



Marton Village  
Neighbourhood Plan  
2015-2030



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This plan can be found online at [www.marton-pc.gov.uk](http://www.marton-pc.gov.uk)

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## 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.

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 will be the new Development Plan for Cheshire East is currently being prepared and will guide development up to 2030.

Before the adoption of the new Local Plan, 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.

Cheshire East Council submitted its Local Plan Strategy to the Secretary of State for Communities and Local Government on 20th May 2014 and it is currently undergoing independent examination. The examination was suspended as the Borough Council undertook further work following the first round of examination hearings held in Autumn 2014 and the Planning Inspector's written comments arising from those hearings. The examination was resumed in October 2015.

Given the requirement for the Neighbourhood Plan to be in general conformity with the Local Plan and not to promote less development than the Local Plan or undermine its strategic policies, it is prudent to have regard to the emerging Local Plan. The suggested modifications to the Plan which

were sent to the Inspector were agreed at Cabinet in July 2015 and proposed that 2950 new homes should be provided in the rural area up to 2030. Due to commitments and completions, this left a requirement of 1452 throughout the rural area of Cheshire East. The most up to date information (Feb 2016) in Appendix A of the updated draft Local Plan, indicates that with completions (642), commitments (1051), Strategic Sites and Site Allocations (275 and 1250) a total figure of 3218 is achieved.

A Neighbourhood Plan cannot stop development, but it can be used to guide it.

Before a Neighbourhood Plan can be adopted, it is subject to an independent examination and to a referendum held within the community (where it must receive over 50% of the votes).

If adopted, it becomes part of the statutory development plan, with legal weight, and will be used in making decisions on planning applications.

### 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 have consulted the people who live and work in Marton, in order to find out what they hope Marton will be in 2030. We have worked with Cheshire East to help develop the plan. And we have 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 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.

The Leader of Cheshire East Council, Cllr Michael Jones, came to talk to the Parish Council in February 2015, when he advised that an application to have the area between Marton and Congleton designated as a green gap would be well received by Cheshire East Planning.

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

## 2. PROCESS

The development of the plan has drawn heavily on the Village Plan, which was developed in May 2014 (see Appendix 6) following consultation with local residents.

We expect that the development of the Plan will take a year. The steps of the process we are following are:

- Setting up a steering group
  - This group consists primarily of Parish Councillors and has met regularly to discuss progress (see appendix 6)
  - Cheshire East Council Neighbourhood Planning Manager, Tom Evans, has 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
- Submitting the plan to Cheshire East for examination
- Considering the examiner's recommendations
- Publication of the referendum information statement
- Referendum
- Publication and Making of the Neighbourhood Plan



### 3. THE PROPOSED NEIGHBOURHOOD AREA

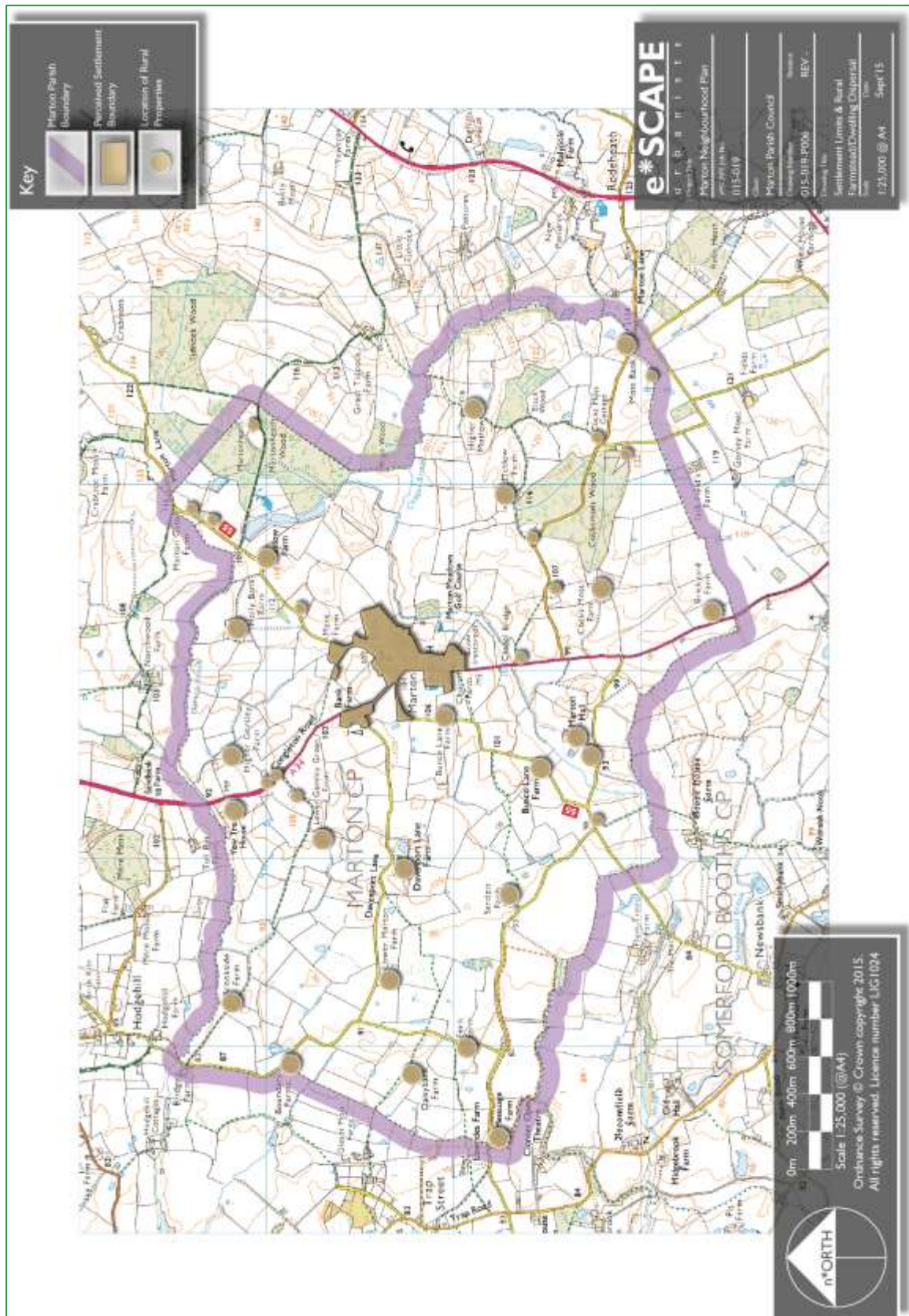
The area to be covered by the Neighbourhood Plan is aligned with the parish boundary (marked in *purple below*).



**Map 1: Neighbourhood Plan Area**

The Neighbourhood Plan Area of Marton is primarily farmland, with a central core of 54 dwellings.

The remaining 51 houses are scattered farms and cottages along the country lanes. See settlement map overleaf.





#### 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 14<sup>th</sup> 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, beauty therapist and gift shop, 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 and nursery, 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 18<sup>th</sup> 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.

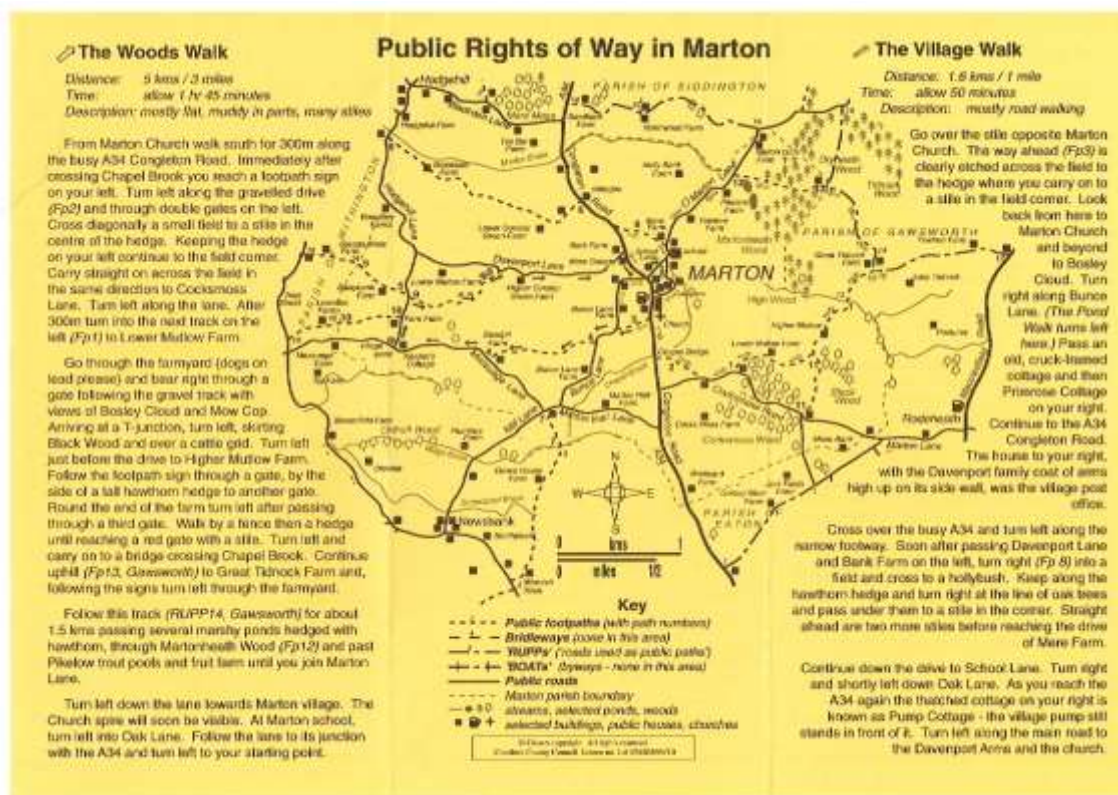
The Davenport family were Master Sergeants of Macclesfield Forest, with the power of life and death over wrongdoers, and their crest—a felon's head with a rope around his neck—is visible on the gable end of some of the properties.

The village retains some village traditions, notably the annual village Wakes, at which the village Rose Queen is crowned, and the annual Gooseberry Show. Marton trout pools also host a biennial event for the RSPB.



Pump Cottage, Marton

Image credit: [www.cheshirenow.co.uk](http://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.<sup>1</sup>

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 halftimbered 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.

<sup>1</sup> 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 105 households.

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](http://www.cheshirenow.co.uk)

Listed buildings in Marton include:

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

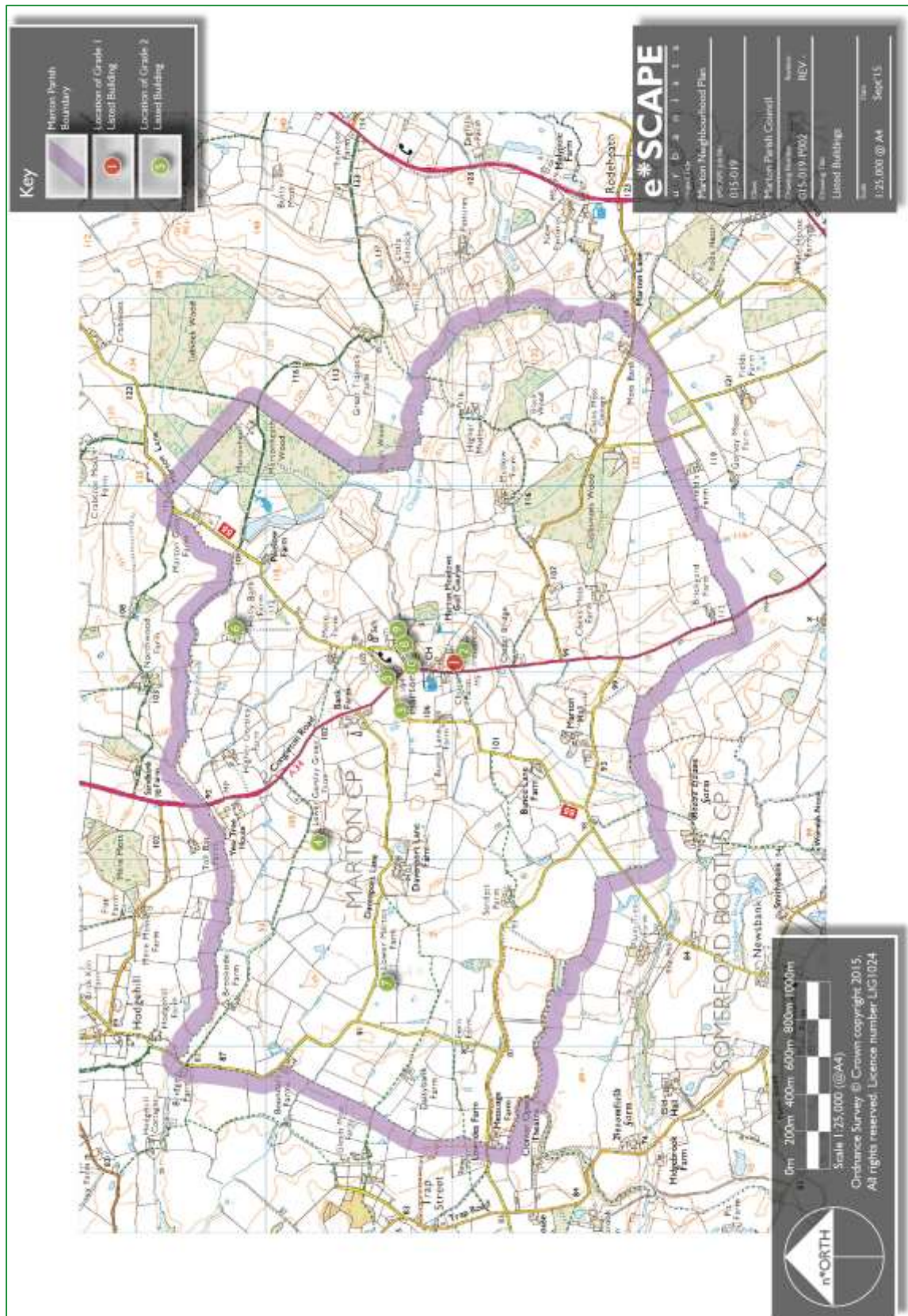
Most of the listed buildings in our parish are within the central core of the village. See the map of listed buildings overleaf.

### *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).



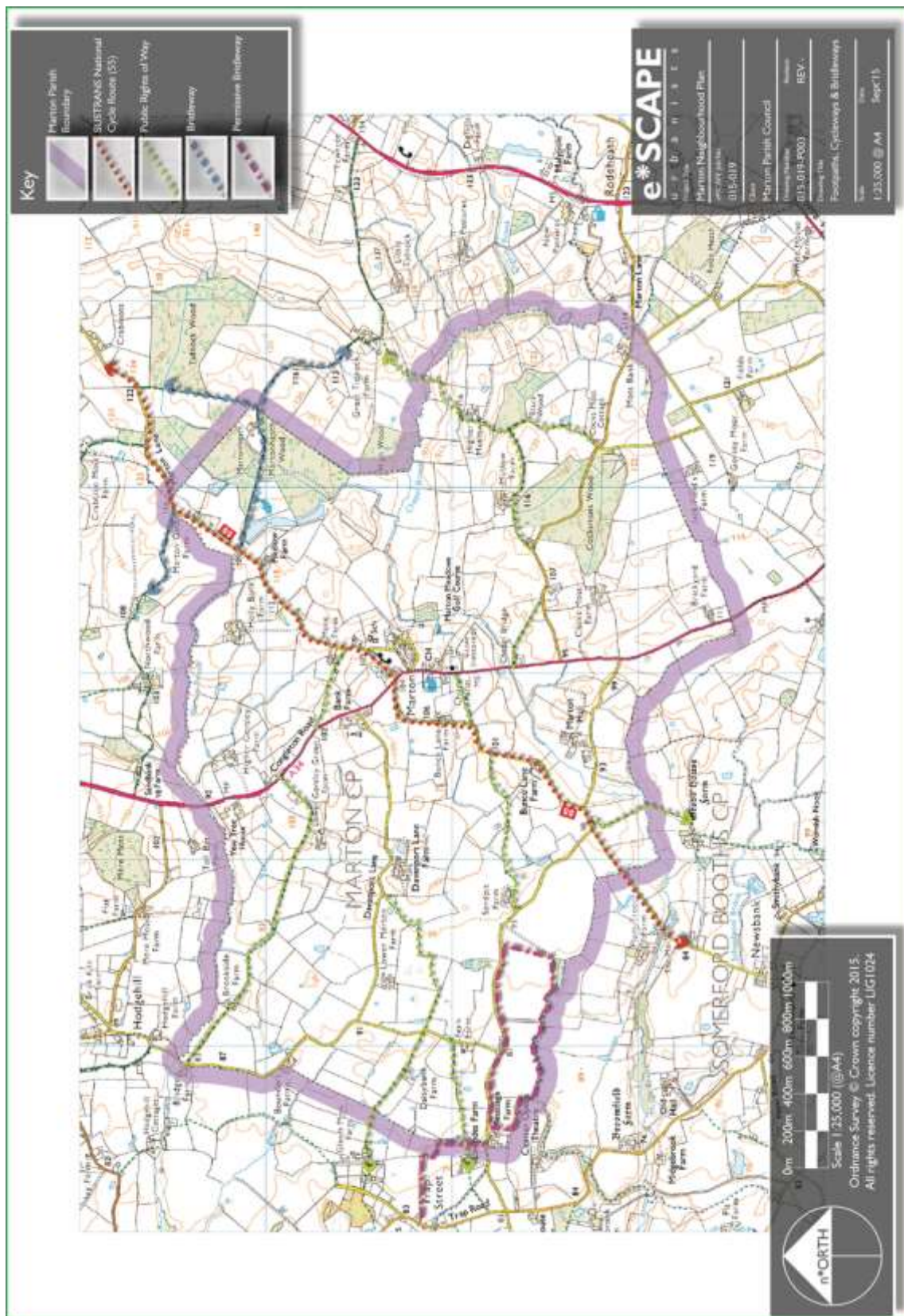




*How important is the natural environment?*

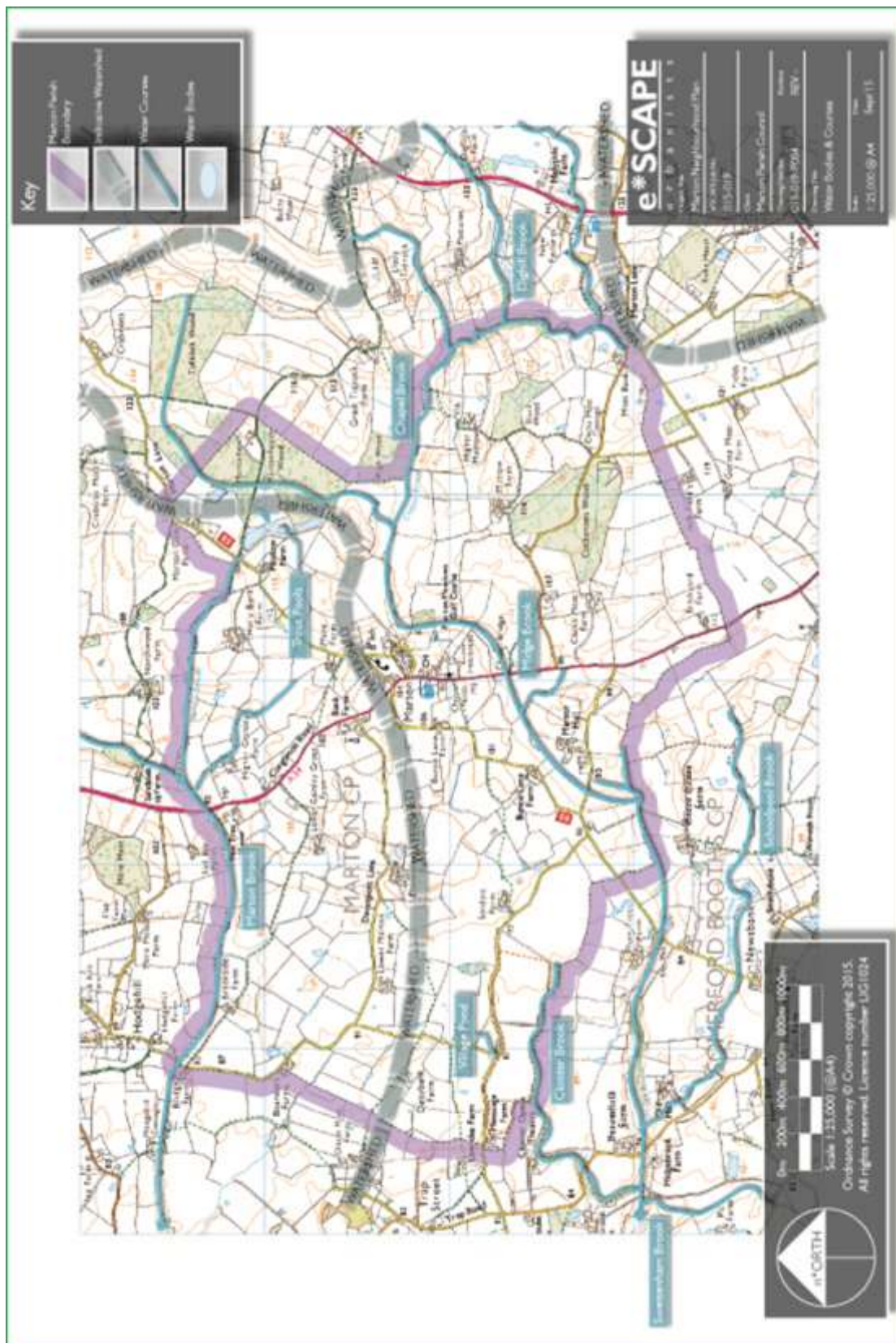
Average score from residents:

**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 six trees in the centre of the village (see diagram overleaf) and on the Marton Oak.

### The village orchard

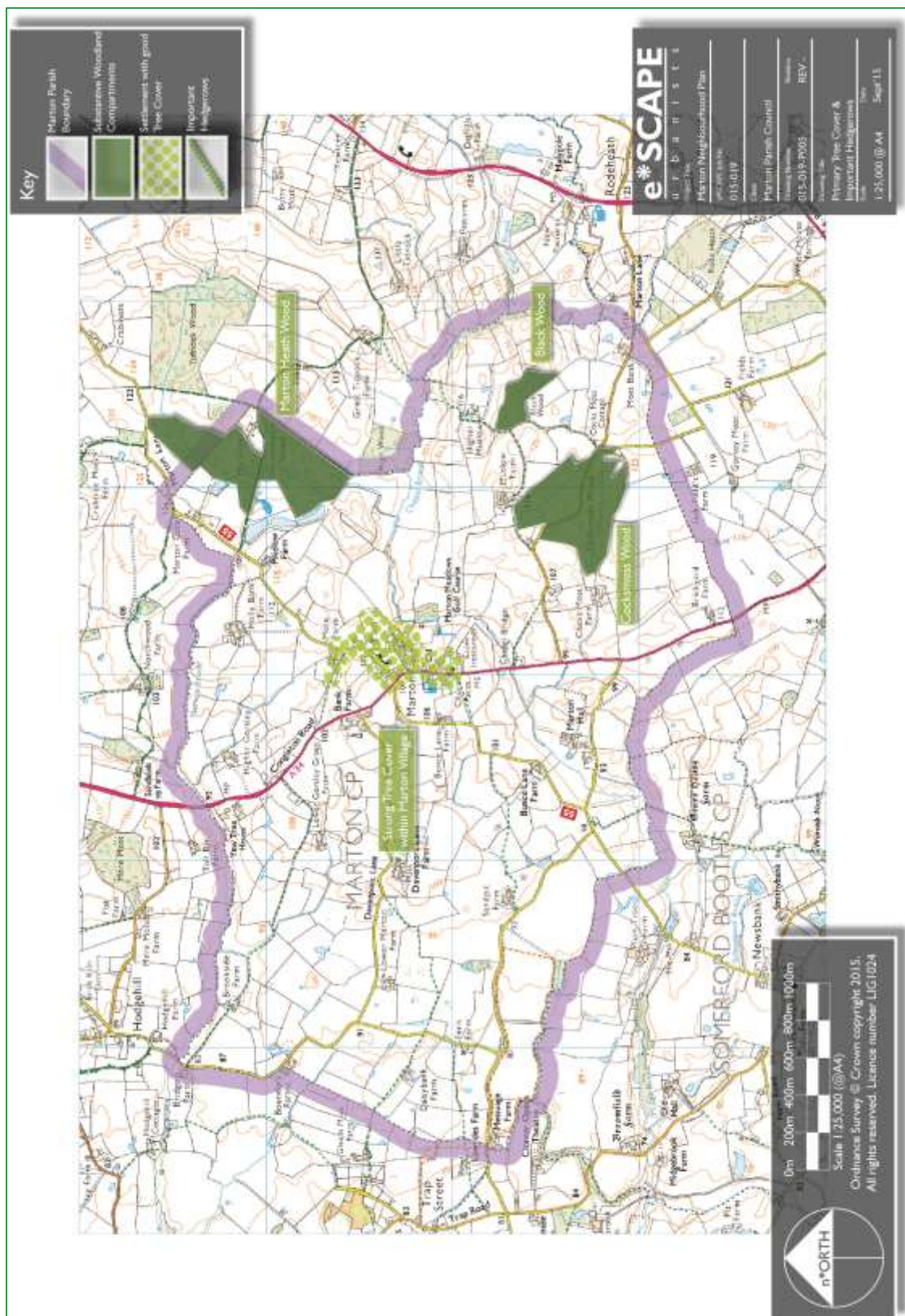
Planted in 2013 - and extended in 2014 - by the tree warden and family (as part of the Duke of Edinburgh scheme, supported by the Parish Council), this plantation includes traditional Cheshire varieties. Some of the trees are sponsored by local businesses and individuals.





## Woodlands and green space

There are three woodland areas in Marton: Marton Heath Wood, Cocksmiss 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 overleaf.



Map 6: Primary Tree Cover and Important Hedgerows



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#### 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.

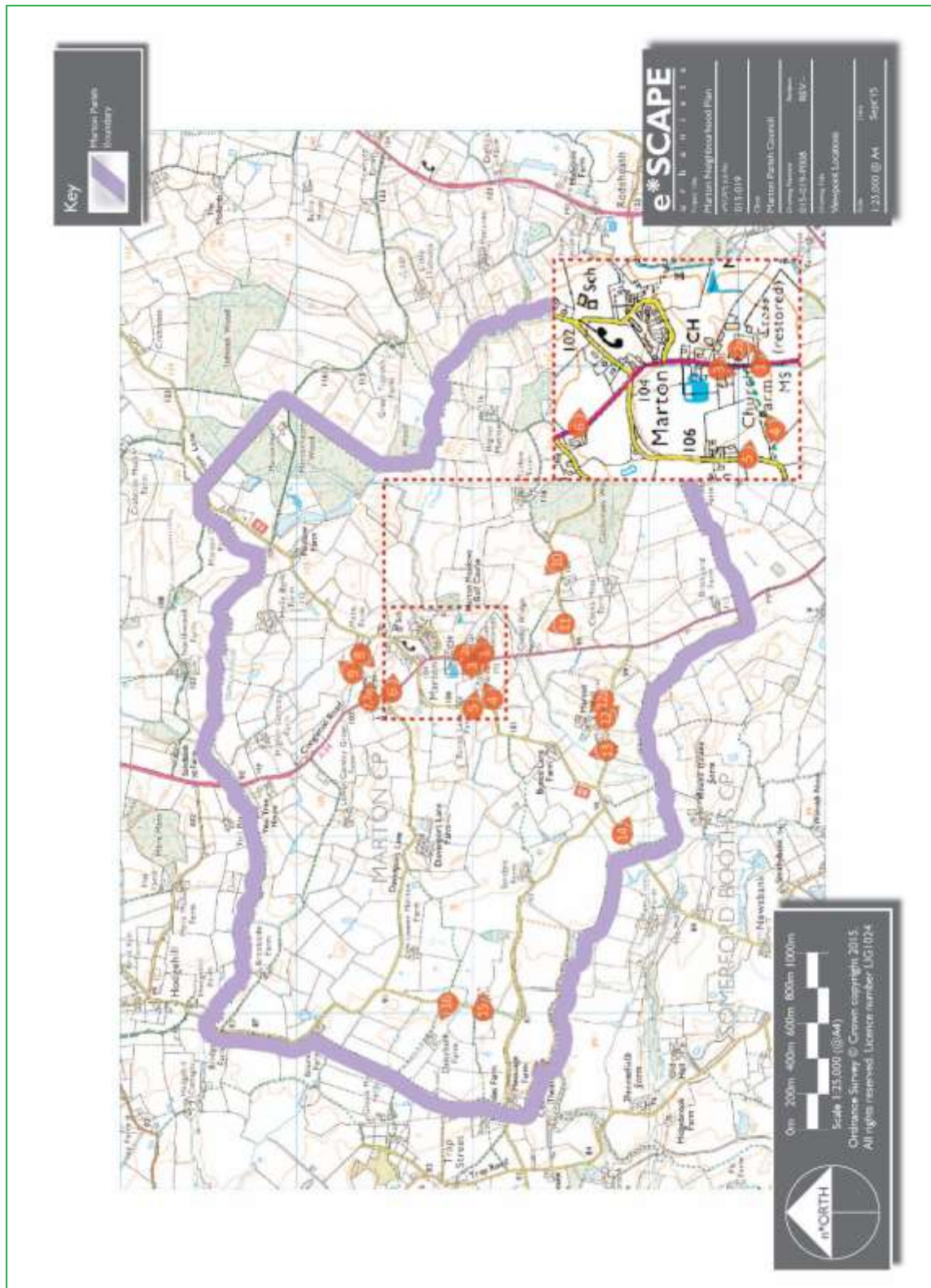
Viewpoints 6-9 illustrate the quality and character of the surrounding landscape to the north of the village and here views of Gawsworth Common to the east are experienced in localised places such as openings to the hedgerows for access into fields.

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. (See the Landscape and Settlement Character Assessment).







## 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

[illegible]



## 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
- slow internet / poor mobile signal
- no village hall, community centre or sports facilities
- no traditional village shop or post office
- litter
- no mains gas
- poor quality roads with potholes
- lack of pavements and cycle paths on the narrow lanes
- power cuts and water shut-offs
- incivility of cyclists
- lack of footpaths across fields
- no longer a farming community
- would like to see stronger involvement with the village from Church and school

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?

Average score from residents:

**7.6 out of 10**

### How important is the issue of transport and roads?

Average score from residents:

**6.7 out of 10**

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## 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

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

- Pollution
  - Developments that affect wildlife
- A bypass cutting through the village

Note that because 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.

## 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.

Specific suggestions for the village raised in response to this statement have been covered elsewhere in this document.



## 7. OBJECTIVES AND POLICIES

In order to achieve this vision, we have identified 6 objectives and a variety of 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 3) and the Key Views in the Spatial Policy Map (section 4E).

### 1. RESIDENTIAL AND COMMERCIAL DEVELOPMENT

#### OBJECTIVE

**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.**

The size and design of any such development should be in keeping with Neighbourhood Plan Design Guidance, the local vernacular and with the surrounding rural hinterland. 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.

#### POLICIES

Marton is a rural settlement. No strategic need has been identified to deliver housing beyond local needs in either the existing Macclesfield Borough Local Plan or the emerging Cheshire East Local Plan. This neighbourhood plan proposes to meet local needs arising from the existing population.

Local housing needs will be met through:

- The redevelopment of brownfield sites
- Infill (see definition above)
- Conversions
- And at the edge of the existing settlement in locations that will not cause harm to the wider landscape and setting of Marton.

Policies to meet the objective are:

RCD1 Following Cheshire East policy guidelines, development will be supported on brownfield sites, but all applications will be considered on their individual merit.

- 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
- 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
- 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
- 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
- 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
- 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
- RCD8 Future development should reflect the traditional density of the village (5-15 dwellings per hectare) and set in well wooded grounds
- RCD9 The height and mass of new or altered buildings should not dominate their surroundings
- RCD10 Building materials and architectural detailing should be compatible with other buildings in the vicinity
- 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
- 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.

### Assessment of Local Housing Need

The Housing Need Assessment highlighted four households who identified a need for housing. The findings of the Housing Need Assessment align with our own assessment of the natural minimal ebb and flow of housing requirements in a small settlement such as Marton.

## **2. TRANSPORT, SCHOOL AND PARKING**

### **OBJECTIVE**

#### **Reduce the problems of congestion outside school and improve safety**

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**

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

## **3. PROTECTING OUR ENVIRONMENT: LANDSCAPE CHARACTER, GREEN SPACES AND LOCAL WILDLIFE**

### **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, Cockswood Wood and Marton Heath are Sites of Biological Importance, and are

protected by policy NE12 in the Macclesfield Local Plan. 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.

## POLICIES

- 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
- 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
- PE3 New housing development should install bird and bat boxes wherever possible
- 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
- 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.
- 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
- PE7 Ancient hedgerows and valued trees must 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
- 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
- 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.

- 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
- PE11 Vehicular access arrangements must not be detrimental to the character of village lanes
- PE12 Verges, trees and hedgerows along country lanes should be retained
- PE13 The key views into and from the village, as detailed in the Neighbourhood Plan and LSCA, must be respected.

#### 4. TRAFFIC AND SAFETY

##### OBJECTIVE

**Marton will have calmer, slower traffic through the village on the A34.**

We have made 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.

Any additional development must not exacerbate the existing traffic problems and if possible should contribute towards improvement.

##### POLICIES

- TS1 New development should provide safe access to the carriageway
- 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

- 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
- 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.

## 5. PROTECTING COMMUNITY ASSETS

### OBJECTIVE

**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).

### POLICIES

- 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.
- 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.
- PCA3 A good mix of commercial and residential use should be retained in the village centre. Loss of commercial premises will not be supported

## 6. SMALL BUSINESS SUPPORT

### OBJECTIVE

**Support the growth of the rural economy by retaining and supporting small rural-based businesses within our 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.

### POLICIES

- SBS1 Development for new, small, rural based businesses will be supported, particularly on brownfield sites.
- SBS2 The diversification of farms and rural businesses will be supported.
- 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.

# 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 village, 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 of design in new development, and should support plan preferences which are in line with the adopted policies of the local authority.

### THE BUILT ENVIRONMENT

Marton 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 20<sup>th</sup>/21<sup>st</sup> Century buildings—contributes to an 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 that much of what we now value is the result of ‘happy accidents’ and small-scale organic development over a long period in which there were few planning controls. Nonetheless, some principles and guidelines should serve to avoid damage to the heritage and the amenity of residents and visitors.

The historic layout of property boundaries should be preserved with particular attention to be given to boundary treatments and landscaping. The preservation of existing trees, hedgerows and stone/brick walls should be encouraged.

A good mix of commercial and residential use should be maintained in the central village area and every effort made to prevent the loss of commercial premises.

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.

New development should reflect the existing built form, materials and architectural detailing of the village, for example:

- 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 architypes 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 mass of any new or altered buildings should not dominate their surroundings. Building materials and architectural detailing should be compatible with other buildings in the 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 with individual character. A large new estate, especially one uniform in its house designs and building materials could severely damage the character—and upset the balance—of the village.

There is a need to protect the street scene by 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.

## 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 village trees
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 retail outlets
12. Investigate possible locations for a safe play area for children within the village

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.

## FURTHER APPENDICES

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

- Appendix 3: Landscape and Settlement Character Assessment
- Appendix 4: Housing Needs Survey
- Appendix 5: Transport Statement
- Appendix 6: Key Documents: Village Plan, Statistics and Census, Meetings