

THE APPLICATION SITE'S HISTORIC USE FOR AGRICULTURE AND ITS SETTING IN OPEN COUNTRYSIDE

Planning Application No:	15/5637M
Proposal:	Erection of up to 27No. Dwellings
Location:	Land off School Lane, Marton, Macclesfield

1. Land used for Agriculture

The proposed development site off School Lane is part of the open countryside that characterises the village of Marton. It has been used for decades to provide grazing for local farmers' livestock.

At the start of 2015 a new sheep-proof perimeter fence was erected and sheep have been present on the field for most of the year. The following two photographs show sheep on the field at different times of the year.

The continued use of the field over the decades for agriculture has contributed to the rural feel of the village. The proposal to turn it into a housing estate would drastically alter the rural character of the village and would be against the expressed wishes of the residents of Marton.



2. Open Countryside

The applicant's assertion in their Planning Statement 2.2 "the application site is very well contained on all sides" and 2.3 "It is a field, but it is enclosed on all sides by urban development and there are no clear views across the field of the open countryside beyond" is misleading and incorrect.

There is only one part of the field that has any significant housing on its border; a section of the east boundary which has the rear gardens of the social housing on Oak View. The following photographic evidence clearly shows the applicant's statements in 2.2 and 2.3 are not correct; the site is not contained on all sides and there are clear views to the countryside beyond.

In Jodrell Bank's comments on the planning application 15/2274M (comments attached), it referred to the site and the line of direction to the telescope stating "However it is in a direction from the telescope that has less development within the consultation zone. JBO asks the planning authority to take this into account and stresses that such additional contributions should be viewed as cumulative." This is an independent view from a professional body that the site is in open countryside. (Note: the Parish Council has seen no evidence that this development's cumulative effect has been taken into account).

The included aerial map of Marton shows clearly how the village is very much in the centre of open countryside and how the development site is an integral part of the surrounding field pattern.

Photographic Evidence

At the junction of Oak Lane and School Lane is Marton Primary School which is single storey and lies in a significant dip with an extensive playing field. The school does not restrict the view and does not contain the site in any way. See page 31 of Marton Parish Landscape and Settlement Character Assessment (see below) and Photos A, C, E and G.

North of the school are the Mere Farm buildings (now known as Marton Farm House and Mere Barn), the Vicarage, and two small cottages. The properties are well spread on large plots and do not restrict the view to the countryside beyond. See photos B and F.

The south-west boundary is the A34 with only three properties: The Old Smithy, Smithy House and Smithy Cottage. Again, this boundary cannot be said to be well contained, and there are views to open countryside. See photos H and J.

To the north-west, School Lane forms the boundary. There are four individually designed houses on large plots. There are significant gaps between the properties that allow views to the surrounding countryside. See photos I and D.

Attachment: Comments from Jodrell Bank.

Dear Mr Hooley

Please find comments from Jodrell Bank on the proposal 15/2284.

Radio telescopes at Jodrell Bank carry out a wide range of astronomical observations as part of national and international research programmes, involving hundreds of researchers from the UK and around the world. The telescopes are equipped with state-of-the-art cryogenic low-noise receivers, designed to pick up extremely weak signals from space. The location of Jodrell Bank was chosen by Sir Bernard Lovell in 1945 as a radio-quiet rural area away from the interference on the main university campus in Manchester.

Policy SE14 of the Cheshire East local plan states that development will not be permitted if it impairs the efficiency operation of the Jodrell Bank radio telescopes.

Our evaluation of the potential radio frequency interference from the type of equipment commonly used at residential dwellings within the consultation zone is that it can impair the efficient operation of the radio telescopes at Jodrell Bank. This evaluation is based on the definition of the level of harmful interference to radio astronomy specified in the recommendation of the International Telecommunications Union 'Protection criteria used for radio astronomical measurements' (ITU_R.769) which has been internationally adopted and is used by Ofcom and other bodies in the protection of parts of the spectrum for radio astronomy.

For this reason Jodrell Bank Observatory (JBO) now opposes development across a significant part of the consultation zone as a matter of principle and will advise the local planning authority on its view of the degree of impact on a case-by-case basis, so that this can be taken in account as part of the planning decision.

JBO recognises that there is significant development across the region surrounding the telescope(s) and has carried out an analysis which takes into account the distribution of development and the effect of the intervening terrain between any location and the telescope itself. This analysis uses data provided by Cheshire East and the Ordnance Survey and uses the officially recognized propagation model provided by the ITU 'Prediction procedure for the evaluation of interference between stations on the surface of the Earth at frequencies above about 0.1 GHz' (ITU-P.452).

In the case of the proposal 15/2274 JBO's view is that the additional potential contribution to the existing level of interference will be relatively minor. However it is in a direction from the telescope which has less development within the consultation zone. JBO asks the planning authority to take this in to account and stresses that such additional contributions should be viewed as cumulative.



Map of Marton (copyright: Google Earth) clearly shows that the field at the centre of the village is part of the overall field pattern of the countryside.



Oak Lane, adjacent to the school, has a very rural feel

(from: page 31 of Marton Parish Landscape and Settlement Character Assessment)





C



D





G



H

