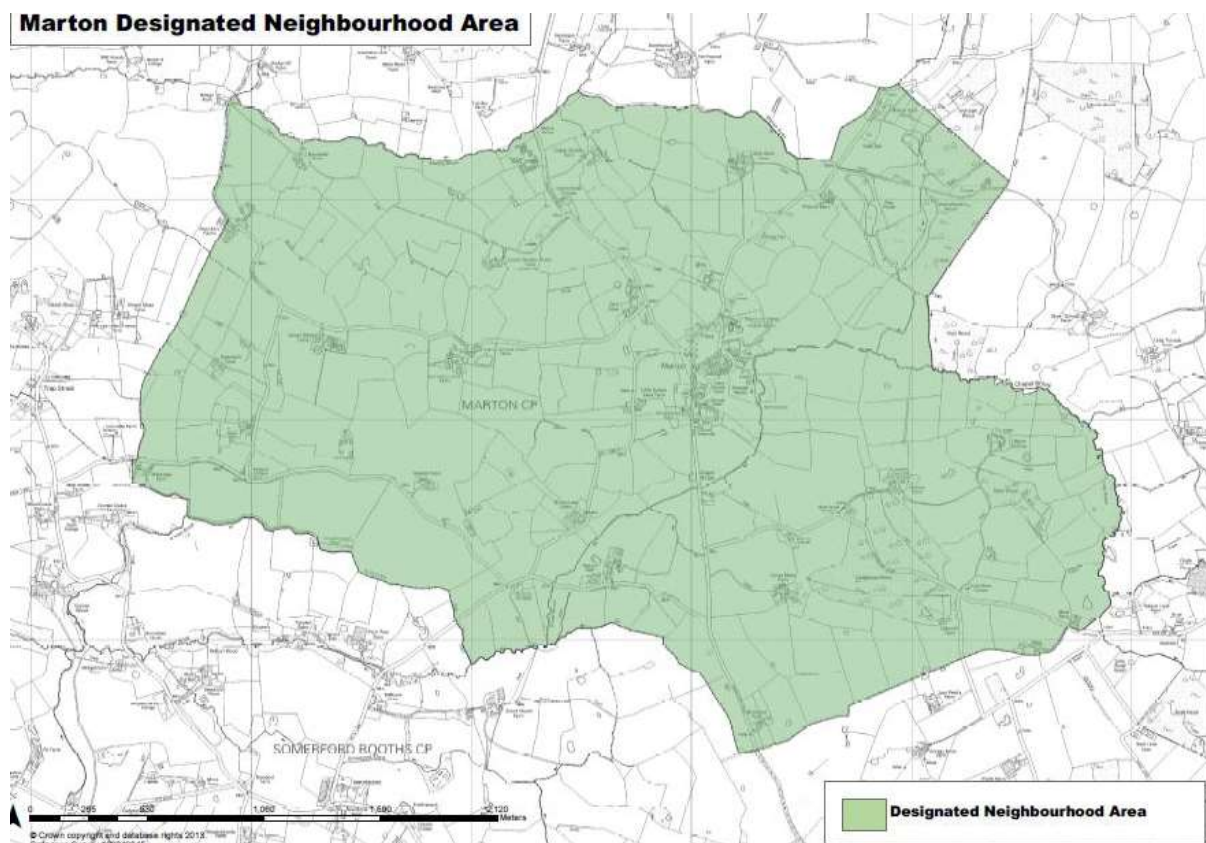
2. BACKGROUND

2.1 The Parish Council commenced preparation of the Neighbourhood Plan in summer 2014 in response to the desire of the local community to have a greater say in future planning decisions. In October 2014 the Parish Council was encouraged along this route by positive action from Cheshire East Council who stressed the importance of Neighbourhood Plans and their support of rural parishes who wanted to play a role in determining local planning policy.

The Parish Council formed a Neighbourhood Plan Steering Committee, which has worked closely with officers of Cheshire East Council during the preparation of the Neighbourhood Plan.

2.2 DESIGNATED AREA OF THE MARTON NEIGHBOURHOOD PLAN

The Neighbourhood Plan has been prepared by Marton Parish Council, a qualifying body, for the Neighbourhood Area covering the whole of the Parish of Marton, as designated by Cheshire East Council on 23rd February 2015. The Neighbourhood Plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the Neighbourhood Area.



3. THE PROPOSAL

The policies described in the Neighbourhood Plan relate to planning matters (the development and use of land) in the designated Neighbourhood Area. It has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012

The Neighbourhood Plan is to have effect from 2015 to 2030.

The Neighbourhood Plan does not:

- contain policies relating to excluded development in accordance with the Regulations;
- deal with County matters (mineral extraction and waste development, nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990).

4. BASIC CONDITIONS STATEMENT

This Statement addresses each of the four ‘basic conditions’ required in the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.

The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if:

- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan,
- the making of the neighbourhood development plan contributes to the achievement of sustainable development,
- the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.

4.1 BASIC CONDITION 1 – HAVING REGARD TO NATIONAL POLICY

Marton Parish Council believes that this Neighbourhood Plan, as submitted, properly demonstrates due regard to National Policy, specifically that set out in the National Planning Policy Framework (NPPF) 2012. Paragraph 183-185 of the NPPF describe how Neighbourhood Planning can be used to give communities direct power to deliver a shared vision for their neighbourhood, and deliver the sustainable development that they need. Paragraphs 14-16 of the NPPF sets out the presumption in favour of sustainable development that is at the heart of national policy. For planning to deliver sustainable development, the NPPF gives policy guidance in key areas, the following of which, where relevant to the Neighbourhood, the Marton Neighbourhood Plan has had close regard:

- Building a strong, competitive economy;
- Ensuring the vitality of town centres;
- Supporting a prosperous rural economy;
- Promoting sustainable transport;
- Delivering a wide choice of high quality homes;
- Requiring good design;

- Promoting healthy communities;
- Meeting the challenge of climate change, flooding and coastal change;
- Conserving and enhancing the natural environment;
- Conserving and enhancing the historic environment.

The conformity between the policies of the Marton Neighbourhood Plan and the guidance given in the National planning Policy Framework is demonstrated in further detail in Table 1 on the following pages.

4.2 BASIC CONDITION 2 – CONTRIBUTION TO SUSTAINABLE DEVELOPMENT

The NPPF highlights that there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles. These roles should not be undertaken in isolation as they are mutually dependent.

1. An economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation and by identifying and coordinating development requirements, including the provision of infrastructure.
2. A social role – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.
3. An environmental role – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

The pursuit of sustainable development is at the heart of the Marton Neighbourhood Plan, as is highlighted by the Neighbourhood Plan's vision –

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.

The Neighbourhood Plan seeks to ensure that development promotes good design, preserves the valued local character and environment of the village, contributes to the creation of a sustainable community, and seeks to maintain and build a strong local economy.

The role of each Neighbourhood Plan policy to the contribution of delivering sustainable development is demonstrated in further detail on the following pages.

4.3 BASIC CONDITION 3 – BE IN CONFORMITY WITH STRATEGIC LOCAL POLICIES

Positioning the Neighbourhood Plan in respect of the Cheshire East Council Local Plan Strategy (which was first submitted for Examination in 2014) has been difficult as its approval was delayed by the Inspector's decision that certain elements required revisiting, including the overall housing figures.

The revised document was not finalised until summer 2015 and the examination of the Plan was resumed in October 2015. Further work and consultation was deemed necessary, and a further resumption of the Examination hearings is currently scheduled for September 2016. If the Inspector finds the plan sound, and any modifications necessary are made, the Plan can then be adopted by Cheshire East Council. Work will then need to continue on the Local Plan Site Allocations and Development Policies Document, which will allocate remaining sites for future development and provide detailed policies to be used when considering planning applications for new development across the Borough.

The community felt that it was important, however, to prepare a Neighbourhood Plan, and the Planning Practice Guidance (issued in March 2014) provides the following guidance in respect of neighbourhood plans coming forward before an up to date Local Plan is in place:

Neighbourhood plans, when brought into force, become part of the development plan for the neighbourhood area. They can be developed before or at the same time as the local planning authority is producing its Local Plan. A draft neighbourhood plan or Order must be in general conformity with the strategic policies of the development plan in force if it is to meet the basic condition. A draft Neighbourhood Plan or Order is not tested against the policies in an emerging Local Plan although the reasoning and evidence informing the Local Plan process may be relevant to the consideration of the basic conditions against which a neighbourhood plan is tested. Where a neighbourhood plan is brought forward before an up-to-date Local Plan is in place the qualifying body and the local planning authority should discuss and aim to agree the relationship between policies in:

- the emerging Neighbourhood Plan;
- the emerging Local Plan,
- the adopted Development plan with appropriate regard to national policy and guidance.

Indeed, during the examination into the Tattenhall Neighbourhood Plan the Examiner considered that it was not unusual for there to be an emerging local plan and “there is nothing in the legislation to support the contention that such a situation should stop, or slow down, the progress of a neighbourhood plan”. The Examiner further noted that one of the significant benefits of neighbourhood plans is the relative speed at which they can come forward and a made Neighbourhood plan can provide for certainty in areas where there may otherwise be an absence of up to date policy.

The Marton Neighbourhood Plan has, therefore, been produced taking full consideration of the strategic direction and policies in the Cheshire East Local Plan Strategy Submission Version 2014 including, latterly, the suggested revisions of July 2015, and through discussions with Cheshire East Council. Cheshire East Council has been very supportive of the Neighbourhood Plan, and has been involved from the outset. This has ensured general conformity and minimised any potential conflict between policies. Whilst the Neighbourhood Plan policies must be in general conformity with the adopted local plan, it was considered sensible and good practice to seek their general conformity with the emerging plan also.

Additionally the Cheshire East Local Plan Strategy Submission Version does endorse many of the saved policies of Macclesfield Borough Local Plan (adopted in 2004). The saved policies currently remain as the adopted policies for the Marton area, and as such, although dated, remain valid for the purpose of assessing the general conformity of the Neighbourhood Plan.

This Basic Conditions Statement demonstrates that the Marton Neighbourhood Plan does not conflict with the saved policies of the Macclesfield Borough Local Plan, or the strategic policies of the emerging local plan. The Neighbourhood Plan seeks to refine and add detail to the overall strategic policy of the Cheshire East Local Plan, and be flexible enough to work alongside the Local Plan, once adopted.

The general conformity of each Marton Neighbourhood Plan policy to the Cheshire East Local Plan Strategy (Submission Version 2014) and suggested revisions July 2015, and the adopted Macclesfield Borough Local Plan (2004) saved policies is highlighted in detail in Table 1 below.

MARTON NEIGHBOURHOOD PLAN POLICIES

TABLE 1 - General conformity with local Planning Policies, regard to National Policy Guidance and contribution To Sustainable Development

Marton Neighbourhood Plan Policy	POLICY RCD1: Residential and Commercial Development Policy RCD1: Following Cheshire East policy guidelines, development will be supported on brownfield sites, but all applications will be considered on their individual merit
Macclesfield Borough Local Plan (2004)	Policy H1 –Phasing stresses that previously developed sites (or buildings for reuse or conversion) should, where possible, be developed before greenfield sites.
Cheshire East Local Plan Strategy Submission Version (2014) – suggested revisions July 2015	Policy SE2 – Efficient Use of Land highlights that the Council will encourage the redevelopment of previously developed land, indicating that development should consider the landscape and townscape character of the surrounding area when determining the character and density of development. Policy SD1 – Sustainable Development in Cheshire East states that to achieve sustainable development, development should make best use of previously developed land where possible.
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, preferring development on brownfield where possible, although not exclusively. The policy encourages appropriate development of brownfield land, as does Policy SE2 and SD1 of the Cheshire East Local Plan Strategy Submitted Version, but indicates that all applications will be considered individually.
National Planning Policy Framework	One of the core planning principles detailed in Para 17 is to encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value. This is reiterated in Para 111 under the key policy direction of conserving and enhancing the natural environment, which states that planning policies and decisions should encourage the effective use of land by re- using land that has been previously developed (brownfield land), provided that it is not of high environmental value.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy RCD1 contributes to the achievement of sustainable development by performing an environmental role, protecting the natural environment.

<p>Marton Neighbourhood Plan Policy</p>	<p>POLICY RCD2: Residential and Commercial Development</p> <p>Policy RCD2: Residential development will be acceptable where it meets an identified local need, in line with the historic development of the village on a piecemeal basis. See the LSCA</p>
<p>Macclesfield Borough Local Plan (2004)</p>	<p>Policy GC5 – Countryside beyond the Green Belt indicates that development in open countryside will not normally be permitted unless essential for agriculture, forestry, outdoor recreation or other uses appropriate to a rural area. However, the Neighbourhood Plan policy recognises the need for appropriate growth in Marton, for local need, to maintain a successful, sustainable community. This is in general conformity with the emerging Cheshire East Local Plan which allows for some growth in the rural areas (2950 units in the rural area and settlements other than key and local service centres).</p>
<p>Cheshire East Local Plan Strategy Submission Version (2014) – suggested revisions July 2015</p>	<p>Policy PG2 - Settlement Hierarchy states that in settlements other than key and local service centres, and in the rural area, growth and investment should be confined to proportionate development at a scale commensurate with the function and character of the settlement and confined to locations well related to the existing built-up extent of the settlement. It may be appropriate for local needs to be met within larger settlements, dependent on location.</p> <p>Para 8.34 highlights that In these other settlements and rural areas, the Local Plan Strategy approach is to support an appropriate level of small scale infill development that reflects the function and character of individual villages. Small scale growth may be appropriate where it supports the creation of stronger local communities and where a clear need exists, which is not more appropriately met in a larger nearby settlement. Development will be restricted to locations well related to the built-up extent of these settlements. The identification of such sites will be achieved through the allocation of suitable sites and / or the designation of settlement boundaries addressed as part of the Site Allocations and Development Policies Development Plan Document and / or in Neighbourhood Plans, where these come forward.</p> <p>Policy SD2 – Sustainable Development Principles stresses that all development should contribute positively to an area’s character and identity, creating or reinforcing local distinctiveness.</p>
<p>Comments</p>	<p>The Neighbourhood Plan seeks to ensure that new housing is delivered in line with the strategic requirements identified by Cheshire East, along with evidence of need from the Marton Housing Needs Assessment, to ensure local needs are met whilst seeking to ensure that the rural character of the village is maintained.</p>
<p>National Planning Policy Framework</p>	<p>Para 184 states that Neighbourhood Plans should reflect Local Plan strategic policies and neighbourhoods should plan positively to support them. Neighbourhood plans should not promote less development than set out in the Local Plan or undermine its strategic policies. Neighbourhood Plan policy RCD2 fully supports the strategic spatial distribution of development, allowing for appropriate residential development at a scale suitable for Marton.</p>

<p>Contribution to the achievement of sustainable development</p>	<p>Neighbourhood Plan policy RCD2 contributes to the achievement of sustainable development by performing a social role, providing for housing to meet the needs of present and future generations, and an environmental role, protecting the natural environment.</p>
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<p>Marton Neighbourhood Plan Policy</p>	<p>POLICIES: Residential and Commercial Development</p> <p>Policy RCD3: 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 detailed in the Landscape and Settlement Character Assessment (LSCA) and Neighbourhood Plan Design Guidance</p> <p>Policy RCD5: 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</p> <p>Policy RCD6: 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</p> <p>Policy RCD7: 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</p> <p>Policy RCD8: Future development should reflect the traditional density of the village (5-15 dwellings per hectare) and set in well wooded grounds</p> <p>Policy RCD9: The height and mass of new or altered buildings should not dominate their surroundings</p> <p>Policy RCD10: Building materials and architectural detailing should be compatible with other buildings in the vicinity</p> <p>Policy RCD11: 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</p>
<p>Macclesfield Borough Local Plan (2004)</p>	<p>Policy NE2 – Protection of Local Landscapes highlights that development should respect local landscape character.</p> <p>Policy BE1 – Design Guidance stresses the high standards of design that new development should achieve, such as respecting form, layout, scale of surrounding buildings and their setting; reflecting local character; using appropriate materials.</p> <p>Policy DC1 – New Build states that new development must be sympathetic to the character of the local environment.</p>

<p>Cheshire East Local Plan Strategy Submission Version (2014) – suggested revisions July 2015</p>	<p>Policy SD1 – Sustainable Development in Cheshire East highlights that development should be locally distinct, of high quality, be sustainable and well designed and should contribute to protecting and enhancing the natural, built, historic and cultural environment.</p> <p>Policy SD2 – Sustainable Development Principles stresses that all development should contribute positively to an area’s character and identity, in terms of height, scale, form and grouping, and in relationship to neighbouring properties, street scene and the wider neighbourhood. The policy indicates that development should enhance the landscape character of an area and pay particular attention to significant landmarks and landscape features, creating or reinforcing local distinctiveness.</p> <p>Policy SE1 – Design states that development should achieve a sense of place by protecting and enhancing the quality, distinctiveness and character of settlements.</p> <p>Policy SE2 – Efficient Use of Land states that new development should consider the landscape and townscape character of the surrounding area when determining the character and density of development.</p>
<p>Comments</p>	<p>The Neighbourhood Plan is in general conformity with these Local Plan policies, by seeking to encourage good design and ensuring that development will respect and enhance the character and environment of Marton.</p>
<p>National Planning Policy Framework</p>	<p>One of the core principles of the NPPF is to always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings (para 17). Neighbourhood Plan RCD policies helps deliver the key planning aim of requiring good design. Para 56 states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Para 58 states that neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area, that developments should establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit. Developments should respond to local character and history, reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation. Para 59 states that design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally, as this policy seeks to do. Para 61 states planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.</p>
<p>Contribution to the achievement of sustainable development</p>	<p>These Neighbourhood Plan policies contribute to the achievement of sustainable development by performing a social role, creating a high quality environment, an environmental role, protecting the natural, built and historic environment, and an economic role, ensuring that Marton remains a valued and attractive place to live, work and invest.</p>

Marton Neighbourhood Plan Policy	POLICY RCD4: Residential and Commercial Development Policy RCD4: Development should meet the needs of the village 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
Macclesfield Borough Local Plan (2004)	Policy H2 – Environmental Quality in Housing Developments highlights that new residential development should provide an appropriate mix of dwelling size, type and affordability to meet the changing composition of households and the needs of specific groups.
Cheshire East Local Plan Strategy Submission Version (2014) – suggested revisions July 2015	Policy SC4 – Residential Mix states that new development should maintain, provide or contribute to a mix of tenures, types and sizes to help the creation of mixed, balanced and inclusive communities.
Comments	The Neighbourhood Plan is in general conformity with local plan policies, recognising that there is a need for a mix of dwellings to ensure a sustainable and mixed community.
National Planning Policy Framework	Neighbourhood plan policy RCD4 helps deliver the key NPPF requirement of delivering a wide choice of quality homes. Para 50 states that to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should: <ul style="list-style-type: none"> • plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community • identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy RCD4 contributes to the achievement of sustainable development by performing a social role, widening the choice of high quality homes to support a strong, vibrant, healthy, sustainable community.

Marton Neighbourhood Plan Policy	POLICY RCD12: Residential and Commercial Development Policy RCD12: Any need for additional housing would best be met by small scale development with individual character, such as conversion of redundant farm buildings and infill development
Macclesfield Borough Local Plan (2004)	Policy BE1 – Design Guidance stresses the high standards of design that new development should achieve, such as respecting form, layout, scale of surrounding buildings and their setting; reflecting local character; using appropriate materials. Policy DC1 – New Build states that new development must be sympathetic to the character of the local environment.

<p>Cheshire East Local Plan Strategy Submission Version (2014) – suggested revisions July 2015</p>	<p>Policy SD2 – Sustainable Development Principles stresses that all development should contribute positively to an area’s character and identity, creating or reinforcing local distinctiveness.</p> <p>Policy SE2 – Efficient Use of Land states that new development should consider the landscape and townscape character of the surrounding area when determining the character and density of development.</p> <p>Policy PG2 - Settlement Hierarchy states that in settlements other than key and local service centres, and in the rural area, growth and investment should be confined to proportionate development at a scale commensurate with the function and character of the settlement and confined to locations well related to the existing built-up extent of the settlement. It may be appropriate for local needs to be met within larger settlements, dependent on location.</p> <p>Policy PG5 – Open Countryside highlights that in the open countryside development may be permitted 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; limited affordable housing, in accordance with the criteria contained in Policy SC6 ‘ Rural Exceptions Housing for Local Needs’ or where the dwelling is exceptional in design and sustainable development terms.</p>
<p>Comments</p>	<p>The Neighbourhood Plan is in general conformity with these Local Plan policies, seeking to ensure that new housing development, reflects the design, scale and character of the village, ensuring that the village’s rural feel, individual sense of place and local distinctiveness is retained.</p>
<p>National Planning Policy Framework</p>	<p>Para 56 states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. The Neighbourhood plan policy helps deliver the NPPF direction of requiring good design, which highlights that development should respond to local character and history, and reflect the identity of local surroundings.</p>
<p>Contribution to the achievement of sustainable development</p>	<p>Neighbourhood Plan policy RCD12 contributes to the achievement of sustainable development by performing a social role, providing for housing to meet the needs of present and future generations and an environmental role, protecting the natural environment and character of the village.</p>

<p>Marton Neighbourhood Plan Policy</p>	<p>POLICY TSP1: Transport, School and Parking</p> <p>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</p>
<p>Macclesfield Borough Local Plan (2004)</p>	<p>Policy T3 – Pedestrians states that the borough council will seek to create safer routes for school.</p>

Cheshire East Local Plan Strategy Submission Version (2014) – suggested revisions July 2015	Policy CO1 - Sustainable Travel and Transport encourages measures that would provide safe routes to school.
Comments	This Neighbourhood Plan policy is locally distinct and seeks to minimise parking issues and congestion at the school, which causes safety issues in rural Marton, which like many rural communities has high car ownership which reflects the lack of public transport. Improving parking off the roads will lead to safer walking routes for school.
National Planning Policy Framework	Para 35 of the NPPF indicates that developments should create safe and secure layouts that minimise conflicts between traffic and cyclists or pedestrians.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy TSP1 contributes to the achievement of sustainable development by performing an environmental and social role, creating a safe environment, where people feel better able to walk and where facilities can be more easily accessed by all.

Marton Neighbourhood Plan Policy	POLICY PE1: Protecting our Environment: Landscape Character, Green Spaces and Local Wildlife Policy PE1: The landscape surrounding the settlement of Marton is a highly valued local resource and any development proposal should mitigate the impact on its surroundings
Macclesfield Borough Local Plan (2004)	Policy NE2 – Protection of Local Landscapes highlights that development should respect local landscape character.
Cheshire East Local Plan Strategy Submission Version (2014) – suggested revisions July 2015	Policy SD1 – Sustainable Development in Cheshire East highlights that development should be locally distinct, of high quality, be sustainable and well designed and should contribute to protecting and enhancing the natural, built, historic and cultural environment. Policy SD2 – Sustainable Development Principles stresses that all new development should respect and, where possible, enhance the landscape character of the area. Particular attention will be paid toward significant landmarks and landscape features. Policy SE4 – Landscape states that all development should conserve the landscape character and quality and should where possible, enhance and effectively manage the historic, natural and man-made landscape features that contribute to local distinctiveness of both rural and urban landscapes.
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, seeking to ensure that development protects and enhances the landscape character of Marton.

National Planning Policy Framework	One of the core principles of the NPPF is to always seek to secure high quality design (para 17). Para 58 states that neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area, that developments should establish a strong sense of place. Developments should respond to local character and history, reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy PE1 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment to live, an environmental role, protecting the natural, built and historic environment, and an economic role, ensuring that Marton remains a valued and attractive place to live, work and invest.

Marton Neighbourhood Plan Policy	POLICY PE2: Protecting our Environment: Landscape Character, Green Spaces and Local Wildlife Policy 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
Macclesfield Borough Local Plan (2004)	Policy T3 – Pedestrians states that the borough council will seek to improve the existing footpath network, and that where new development is proposed, appropriate provision for pedestrians will be required. Policy RT7 – Cycleways, Bridleways and Footpaths highlights the borough council's aims to create a network of cycleways, bridleways and footpaths.
Cheshire East Local Plan Strategy Submission Version (2014) – suggested revisions July 2015	Policy CO1 – Sustainable Travel and Transport seeks to encourage a move towards cycling and walking, ensuring that development gives priority to walking and cycling, improving cycling facilities and walking facilities and creating safe and pleasant links for cyclists, and ensuring that the public realm reflects the priority for pedestrians and cyclists. Policy SD2 – Sustainable Development Principles indicates that development should incorporate measures to encourage travel such as walking and cycling.
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, seeking to ensure safe access and improved facilities for pedestrians and cyclists in Marton.
National Planning Policy Framework	Neighbourhood plan policy PE2 seeks to help deliver one of the NPPF's key planning aims of promoting sustainable transport. Para 35 indicates that developments should be located and designed where practical to give priority to pedestrian and cycle movements. Additionally, Para 75 indicates that policies should protect and enhance public rights of way and that opportunities should be sought to provide better facilities for users, for example by adding links to existing public rights of way networks.

Contribution to the achievement of sustainable development	Neighbourhood Plan policy PE2 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment where people feel safe, and by protecting and enhancing footpaths for the community to use, encouraging walking and good health. The policy also contributes an environmental role, encouraging the use of sustainable modes of transport, and an economic role, ensuring that Marton remains an accessible and attractive place to live, work, visit and invest.
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Marton Neighbourhood Plan Policy	POLICIES: Protecting our Environment: Landscape Character, Green Spaces and Local Wildlife Policy PE3: New housing development should install bird and bat boxes wherever possible Policy PE10: 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
Macclesfield Borough Local Plan (2004)	No Strategic Policy – although this Neighbourhood Plan policy does not conflict or undermine policies in the Macclesfield Borough Local Plan (2004).
Cheshire East Local Plan Strategy Submission Version (2014) – suggested revisions July 2015	No Strategic Policy – although this Neighbourhood Plan policy does not conflict or undermine policies in the Cheshire East Local Plan Strategy Submission Version (2014) or suggested revisions 2015.
Comments	These Neighbourhood Plan policies are locally distinct, recognising the importance that the community feel towards wildlife and seeking to enhance opportunities for nesting.
National Planning Policy Framework	Neighbourhood plan policies PE3 and PE10 seek to help deliver one of the NPPF's key planning aims of conserving and enhancing the natural environment.
Contribution to the achievement of sustainable development	The policies contribute to the achievement of sustainable development by providing an environmental role, encouraging wildlife in the village.

Marton Neighbourhood Plan Policy	POLICY PE4: Protecting our Environment: Landscape Character, Green Spaces and Local Wildlife Policy PE4: Proposals which enhance the green space at the centre of the village and at the spinney will be supported. It is essential that views to the mature sycamore within the paddock off School Lane are retained and respected as part of any potential development. The paddock and spinney in the heart of the village should be retained as open green space
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Macclesfield Borough Local Plan (2004)	Policy RT2 – Incidental Open Spaces/ Amenity Areas highlights that open spaces in residential areas should be protected from development and enhanced as appropriate.
Cheshire East Local Plan Strategy Submission Version (2014) – suggested revisions July 2015	Policy SD1 – Sustainable Development in Cheshire East stresses that development should protect the natural environment. Policy SE6 – Green Infrastructure requires all development to protect and enhance existing open spaces and sport and recreation facilities. Policy SD2 – Sustainable Development Principles stresses that all new development should respect and, where possible, enhance the landscape character of the area. Particular attention will be paid toward significant landmarks and landscape features.
Comments	The Neighbourhood Plan is in general conformity with these Local Plan policies, while being locally distinct, seeking to protect the open spaces and views that are identified as important to Marton. The central recommendation of the Landscape and Settlement Character Assessment was that the paddock in the heart of the village should be retained as a green space.
National Planning Policy Framework	Neighbourhood plan policy PE4 seeks to help deliver one of the NPPF's key planning aims of conserving and enhancing the natural environment.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy PE4 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment with accessible green spaces, and an environmental role, protecting the natural environment.

Marton Neighbourhood Plan Policy	POLICIES: Protecting our Environment: Landscape Character, Green Spaces and Local Wildlife Policy PE5: 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 Policy PE7: Ancient hedgerows and valued trees must be preserved, and development which would adversely impact upon them will not normally be supported. 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 Policy PE12: Verges, trees and hedgerows along country lanes should be retained
Macclesfield Borough Local Plan (2004)	Policy DC9 – Tree Protection stresses that development that would result in the loss, threat to wellbeing, or have an unsatisfactory relationship with trees worthy of protection will not be allowed unless they are no longer of amenity value, the removal is in accordance with arboricultural best practice, or mitigation provides a net environmental gain.

Cheshire East Local Plan Strategy Submission Version (2014) – suggested revisions July 2015	<p>Policy SE5 – Trees, Hedgerows and Woodland states that development likely to result in the loss of trees or hedgerows that provide a significant contribution to the amenity and landscape character of an area will not normally be permitted. The Council will seek to ensure the sustainable management of trees and hedgerows, including new planting, in new developments.</p> <p>Policy SD2 – Sustainable Development Principles stresses that all new development should respect and, where possible, enhance the landscape character of the area. Particular attention will be paid toward significant landmarks and landscape features.</p>
Comments	The Neighbourhood Plan is in general conformity with these Local Plan policies, ensuring that trees and hedgerows are both protected and planted. Particular emphasis is placed on 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. This is an important feature of Marton which warrants special protection.
National Planning Policy Framework	Neighbourhood Plan policies PE5, PE7 and PE12 help to deliver one of the key aims of the NPPF of conserving and enhancing the natural environment. Para 118 states that planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss.
Contribution to the achievement of sustainable development	Neighbourhood Plan policies PE5, PE7 and PE12 contribute to the achievement of sustainable development by performing a social role, creating a high quality environment with access to greenery, an environmental role, protecting and enhancing the natural environment, and an economic role, ensuring that Marton remains a valued and attractive place to live, work and invest.

Marton Neighbourhood Plan Policy	<p>POLICY PE6: Protecting our Environment: Landscape Character, Green Spaces and Local Wildlife</p> <p>Policy PE6: 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</p>
Macclesfield Borough Local Plan (2004)	NE7 – Woodland Management indicates that woodlands should be retained and enhanced by woodland management, and development that would adversely affect woodland will not normally be permitted.
Cheshire East Local Plan Strategy Submission Version (2014) – suggested revisions July 2015	SE3 –Biodiversity and Geodiversity highlights that development proposals which are likely to have a significant adverse impact on a Site of Biological Importance (SBI) or Local Wildlife Sites will not be permitted except in exceptional circumstances where the reasons for the proposed development clearly outweigh the value of the ecological feature adversely affected and there are no appropriate alternatives.
Comments	Cocks Moss and Marton Heath Wood are designated as Sites of Biological Interest. Neighbourhood Plan policy PE6 is in general conformity with Local plan policies, by seeking to ensure that the woodlands are maintained and enhanced.

National Planning Policy Framework	The NPPF states that to minimise impacts on biodiversity and geodiversity, planning policies should: plan for biodiversity at a landscape scale, promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations. Para 118 states that planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy PE6 contributes to the achievement of sustainable development by performing an environmental role, protecting the natural environment and wildlife, and a social role, by enabling green spaces to be maintained and which can lead to better health and well-being.

Marton Neighbourhood Plan Policy	POLICIES PE8 and PE13: Protecting our Environment: Landscape Character, Green Spaces and Local Wildlife Policy PE8: 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 Policy PE13: The key views into and from the village, as detailed in the Neighbourhood Plan and LSCA, must be respected.
Macclesfield Borough Local Plan (2004)	No Strategic Policy – although this Neighbourhood Plan policy does not conflict or undermine policies in the Macclesfield Borough Local Plan 2004.
Cheshire East Local Plan Strategy Submission Version (2014) – suggested revisions July 2015	No Strategic Policy – although this Neighbourhood Plan policy does not conflict or undermine policies in the Cheshire East Local Plan Strategy Submission Version (2014) and suggested revisions 2015.
Comments	These locally distinct policies seek to ensure that the important views which are special to Marton and are part of its rural character are protected and respected within development proposals.
National Planning Policy Framework	The conservation of the intrinsic character and beauty of the countryside is a core planning principle in the NPPF (para 17) and it is important to understand the special features and characteristics of the local landscape and how development may affect it.
Contribution to the achievement of sustainable development	Neighbourhood Plan policies PE8 and PE13 contribute to the achievement of sustainable development by performing an environmental role, protecting the natural environment and valued landscape characteristics.

Marton Neighbourhood Plan Policy	<p>POLICY PE9: Protecting our Environment: Landscape Character, Green Spaces and Local Wildlife</p> <p>Policy PE9: 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.</p>
Macclesfield Borough Local Plan (2004)	<p>Policy DC3 – Amenity highlights that development should not injure the amenities of residential property or sensitive uses due to environmental pollution.</p>
Cheshire East Local Plan Strategy Submission Version (2014) – suggested revisions July 2015	<p>Policy SE12 – Pollution, Land Contamination and Land Instability states that the Council will seek to ensure that development is located and designed so as not to result in harmful pollution, including light pollution.</p>
Comments	<p>This Neighbourhood Plan policy is in general conformity with local policies, by seeking to minimise pollution. The policy recognizes the locally distinctiveness of Marton, which currently has minimal street lighting which is a feature characteristic of the village, which it is considered important to maintain.</p>
National Planning Policy Framework	<p>The core planning principles of the NPPF, detailed in Para 17, state that development should contribute to reducing pollution. Para 125 highlights that by encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.</p>
Contribution to the achievement of sustainable development	<p>Neighbourhood Plan policy PE9 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment, and an environmental role, protecting the natural environment and minimising pollution.</p>

Marton Neighbourhood Plan Policy	<p>POLICY PE11: Protecting our Environment: Landscape Character, Green Spaces and Local Wildlife</p> <p>Policy PE11: Vehicular access arrangements must not be detrimental to the character of village lanes</p>
Macclesfield Borough Local Plan (2004)	<p>Policy NE2 – Protection of Local Landscapes highlights that development should respect local landscape character.</p>

Cheshire East Local Plan Strategy Submission Version (2014) – suggested revisions July 2015	<p>Policy SD2 – Sustainable Development Principles stresses that all new development should respect and, where possible, enhance the landscape character of the area.</p> <p>Policy SE4 – Landscape states that all development should conserve the landscape character and quality and should where possible, enhance and effectively manage the historic, natural and man-made landscape features that contribute to local distinctiveness of both rural and urban landscapes.</p>
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, seeking to ensure that development respects the landscape character of Marton, and the natural landscape features that contribute to the rural landscape.
National Planning Policy Framework	Neighbourhood plan policy PE11 seeks to help deliver one of the NPPF's key planning aims of conserving and enhancing the natural environment.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy PE11 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment to live, and an environmental role, protecting the natural environment.

Marton Neighbourhood Plan Policy	<p>POLICIES: Traffic and Safety</p> <p>Policy TS1: New development should provide safe access to the carriageway</p> <p>Policy TS2: The impact of the private car 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</p> <p>Policy TS3: The numbers of traffic signs should not exceed what is necessary and shall be the minimum size necessary to meet the requirements of safety. The design of signage shall also be suited to the sensitivity of the villagescape</p> <p>Policy TS4: Development should be refused on transport grounds where the residual cumulative impacts of development are shown to be severe. Where appropriate, new development should contribute towards traffic improvements.</p>
Macclesfield Borough Local Plan (2004)	<p>Policy H2 – Environmental Quality in Housing Developments states that new development should give priority to the needs of pedestrians, rather than the movement and parking of vehicles.</p> <p>Policies T4 – Pedestrians and T5 - Cyclists indicate that development proposals should provide appropriate provision for pedestrians and cyclists.</p> <p>Policy IMP2 – Implementation highlights that planning obligations will be negotiated to secure improvements to walking or cycling where such measures would be likely to influence travel patterns to the site.</p>

<p>Cheshire East Local Plan Strategy Submission Version (2014) – suggested revisions July 2015</p>	<p>Policy SD1 - Sustainable Development in Cheshire East states that development should provide safe access and sufficient car parking in accordance with adopted highway standards.</p> <p>Policy CO1 – Sustainable Travel and Transport seeks to encourage a move towards cycling and walking, ensuring that the public realm reflects the priority for pedestrians and cyclists and ensuring that new developments are convenient, safe and pleasant to access on foot.</p> <p>Policy SE1 – Design states that development should ensure that places are designed around the needs and comfort of people and not vehicles, so that layout, street design and parking is in accordance with the principles set out in Policy CO1 and Manual for Streets.</p>
<p>Comments</p>	<p>The Neighbourhood Plan is in general conformity with these local plan policies, seeking to ensure safe access for pedestrians, cyclists and for drivers, sufficient parking, and seeking to ensure that highway developments are sensitive to the character of the village.</p>
<p>National Planning Policy Framework</p>	<p>Neighbourhood Plan TS policies seek to help deliver one of the NPPF’s key planning aims of promoting sustainable transport. Para 35 indicates that developments should be located and designed where practical to give priority to pedestrian and cycle movements, and create safe and secure layouts that minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter.</p>
<p>Contribution to the achievement of sustainable development</p>	<p>Neighbourhood Plan TS policies contribute to the achievement of sustainable development by performing an environmental role, encouraging people to feel able to walk safely, a social role, making the village a safer place, and an economic role, ensuring that Marton remains an accessible and attractive place to live, visit, work and invest.</p>

<p>Marton Neighbourhood Plan Policy</p>	<p>POLICY PCA1: Protecting Community Assets</p> <p>Policy 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.</p>
<p>Macclesfield Borough Local Plan (2004)</p>	<p>Policy BE2 – Historic Fabric states that the borough council will seek to preserve, enhance and interpret the historic fabric of the environment. Development which would adversely affect the historic fabric will not normally be permitted.</p> <p>Policy BE16 – Setting of Listed Buildings highlights that development which would adversely affect the setting of a listed building will not normally be permitted.</p>
<p>Cheshire East Local Plan Strategy Submission Version (2014) – suggested revisions July 2015</p>	<p>Policy SE7 –The Historic Environment states that the character, quality and diversity of Cheshire East’s historic environment will be conserved and enhanced. In all heritage contexts, high quality design should be achieved.</p> <p>Policy SE1 – Design states that development should ensure a sensitivity of design in proximity to designated and local heritage assets and their settings</p>

Comments	This Neighbourhood Plan policy, whilst being locally distinct, is in general conformity with local plan policies as it seeks to preserve and enhance the settings of the village’s historical assets, ensuring that any new developments do not adversely affect their setting.
National Planning Policy Framework	One of the core planning principles of the NPPF, detailed in Para 17, is to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. Neighbourhood Plan policy PCA1 aims to help deliver one of the NPPF’s main policy aim of conserving and enhancing the historic environment.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy PCA1 contributes to the achievement of sustainable development by performing a social role, creating a high quality environment, an environmental role, protecting the natural and historic environment, and an economic role, ensuring that Marton remains a valued and attractive place to live, work, visit and invest.

Marton Neighbourhood Plan Policy	POLICY PCA2: Protecting Community Assets Policy PCA2: Commercial proposals to maintain the thriving village centre will be supported provided that they are in keeping with the character of the village. Any changes of use that require planning permission will require a marketing exercise for an appropriate amount of time to demonstrate that the commercial use is no longer viable prior to any proposal to convert to residential property.
Macclesfield Borough Local Plan (2004)	No Strategic Policy – although this Neighbourhood Plan policy does not conflict or undermine policies in the Macclesfield Borough Local Plan 2004.
Cheshire East Local Plan Strategy Submission Version (2014) – suggested revisions July 2015	Policy EG 2 - Rural Economy highlights that outside the Principal Towns, Key Service Centres and Local Service Centres, developments will be supported that encourage the retention and expansion of existing businesses and support the retention and delivery of community services such as shops and public houses, and village halls.
Comments	This Neighbourhood Plan policy is locally distinct, and seeks to ensure that village assets are protected, wherever possible, from changes of use which would lead to the loss of the facility.
National Planning Policy Framework	Neighbourhood Plan policy PCA2 helps deliver the NPPF’s key planning aim of supporting a prosperous rural economy.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy PCA2 contributes to the achievement of sustainable development by performing an economic role, supporting the retention of commercial uses, and a social role, seeking the retention of important village assets that are important to the community.

Marton Neighbourhood Plan Policy	POLICY PCA3: Residential and Commercial Development Policy PCA3: A good mix of commercial and residential use should be retained in the village centre. Loss of commercial premises will not be supported
Macclesfield Borough Local Plan (2004)	No Strategic Policy – although this Neighbourhood Plan policy does not conflict or undermine policies in the Macclesfield Borough Local Plan (2004).
Cheshire East Local Plan Strategy Submission Version (2014) – suggested revisions July 2015	Policy EG 2 - Rural Economy highlights that outside the Principal Towns, Key Service Centres and Local Service Centres, developments will be supported that encourage the retention and expansion of existing businesses and support the retention and delivery of community services such as shops and public houses, and village halls.
Comments	The Neighbourhood Plan is in general conformity with emerging Local Plan policies, encouraging and supporting the retention of commercial businesses important to the rural economy and to the sustainability of the village.
National Planning Policy Framework	Neighbourhood Plan policy PCA3 helps deliver the NPPF's key planning aim of supporting a prosperous rural economy. Para 28 states that to promote a strong rural economy, local and neighbourhood plans should support the sustainable growth and expansion of all types of business and enterprise in rural areas.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy PCA3 contributes to the achievement of sustainable development by performing an economic role, supporting the retention of employment and commercial uses, and a social role, seeking the retention of employment opportunities which will lead to greater well-being.

Marton Neighbourhood Plan Policy	POLICIES SBS: Small Business Support Policy SBS1: Development for new, small, rural based businesses will be supported, particularly on brownfield sites. Policy SBS2: The diversification of farms and rural businesses will be supported.
Macclesfield Borough Local Plan (2004)	Policy GC6 highlights that the development of appropriate small industries, commercial businesses, enterprises and the development of small scale workshop units on farms will normally be allowed where they would contribute to the growth and diversification of the rural economy.

Cheshire East Local Plan Strategy Submission Version (2014) – suggested revisions July 2015	<p>Policy EG2 – Rural Economy states that outside the towns and service centres, developments that provide for rural employment and encourage the expansion of existing businesses, particularly through the conversion of existing buildings and farm diversification, will be supported where the development meets sustainable development objectives</p> <p>Policy SE2 – Efficient Use of Land highlights that the Council will encourage the redevelopment of previously developed land</p> <p>Policy SD1 – Sustainable Development in Cheshire East states that to achieve sustainable development, development should make best use of previously developed land where possible.</p>
Comments	The Neighbourhood Plan is in general conformity with these local plan policies, encouraging the development of previously developed land, and the support of small businesses important to the rural economy, reflecting Marton’s vision for having a thriving rural economy by supporting new business enterprises.
National Planning Policy Framework	These Neighbourhood Plan policies support one of the NPPF’s key goals of supporting a prosperous rural economy. Para 28 states that to promote a strong rural economy, local and neighbourhood plans should support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings. One of the core planning principles detailed in Para 17 is to encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value. This is reiterated in Para 111 under the key policy direction of conserving and enhancing the natural environment, which states that planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value.
Contribution to the achievement of sustainable development	These policies contribute to the achievement of sustainable development by performing an economic role, providing employment opportunities for growth and innovation, an environmental role, protecting the natural environment, and a social role, allowing for more employment opportunities which will lead to greater well-being.

Marton Neighbourhood Plan Policy	<p>POLICY 6: Small Business Support</p> <p>Policy 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</p>
Macclesfield Borough Local Plan (2004)	No Strategic Policy – although this Neighbourhood Plan policy does not conflict or undermine policies in the Macclesfield Borough Local Plan 2004.
Cheshire East Local Plan Strategy Submission Version (2014) – suggested revisions July 2015	Policy CO1 Sustainable Travel and Transport aims to reduce the need to travel by encouraging more flexible working patterns and home working.

Comments	The Neighbourhood Plan is in general conformity with this emerging Local Plan policy, promoting home working to negate the need for commuting and encourage new business enterprises.
National Planning Policy Framework	Neighbourhood Plan policy SBS3 seeks to help deliver three of the NPPF's planning aims for delivering sustainable development – that of building a strong, competitive economy, of supporting a prosperous rural economy, and promoting sustainable transport.
Contribution to the achievement of sustainable development	Neighbourhood Plan policy SBS3 contributes to the achievement of sustainable development by performing an economic role, providing employment opportunities, an environmental role, protecting the natural environment and lessening the need to travel, and a social role, allowing for more employment opportunities and the possibility of a better work life balance, which will lead to greater well-being.

4.4 BASIC CONDITION 4: BE COMPATIBLE WITH EU OBLIGATIONS

A Strategic Environmental Assessment (SEA) screening was undertaken by Cheshire East Council. The screening confirms that a Strategic Environmental Assessment is not required for this Plan (see Marton SEA Screening Assessment, attached or available at www.marton-pc.gov.uk). The screening was submitted to the statutory environmental bodies (English Heritage, Natural England and the Environment Agency).

A Habitat Regulation Assessment (HRA) screening opinion was sought from Cheshire East Council in order to confirm whether an HRA was required to support the Plan. The screening exercise concluded that there were no European sites that would be affected by the proposals within the Neighbourhood Plan (see Marton SEA Screening Assessment, attached or available at www.marton-pc.gov.uk).

An explanation of why the plan is not subject to the requirements of the Strategic Environmental Assessment Directive has been submitted with the Plan.

The Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human rights and complies with the Human Rights Act 1998.

4.5 BASIC CONDITION 5: COMPLIANCE WITH PRESCRIBED MATTERS

There are no other prescribed matters.

APPENDIX 1 – NOTICE OF DESIGNATION



Notice of Designation of Marton Neighbourhood Area

Name of Designated Neighbourhood Area: Marton Neighbourhood Area

Name of Relevant Body: Marton Parish Council

Consultation Period: 02.11.14 – 17.12.14

Decision:

Notice is hereby given that Cheshire East Borough Council, pursuant to a decision made on 23rd February 2015 by the Portfolio Holder for Housing and Jobs, has designated the neighbourhood area as applied for by Marton Parish Council, as the Marton Neighbourhood Area pursuant to section 61G of the Town and Country Planning Act 1990. The boundary of the designated area is shown on the attached map.

Reasons for the decision:

- The application submitted is valid
- The application submitted is appropriate for the purposes of preparing a Neighbourhood Plan
- The application meets the criteria established in The Town and Country Planning Act 1990, The Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012

Designated Neighbourhood Area:

As required under The Neighbourhood Planning (General) Regulations 2012 Part 2 Regulation 7 (2), the decision document and a map of the designated area can be viewed at the following locations:

- Cheshire East Council's neighbourhood planning web pages
- Marton Parish Council offices
- Cheshire East Council offices at Westfields, Middlewich Road, Sandbach

For further information please contact the Neighbourhood Planning Team on 01270 685893 or via email at neighbourhoods@cheshireeast.gov.uk