

Response to Hollins Strategic Land's Consultation Response

Marton Parish Council: April 2016

Context

The Marton Neighbourhood Plan (the Plan) has now reached Regulation 16, which means that the initial consultation period has been completed and the responses submitted during that period have been examined and responded to as part of Regulation 15.

Hollins Strategic Land (HSL) have submitted their consultation response to the Plan in an attempt to support their case for planning application 15/5637M. Marton Parish Council have previously responded to this document by making changes to the Plan where appropriate. Full details are available in the consultation statement which together with the revised Plan has been made available to Planning.

The HSL response document is therefore now out of date and has been superceded by the version of the Plan that is now in Regulation 16.

However, for clarity, we provide a summary response here.

Summary response

1. The HSL document para 2.2 says that the emerging Cheshire East Local Plan states that there is a requirement for at least 1452 dwellings in the rural area.

This is now out of date: the latest version of the Local Plan states that there is no requirement for additional dwellings in the rural area.

2. The HSL document para 2.3 claims that the Housing Needs Survey conducted as part of the Plan is a very limited document which identifies only four households with a need for housing.

This Survey was conducted by professional consultants. HSL may not like the results, but that does not invalidate them.

3. The HSL document paras 2.4-2.9 attempt to show that there is a need/demand for affordable housing.

Marton already has a higher than average proportion of affordable housing as demonstrated by the census results (see Plan appendix 6).

HSL rely on a statement from only one of the rental providers in the village, and that statement is out of date and inaccurate. There are other providers of rental properties in Marton, and there are currently vacancies in rental properties in Marton, including one

owned by the landowner wishing to develop the field in question; there is therefore clearly no urgent need for more.

4. The HSL document paras 2.4 and 2.10-2.15 once again refers to a statement from the school that has subsequently been withdrawn.

This repeated misrepresentation of the school's position is disappointing indeed, and appears to be a deliberate attempt to mislead.

5. The HSL document paras 2.4 and 2.16-2.17 attempt to argue that only by increasing the population will Marton achieve a sustainable community, specifically a 'mixed community'.

This makes little logical sense. Adding in a housing estate aimed at commuters will do little to enhance the diversity of the village or the sense of village community that is currently enjoyed by residents. The HSL document refers to the Plan, but doesn't mention that what is enjoyed by residents is the fact that this is a rural agricultural parish.

6. The HSL document paras 2.4 and 2.18-2.25 are intended to demonstrate that Marton is locationally sustainable, and refer once again to a notional Travel Plan.

Given that there is no public transport, no medical provision or adequate shopping facilities, little employment of a kind likely to sustain a family in the proposed family dwellings and no services other than a primary school suitable for those families, inevitably every family will need to have at least one car and probably two.

The notion that a Travel Plan could reduce the use of the private car, or that families could use the cycle network for the practicalities of daily life, is laughable.

This section of the HSL document relies heavily on the now out-of-date figure for rural housing needs.

7. The HSL document paras 2.4 and 2.26-2.28 attempts to argue that because Jodrell Bank are concerned about the increasing amount of development in the Jodrell Bank Observatory consultation zone (JBO zone), it is more important to develop housing in Marton – which is in the JBO zone.

Again, this is illogical, and refers only to the urgency that HSL feel, not to any actual urgency.

8. The HSL document section 3 discusses the detailed policies of the Plan. This has been reviewed and taken into account in revising the Plan for Reg 16.

However, in particular, the document states that:

- 1/. The Plan does not identify any potential sites for development and
- 2/. that there are no brownfield sites available in Marton.

While it is true that the Plan does not list the potential sites, there is no requirement for the Plan to do so. In fact, we have been in discussion with local landowners and developers, and with their architects, and we have chosen not to list the potential sites in the Plan in order to

ensure the privacy of the landowners. The Plan is intended to cover 2015-2030, and so the inclusion of the names of individuals is inappropriate.

Multiple potential sites for development on brownfield sites over the lifetime of the Plan have been identified. One has already achieved planning permission, and development is underway; other potential new dwellings on brownfield sites have already requested planning permission.

It cannot be claimed that there are no brownfield sites available in Marton.

In summary, this document relies on out of date information, misrepresentation and illogical argument, and we urge you to discount it.

Marton Parish Council