

# **Ollerton with Marthall Neighbourhood Development Plan 2025 - 2030 Consultation Statement**

July 2025

Ollerton with Marthall Parish Council

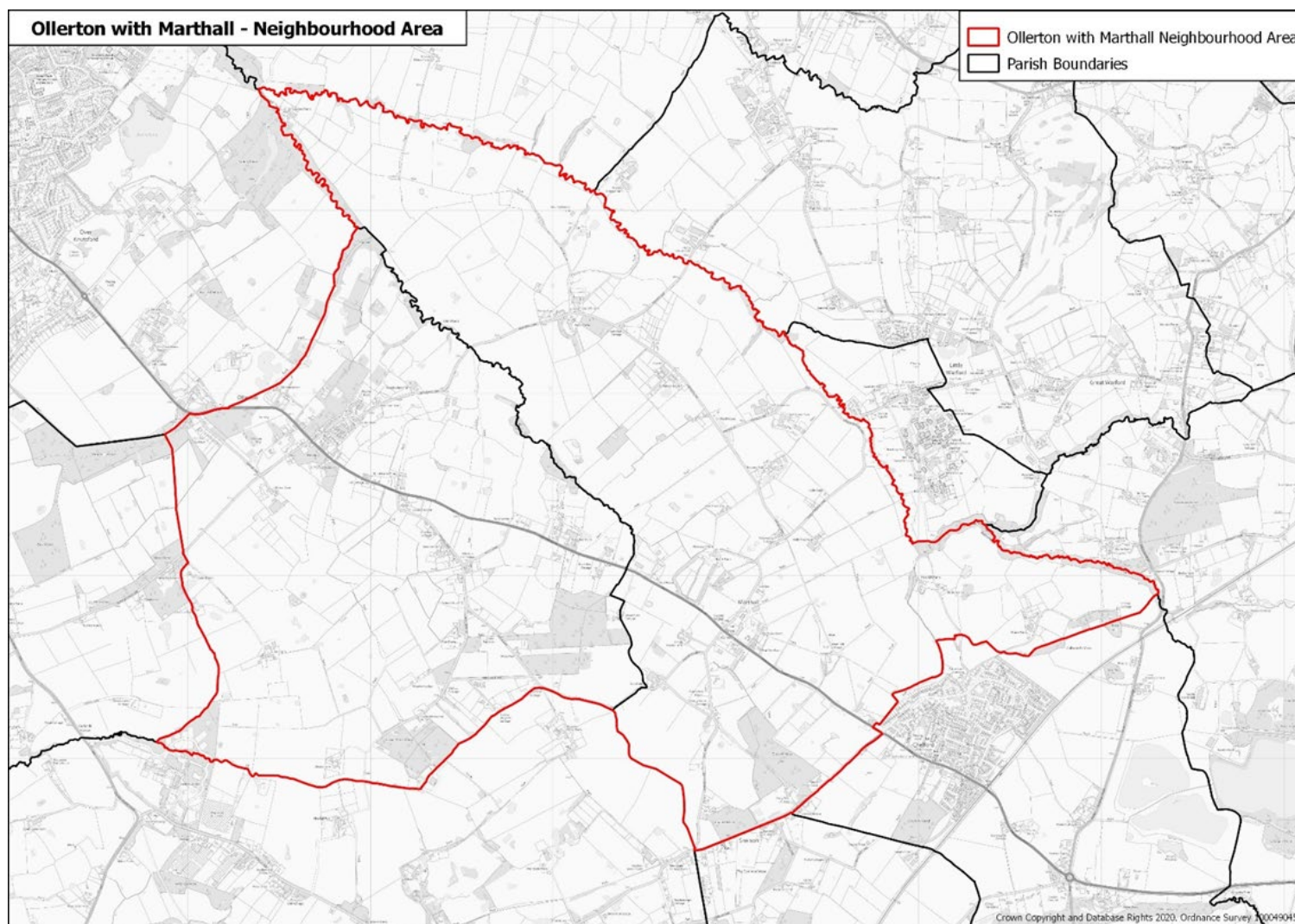
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## **CONTENTS**

1.	Introduction and Background	4
2.	First Steps	5
3.	Informal Consultation	6
4.	Regulation 14 Public Consultation 1st May 2022 to 13th June 2022	8
Appendix 1. Questionnaire		31
Appendix 2. Consultees		35

**Map 1 Designated Ollerton with Marthall Neighbourhood Development Plan Area and Parish**



# 1. Introduction and Background

1. This Consultation Statement has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) (as amended). Part 5 Regulation 15 (1)<sup>1</sup> sets out that *'Where a qualifying body submits a plan proposal or a modification proposal to the local planning authority, it must include ... (b) a consultation statement.'*
2. A 'consultation statement' is defined in Regulation 15 (2): *'In this regulation "consultation statement" means a document which—  
(a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified;  
(b) explains how they were consulted;  
(c) summarises the main issues and concerns raised by the persons consulted; and  
(d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan or neighbourhood development plan as proposed to be modified.'*
3. National Planning Practice Guidance<sup>2</sup> provides further advice:  
***'What is the role of the wider community in neighbourhood planning?***  
*A qualifying body should be inclusive and open in the preparation of its neighbourhood plan or Order and ensure that the wider community:*
  - *is kept fully informed of what is being proposed*
  - *is able to make their views known throughout the process*
  - *has opportunities to be actively involved in shaping the emerging neighbourhood plan or Order*
  - *is made aware of how their views have informed the draft neighbourhood plan or Order.*

Paragraph: 047 Reference ID: 41-047-20140306

Revision date: 06 03 2014

4. Ollerton with Marthall Parish Council has been very committed to fully engaging with local residents, landowners and stakeholders throughout the NDP process.
5. This Consultation Statement describes the various public consultation processes involved in each step in the preparation of Ollerton with Marthall NDP. The work on the NDP has taken place over a couple of years and public consultation at key stages has been key to the Plan's preparation throughout.

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<sup>1</sup> <https://www.legislation.gov.uk/ukxi/2012/637/regulation/15>

<sup>2</sup> <https://www.gov.uk/guidance/neighbourhood-planning--2>

## 2. First Steps

6. Following the Parish Council decision to prepare a Neighbourhood Plan an application was to Cheshire East Council (CEC) for designation as a neighbourhood area and this was approved on 13<sup>th</sup> of October 2017, Map 1. The decision notice and application can be found ([here](#)). This area is important as the Plan policies can only apply to development within the designated Neighbourhood Area (Ollerton with Marthall Parish).
7. A Steering Group of local people and parish councillors was formed to prepare and help manage the NDP through its preparation process. At key stages the Parish Council were asked to make decision to approve the progress of the NDP.
8. All documents were placed on the Neighbourhood Plan pages of the Parish Council website ([link](#)).

### 3. Informal Consultation

#### Overall Approach to Consultation

9. The NDP is a community plan and it was decided that it must derive its vision, objectives and policies from the community. From the outset the Parish Council were determined that residents should be kept informed and given every opportunity to inform the Steering Group of their views. Communication and consultation, in various forms played a major role in formulating the NDP.
10. It was therefore considered important to prepare the NDP with the following underlying principles:
  - Promotion of a high degree of awareness of the project;
  - Encouragement of everyone to contribute to the development of the NDP; and
  - Promotion of consultation events and provision of regular updates on the progress of the NDP and its development

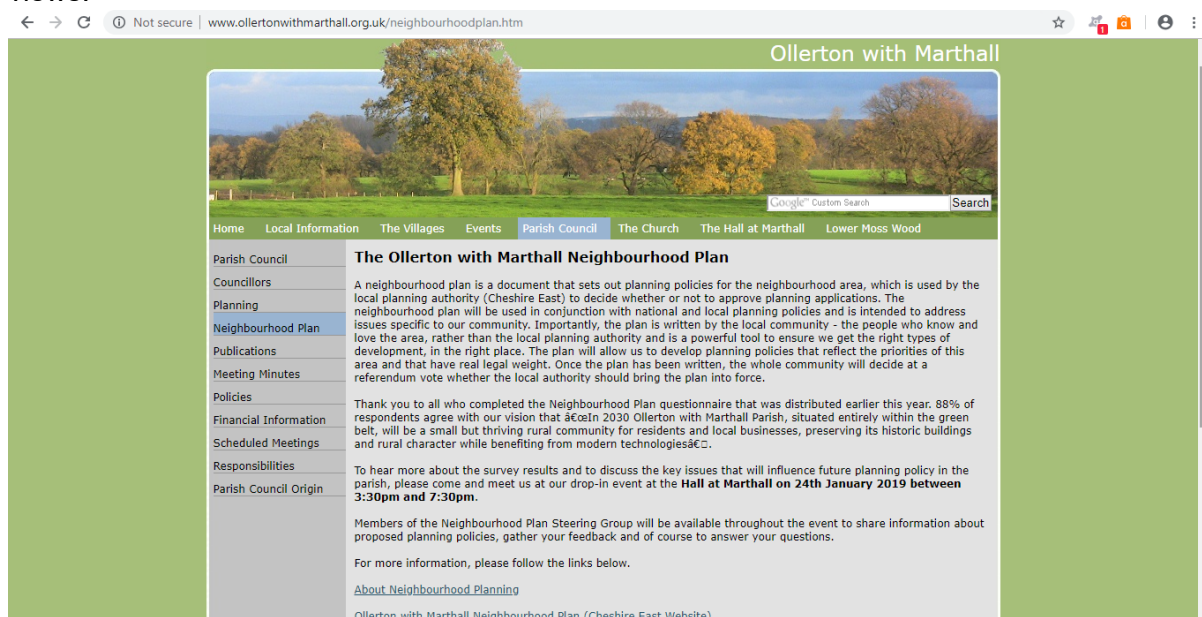
#### Questionnaire Survey, February-March 2018

11. To establish base for the NDP's preparation a questionnaire survey was delivered to every household in the parish in February 2018 to be completed by 31<sup>st</sup> March 2018. The letter and questionnaire are included in Appendix 1.
12. The questionnaire covered topics such as housing; transport; employment; leisure and recreation; the natural environment; the historic environment; pollution; and design. Based on the average score, the residents ranked the issues in the following order of importance:
  - i. Protection of the Natural Environment
  - ii. Protection of the Historic Environment
  - iii. Conserving the Parish's Architecture and Building Style
  - iv. Transport Improvements
  - v. Controlling Pollution
  - vi. Improving Employment Opportunities
  - vii. Further Leisure and Recreational Opportunities
  - viii. Further Housing Development
13. The results of the questionnaire were then used to help define the NDP's key issues and subsequently objectives and the NDP's overall vision.

#### Drop-in Event, January 2019

14. Following on from the survey, a drop-in event was held at The Hall at Marthall in January 2019. The drop-in shared information from the questionnaire survey, and detailed the policy directions, allowed the Steering Group to gather feedback, and answer any questions on the OMNDP. A flyer was sent to every household in March 2019, detailing the objectives and informing residents that they could register their interest in the progress of the OMNDP, and that there would be a further event held

to discuss the emerging policies and provide information and listen to residents' views.



1 Web page advertising the January Drop-in Session



## 4. Regulation 14 Public Consultation 1<sup>st</sup> May 2022 to 13<sup>th</sup> June 2022

15. The public consultation on the Ollerton with Marthall Draft Neighbourhood Plan was carried out in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Pre-submission consultation and publicity, Regulation 14. This states that:

‘Pre-submission consultation and publicity

14. Before submitting a plan proposal or a modification proposal to the local planning authority, a qualifying body must—

(a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area—

(i) details of the proposals for a neighbourhood development plan or modification proposal;

(ii) details of where and when the proposals for a neighbourhood development plan or modification proposal may be inspected;

(iii) details of how to make representations;

(iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised; and

(v) in relation to a modification proposal, a statement setting out whether or not the qualifying body consider that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion;

(b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan or modification proposal; and

(c) send a copy of the proposals for a neighbourhood development plan or modification proposal to the local planning authority.’

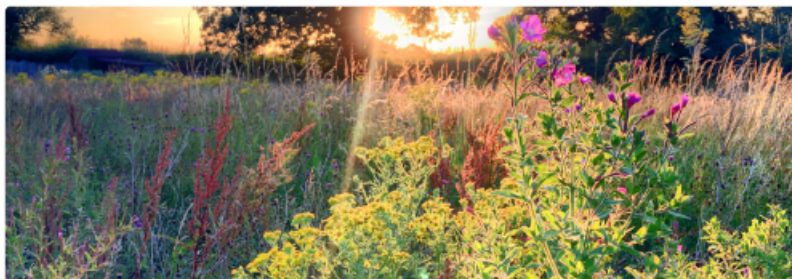
16. The Regulation 14 consultation was publicised in the following ways (see Appendix 6):

- Notices on Parish Council noticeboards
- The Parish Council website;
- Notices in the Parish Council newsletter which is delivered to most households in the Parish; and
- Posting letters and questionnaires to all households inviting residents to look at the Draft Neighbourhood Plan and provide any comments. A pre-paid envelope was provided for residents to post back the questionnaire.

17. A list of consultation bodies and email addresses was kindly provided by Cheshire East Council and these were contacted directly by email and invited to comment (see Appendix 2).

18. The Draft Plan, online questionnaire and other background documents were published on the Neighbourhood Plan website: <https://ollertonwithmarthall.org.uk/we-want-your-feedback-on-our-neighbourhood-plan/>





## We want your feedback on our Neighbourhood Plan

April 30, 2022 / 0 Comments /

For the past four years Ollerton with Marthall Parish Council has been preparing a Neighbourhood Plan for the parish. This is in line with government policy under the Localism Act of 2012, which encourages the production of such plans to give localities a meaningful say in the planning rules of Cheshire East's Local Plan.

### What is a Neighbourhood Plan?

- A Neighbourhood Plan is an opportunity for every resident to have a say in how Ollerton with Marthall Parish Council should develop up to 2031 to meet local needs.
- Neighbourhood Plans are important planning documents. When completed and accepted, the plan will have legal status for planning purposes. Cheshire East planners must use the plan, alongside their local plan, to determine planning decisions of future development in the parish.
- The Neighbourhood Plan must conform to the principles and strategies of the Cheshire East Local Plan and although our plan cannot stop future development, it will give us a major say in influencing and shaping that development.

*2 Web page introducing the Regulation 14 consultation*

19. Hard copies of the NDP and other background documents were available on request from the Steering Group.
20. Open sessions were held in Marthall Village Hall for the public to come and discuss the Neighbourhood Plan and to ask any questions. These were on Tuesday 17th May 2022 1pm - 4pm and on Wednesday 18th May 2022 7pm - 10pm. These were publicised on the Parish Council web site.
21. Respondents were asked to provide responses the 12<sup>th</sup> of June 2022. This could be done using post, email or Survey Monkey, or by bringing them to the drop in event.
22. A copy of the Draft NDP was sent to Cheshire East Council.

## **Responses Received**

23. Tables 1 and 2 include the full responses received and the consideration given to them by the Parish Council and the subsequent amendments made to the Regulation 14 Draft NDP ahead of submission.

**Table 1. Cheshire East Council Regulation 14 Response and Parish Council Consideration**

Ref No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
1.			All	Comment	This statement sets out Cheshire East Borough Council's (CEC) views regarding the Ollerton with Marthall Neighbourhood Development Plan (NDP), particularly whether it meet the basic conditions and legal requirements of the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012 (as amended). In summary, it is the Borough Council's view that the NDP, overall, meets the Basic Conditions and other legal requirements.	Noted.	No change.
2.			All	Comment Support	<p>General Comments</p> <p>Firstly, CEC would like to congratulate the Ollerton with Marthall neighbourhood development plan steering group on reaching their first draft plan consultation.</p> <p>The Ollerton with Marthall NDP has been in preparation since 2017 and throughout this time the community within the plan area have been carefully consulted. This is commended as community involvement is crucial to the NDP production process. CEC welcomes the fact that the community of Ollerton with Marthall recognises the importance and value of having further planning guidance in the form of a NDP to specifically address the plan area through land-use policies.</p> <p>CEC is always happy to engage in more detailed discussion on representations it makes to neighbourhood plans and the advice provided is done so in the spirit of collaboration to achieve a positive outcome for our communities and minimise any conflict with the Development Plan for Cheshire East. On that basis, the Councils officers would welcome an opportunity to meet and discuss the plan in more detail, prior to its submission.</p> <p>Neighbourhood plans must meet the 'basic conditions' tests set out in legislation and examiners have discretion to amend or delete policies to ensure compliance is achieved. The advice given here is intended to ensure the neighbourhood plan successfully aligns to the strategic policies of the Local Plan and to identify potential areas that an examiner may seek to amend.</p> <p>Neighbourhood plan policies must apply to the development and use of land and be in general conformity with the strategic policies of the adopted local plan; they should be clear and unambiguous and be supported by robust, yet proportional evidence; they should demonstrate that proposals are deliverable, are shaped by effective engagement; and they should not duplicate policies that are already being applied in the local area.</p> <p>All development plans should:</p> <ul style="list-style-type: none"> <li>• be prepared with the objective of contributing to the achievement of sustainable development;</li> <li>• be prepared positively, in a way that is aspirational but deliverable;</li> </ul>	Noted.	<p>No change.</p> <p>The Parish Council considered this offer – but given regular contact with CEC – it was decided this was not necessary at this time.</p>

Ref No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<ul style="list-style-type: none"> <li>be shaped by early, proportionate and effective engagement between plan makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;</li> <li>contain policies that are clearly written and unambiguous, so it is evident how a decision maker should react to development proposals;</li> <li>be accessible through the use of digital tools to assist public involvement and policy presentation; and</li> <li>serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).</li> </ul> (paragraph 16, NPPF 2018) Comments here are to specifically consider the policy approach taken by the Parish Council with the above factors in mind, provide guidance on proposed policies and identify whether conflict is likely to arise between the neighbourhood plan and the Cheshire East Local Plan Strategy. More general comments are also included for consideration.		
3.			New section?	Comment	General Recommendations  Generally, the structure of the Plan is clear, following a logical progression and is well presented with strong visual elements. The Plan could benefit from a section detailing 'Non-policy actions', implementation and delivery.  This would be helpful to understand the wider context and the value the Plan could have to guide the parish council in decisions that relate to non-planning matters.	No change.	No change.
4.			All	Comment	The publication of the plan to the website is welcome. However, a PDF version of the plan would be ideal. The existing PDF export from the website has some visual layout and structure issues. It would be worthwhile to produce a quality PDF version for the future, especially when printing the document is required.	Accepted.  Kirkwells will provide a pdf version of the Submission Plan. This will also need to be fully accessible.	<b>Kirkwells to produce pdf version of submission plan.</b>
5.			Vision and Objectives	Support	The vision and objectives of the plan are clear and provide a natural link between the overall objectives of the plan and the policies chosen. The inclusion of the objectives ahead of the policy section helps demonstrate that link.	Noted.	No change.
6.			All Policies	Comment – formatting.	The policies would benefit from being made more prominent in the PDF version, whether that is through coloured boxes or bold text.  The policy abbreviations are short and appropriate. The bullet point lists for policy criteria helps with the presentation of the policy but may be better suited as an 'a) b) c)' or 'i) ii) iii)' list for easier referencing.	Accepted.  Kirkwells will edit the document so that Policies clearly stand out in coloured boxes.  Policies will be set out in a consistent way with criteria or subheadings numbered appropriately.	<b>Kirkwells to edit the document and set out Policies so that they are in coloured boxes with criteria and subheadings following a consistent style and format.</b>
7.			All	Comment - formatting	The plan is well presented though it is recommended that the plan be double-checked for consistent formatting, e.g., font, font colour, font size. Also, it is suggested that the plan include a dedicated front/back cover, the submission version	Accepted.	<b>Kirkwells to format the submission plan as suggested i.e.: Font – ariel 11 point for supporting text and 12 point for policies</b>

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					front cover would include 'Submission Version Month Year', beneath the title and plan period.		<b>Headings – standard Word format</b> <b>Front and back cover with appropriate titles</b> <b>All fully accessible.</b>
8.			Mapping	Comment	It is great to see the inclusion of numerous maps and images within the plan. However, several of the maps could benefit from being replaced with a higher quality version. CEC are more than happy to help provide more clear and detailed maps for the following figures: Figure A and Figure G. Please do not hesitate to contact us with mapping requests.	Accepted.  PC to request maps from CEC for Figs A and G and possibly others if required.	<b>Figures A and G (maps) to be replaced with higher quality versions from CEC.</b>
9.		3.3		Comment	The external link within paragraph 3.3 appears to be broken.	Accepted.	<b>Kirkwells to check this and all other links and insert hyperlinks where required.</b>
10.		1.8		Comment	The link to the existing neighbourhood area decision notice shows the date of designation as 9th September 2017.  The document we have on record states the date is the 13th October 2017. Please could the group contact CEC so we can agree on and confirm the correct date.	Accepted.  PC to contact CEC and check designation date.	<b>Insert correct date.</b>
11.		1.6		Comment	It should be noted that the Site Allocations and Development Policies Document (part two of the local plan) has recently concluded consultation on its main modifications, following an independent examination earlier this year. The SADPD does cover some similar detailed issues addressed by the Ollerton with Marthall Neighbourhood Plan.  Information on the status of the SADPD as well as the document itself can be accessed via the link below. To ensure policies are not unnecessarily duplicated, it is advised to review the approach in the Council's plan ahead of the final submission of the neighbourhood plan. The SADPD status written in the plan should be updated for the submission version. <a href="https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/site-allocations-and-policies/site_allocations_and_policies.aspx">https://www.cheshireeast.gov.uk/planning/spatial-planning/cheshire_east_local_plan/site-allocations-and-policies/site_allocations_and_policies.aspx</a>	Accepted.	<b>Update paragraph in NDP to reflect current status of SADPD.</b>  <b>Check all revised Policies in the Submission Plan to minimise duplication with SADPD.</b>
12.			All	Comment	Detailed Policy Comments  Comments below are intended to assist the Parish Council and Neighbourhood Plan Steering Group in finalising its preferred plan prior to submission to the Local Authority. It should be noted that should the neighbourhood plan substantially and materially change in response to these and other representations, then it may be necessary to hold a second Regulation 14 consultation.	Noted.	No change.
13.			POLICY ENV1 – WILDLIFE SITES, WILDLIFE CORRIDORS AND BIODIVERSITY	Support Comment	CELPS SE 3 Biodiversity and Geodiversity SADPD ENV 1 Ecological network  A positive policy.  It is suggested to clearly outline the policy requirements of each designation. For example, a 15m buffer for high distinctiveness but an "ecological evaluation" for medium distinctiveness.  Potentially establish further what is required by an "ecological evaluation" within ENV1.	Accepted.	<b>Amend Policy ENV1 to:</b>  POLICY ENV1 – WILDLIFE SITES, WILDLIFE CORRIDORS AND BIODIVERSITY  The local wildlife sites (Figure B), the areas of high distinctiveness habitat (Figure C) and the wildlife corridor network shown on Figure D shall be protected from new development unless it can be demonstrated that the benefits of development clearly outweigh the impact it is likely to have on the site and the wider network of sites. The

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							<p>enhancement of these sites will be supported.</p> <p><b>1. High Distinctiveness Habitat</b> Areas identified on Figure C as supporting high distinctiveness habitat <u>will</u> be protected <u>from development proposals</u> by at least a 15m buffer zone.</p> <p><b>2. Medium Distinctiveness Habitat</b> Areas identified on Figure C as supporting medium distinctiveness <u>habitat are considered to be biodiversity opportunity areas. A</u> comprehensive ecological evaluation <u>will be required</u> if they are put forward for development. <u>This will comprise ...</u></p> <p><b>3. Wildlife Corridors</b> <b>A.</b> The wildlife corridor network <u>identified in Figure D</u> shall <u>will</u> also be protected by a 15m non-developable buffer zone. <b>B.</b> New developments must not <del>create divisions between</del> <u>obstruct or lead to a disconnection between</u> existing wildlife corridors (<del>Figure D</del>) and where possible should contribute to the creation of new or improved links.</p> <p>Development proposals where the primary objective is to conserve or enhance biodiversity <del>shall be permitted</del> <u>will be supported.</u></p> <p>New developments <del>shall</del> <u>will be required to</u> demonstrate a net gain in biodiversity using appropriate evaluation methodologies and avoidance/mitigation strategies. <u>Where possible, BNG should be delivered on site, or where this is not feasible, within the Ollerton with Marthall Neighbourhood Plan Area. Examples of how a BNG can be achieved locally are provided in paragraph X.</u></p> <p>Compensatory measures (for example biodiversity offsetting) will be required if a net loss of biodiversity is likely.</p> <p>Insert information from wildlife report setting out suitable wildlife enhancement measures in supporting text.</p>
14.			POLICY ENV2 – TREES, HEDGEROWS AND WATERCOURSES	Comment	<p>CELPS Policy SE 5 Trees, Hedgerows and Woodland SADPD Policy ENV 6 Trees, hedgerows and woodland implementation</p> <p>The CELPS and SADPD address most of the matters raised within this policy.</p>	Accepted.	<p><b>Amend Policy ENV2 to:</b></p> <p>POLICY ENV2 – TREES, HEDGEROWS AND WATERCOURSES</p> <p><del>Any development that would result in the loss of, or the deterioration in the quality or setting of</del></p>



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					This policy may benefit from specifically addressing/ focusing upon the listed trees specified within the policy.		<p><del>natural features, including trees and hedgerows and watercourses, which make a significant contribution to Ollerton with Marthall will not normally be permitted.</del></p> <p><del>In exceptional circumstances where the benefit of development is considered to outweigh the benefit of preserving natural features, developments may be permitted subject to adequate compensatory provision being made.</del> The retention of trees, hedgerows, <b>watercourses</b> and other natural features <b><u>which make a significant contribution to Ollerton with Marthall's local landscape character</u></b> <del>in situ</del> will always be preferable <b><u>to offsite compensation measures</u></b>. Where the loss of such features is unavoidable, replacement provision must be of an equivalent or a greater amount to that which is lost. Appropriate landscaping schemes to show how the rural <del>feel to</del> <b><u>character of</u></b> the area will be maintained or any negative impacts will be mitigated against will be required.</p> <p>Trees in Ollerton and Marthall of significant note <b><u>and which should be protected</u></b> include:-</p> <p>Ollerton Lodge, trees along the boundary with the school  The Old Shippon, trees along the east side of the field to the south of the converted barn  The Old School House, single tree in the north east corner of the garden and group of trees along the west rear boundary  Land south of Old School House, five individual trees and a group of trees to the south  Queen Victoria Jubilee Lime Tree, in the grass triangle at the junction of School Lane and Moss Lane  Oak Tree planted in 1980 next to the Parish Council noticeboard to mark the Queen Mother's 80th birthday  Swedish Hornbeam planted to the south of the junction on east side of School Lane in 1977 to mark the Silver Jubilee of Queen Elizabeth II.</p> <p><i>SG – map these for CEC to digitise? Would be good to identify locations for planners.</i></p> <p><b><u>These are identified on Figure X [to be inserted on completion of final draft].</u></b></p>
15			POLICY ENV3 – SURFACE WATER MANAGEMENT AND		<p>CELPS Policy SE 13 Flood Risk and Water Management  SADPD Policy ENV 16 Surface water management and flood risk</p> <p>The CELPS and SADPD address most of the matters raised</p>	Refer to adopted. See also UU response.	Refer to SPD in supporting text and Policy. See UU comments and amendment.



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			SEWERAGE		within this policy.  CEC is currently preparing a SuDS Supplementary Planning Document; it has recently concluded a draft plan consultation. The group may find benefit from reviewing this document. Cheshire East Council - Draft Sustainable Drainage Systems Supplementary Planning Document (objective.co.uk)		
16			POLICY ENV4 – DARK SKIES	N/A	No comments.	Noted.	No change.
17			POLICY ENV5 – FOOTPATHS AND BRIDLEWAYS	Comment	SADPD Policy INF 1 Cycleways, bridleways and footpaths  The SADPD address most of the matters raised within this policy. Benefit may come from identifying specific routes within the plan area and why they are important.	Noted.	Map of PROW included in plan.
18			POLICY HER1 – HERITAGE	Comment	CELPS Policy SE 7 The Historic Environment SADPD Policy HER 1 Heritage assets SADPD Policy HER 7 Non-designated heritage assets  The CELPS and SADPD mostly cover the extent of this policy. However, this policy could benefit from identifying the local non-designated heritage assets and present them within a map, which the policy could then reference explicitly.	Accepted.  Amend Policy to include reference to local list identified in Heritage Audit document.  Update Heritage Audit with final agreed list and add non-designated heritage sites to policy.	Amend Policy:  POLICY HER1 – HERITAGE  Proposals will be supported if they conserve and enhance Ollerton with Marthall's designated and non-designated heritage assets and their settings, maintaining local distinctiveness, character and sense of place. New buildings ancillary to heritage assets should not harm the significance of the asset itself, its setting, or the wider character of the area. Reference should be made to the Ollerton with Marthall Character Assessment and Heritage Audit and Design Guide 2020 (refer to final one not draft - does this exist?) <b><u>provided in Appendix X/ on website insert link</u></b> or any updated version.  <del>Proposals for development must take into account the scale of any possible harm or loss and the significance of any heritage assets and will only be supported where it can be demonstrated that substantial benefits will be achieved when weighed against the harm or loss. Measures should be put in place to avoid or minimise impact or mitigate damage.</del>  <b><u>A Local List of Non designated Heritage Assets is provided in the Marthall Character Assessment and Heritage Audit and Design Guide 2020.</u></b>  <b><u>Development affecting the following non-designated heritage assets will be assessed against Policy HER7 Non-designated heritage assets of the Cheshire East Local Plan Site Allocations and Development Management Policies Document (link).</u></b> • <b><u>The Dun Cow</u></b> • <b><u>Yew Tree Cottages</u></b> • <b><u>Toll Bar Cottages</u></b>

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							<ul style="list-style-type: none"> <li>• <u>Pear Tree Farm and Barns</u></li> <li>• <u>Beechcroft</u></li> <li>• <u>Hill Cottage</u></li> <li>• <u>Brook House Farm</u></li> <li>• <u>Spinney Cottage</u></li> <li>• <u>Sycamore Farm and Sycamore Farm Barn</u></li> <li>• <u>Ollerton Well and Ollerton Cottage</u></li> <li>• <u>Beeches Farmhouse and adjacent Barn</u></li> <li>• <u>Beech Cottage</u></li> <li>• <u>Ivy Cottage</u></li> <li>• <u>Fern Cottage, Stud Cottage, Old Stables and The Old Shippon</u></li> <li>• <u>Old School House</u></li> <li>• <u>Foxford</u></li> <li>• <u>Moss Farm</u></li> <li>• <u>Wood Cottage</u></li> <li>• <u>Lower Mosswood House</u></li> <li>• <u>Sycamore Cottage</u></li> <li>• <u>Cragg House Farm</u></li> <li>• <u>Sandhole Farm</u></li> <li>• <u>Holly Cottage</u></li> <li>• <u>All Saints Church</u></li> <li>• <u>The Old Vicarage</u></li> <li>• <u>Glover's Cottage</u></li> <li>• <u>The Egerton Arms</u></li> <li>• <u>Fallows Cross Cottage</u></li> <li>• <u>Kell Green Hall Farm</u></li> </ul>
19			POLICY HER2 - SCHOOL LANE, OLLERTON CONSERVATION AREA	Comment	<p>CELPS Policy SE 7 The Historic Environment SADPD Policy HER 3 Conservation areas</p> <p>A positive policy that seeks to protect our historic environment. Though it is suggested that reference is made as to where to locate the 2020 appraisal or even possibly append it to the document depending on the size of the document.</p>	Accepted.	<p><b><u>Amend Policy ENV3 to refer to location of document – insert weblink.</u></b></p> <p>POLICY HER2 – SCHOOL LANE, OLLERTON CONSERVATION AREA Development proposals in the School Lane, Ollerton Conservation Area (Figure I) must demonstrate how they have considered the School Lane, Ollerton Conservation Area Character Appraisal 2020, <a href="https://www.cheshireeast.gov.uk/pdf/environment/conservation-areas/school-lane-conservation-area-appraisal-final-pdf.pdf">https://www.cheshireeast.gov.uk/pdf/environment/conservation-areas/school-lane-conservation-area-appraisal-final-pdf.pdf</a> or any updated version, and should take account of the following: ....</p> <p><b><u>Update 6.10 to refer to CA boundary.</u></b></p> <p><b><u>Update Fig G with new CA boundary.</u></b></p>
20			POLICY HOU1 - HOUSING	Comment	<p>CELPS Policy PG 3 Green Belt SADPD Policy RUR 14</p> <p>Re-use of rural buildings for residential use</p>	Accepted.	Refer to national planning policy in the first paragraph and delete final paragraph as it would duplicate national and CEC planning policy if fully amended:

Ref No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>A constructive policy that seeks to add to the protection of Green Belt land, which is dominant in the parish.</p> <p>It is recommended that the final paragraph be revisited, this is due to the reference of previously developed land and the openness existing development has, how does this apply to previously developed land that has no existing buildings present.</p>		<p>POLICY HOU1 – HOUSING The parish lies wholly within the Green Belt, and new development will be supported that accords <b>with the relevant paragraphs of the NPPF and</b> Green Belt Policy PG3 of the Cheshire East Local Plan (Appendix 1).</p> <p>The conversions of farm buildings to residential properties must ensure that any important characteristics and features of the original buildings are retained. Proposals must ensure that the urbanisation of the development is kept to a minimum, that the rural and open character of the area is not adversely affected, and that the development is kept to the footprint of the original buildings as far as possible. <del>The redevelopment of previously developed land must not have a greater impact on the openness of the Green Belt than the existing development, and must not include the redevelopment of temporary buildings, in line with local and national policy.</del></p>
21			POLICY HOU2 - HOUSING MIX AND TYPE	N/A	No comments.	Noted.	No change.
22			POLICY HOU3 - DESIGN	Support	<p>CELPS Policy SE 1 Design SADPD: GEN 1 Design Principles</p> <p>A useful policy that aims to signify the visual character and identity of the parish.</p>	Noted.	No change.
23			POLICY COM1 - COMMUNITY FACILITIES	Comment	<p>SADPD Policy REC 5 Community facilities</p> <p>It may be useful to identify existing community facilities and detail them on a map within the plan and reference this map in the policy.</p>	<p>Noted.</p> <p>Amend Policy as suggested and map community facilities.</p>	<p><b><u>Amend Policy COM1:</u></b></p> <p>POLICY COM1 – COMMUNITY FACILITIES</p> <p><b><u>Local community facilities in Ollerton with Marthall Neighbourhood Plan Area include the following:</u></b></p> <ol style="list-style-type: none"> <li><b><u>All Saints' Church,</u></b></li> <li><b><u>The Village Hall,</u></b></li> <li><b><u>The Egerton Arms Public House</u></b></li> <li><b><u>The Dun Cow Public House.</u></b></li> </ol> <p><b><u>These are shown on Fig X.</u></b></p> <p>Proposals for new community facilities or the refurbishment and improvement of existing facilities will be permitted, subject to other policies within the Neighbourhood Plan.</p> <p>....</p> <p><b><u>Insert new Map showing location of these facilities.</u></b></p>
24			POLICY COM2 - LOCAL	Support	A welcome policy to be included within the plan, as well as a useful table to justify the designations.	Noted.	No change.

Ref No.	Page No.	Para No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
			GREEN SPACES				
25			POLICY TRAN1 - SUSTAINABLE TRANSPORT	Support	CELPS Policy CO 1 Sustainable Travel and Transport  A positive policy to support the sustainable transport within the parish.	Noted.	No change.
26			POLICY ECON1 – RURAL ECONOMY	Support	Policy EG 2 Rural Economy  A positive policy to support the rural economy within the parish.	Noted.	No change.

**Table 2. Regulation 14 Responses of Agencies, Residents and Other and Parish Council Consideration**

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
1. Natural England			ENV1 ENV2 ENV3 ENV4	General comment	<p>Ollerton with Marthall Neighbourhood Plan Regulation 14 Consultation Thank you for your consultation on the above dated 03 May 2022</p> <p>Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on this draft neighbourhood plan. However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan. For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.</p>	<p>Noted.</p> <p>Natural Environment Policies in the NDP are supported and informed by the Cheshire Wildlife Trust study of Ollerton with Marthall's natural environment. The report 'Protecting and Enhancing Ollerton with Marthall's Natural Environment' was published in March 2019 and can be viewed at on the NDP pages of the PC website.</p>	No change.
2. National Highways			All	No comment	<p>Thank you for consulting National Highways in relation to the Ollerton with Marthall Neighbourhood Plan National Highways have no comment to make at this time</p>	Noted.	No change.
3. Historic England			HER1 HER2	General comment	<p>As the public body that advises on England's historic environment, we are pleased to offer our comments on the pre-submission draft of Ollerton with Marthall Neighbourhood Plan. The Ollerton with Marthall Neighbourhood Plan area contains a number of designated heritage assets including listed buildings and a conservation area. The plan area is also likely to contain many other features of local historic, architectural or archaeological value.</p> <p>The planning and conservation staff at Cheshire East Council are best placed to assist with the development and refinement of your plan in relation to the historic environment. However, we do offer our general advice and guidance below. If you have not already done so, we also recommend that you also speak to the staff at Cheshire Archaeology Planning Advisory Service who manage the Historic Environment Record (HER, formerly SMR). They should be able to provide details of locally-important buildings, archaeological remains and</p>	<p>Noted.</p> <p>The Built Heritage Policies in the NDP have been informed by technical documents which form part of the NDP evidence base. A Character Assessment &amp; Heritage Audit and Design Guidance document was commissioned by the Parish Council and School Lane, Ollerton Conservation Area Appraisal, also commissioned by the Parish Council and subsequently adopted by CEC.</p> <p>The NDP policies and supporting text have been prepared in consultation with offers from CEC.</p>	No change.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>landscapes as well as designated heritage assets. To ensure that the protection and enhancement of the historic environment is fully embedded within Ince Neighbourhood Plan, we recommend that you refer to our advice on 'Neighbourhood Planning and the Historic Environment' and particular our Advice Note No.11, which is available on our website here: <a href="https://historicengland.org.uk/advice/planning/improve-your-neighbourhood/">historicengland.org.uk/advice/planning/improve-your-neighbourhood/</a></p> <p>&lt;<a href="https://historicengland.org.uk/advice/planning/improve-your-neighbourhood/">https://historicengland.org.uk/advice/planning/improve-your-neighbourhood/</a>&gt; This should be the first port of call for advice on heritage in neighbourhood plans, being written specifically for those, such as yourselves, preparing plans.</p> <p>Other Historic England advice that you may find useful include:</p> <ul style="list-style-type: none"> <li>• HE Advice Note 3 - The Historic Environment &amp; Site Allocation in Local Plans: <a href="https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/">https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/</a> (which is also relevant to neighbourhood plans)</li> <li>• HE Advice Note 2 - Making Changes to Heritage Assets: <a href="https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/">historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/</a> &lt;<a href="https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/">https://historicengland.org.uk/images-books/publications/making-changes-heritage-assets-advice-note-2/</a>&gt;</li> <li>• HE Good Practice Advice in Planning 3 - The Setting of Heritage Assets: <a href="https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/">historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/</a> &lt;<a href="https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/">https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/</a>&gt;</li> <li>• HE Advice Note 7 - Local Heritage Listing: <a href="https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/">historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/</a> &lt;<a href="https://www.historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/">https://www.historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/</a>&gt;</li> <li>• HE Advice Note 8 - Sustainability Appraisal and Strategic Environmental Assessment: <a href="https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/">historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/</a> &lt;<a href="https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/">https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/</a>&gt;</li> </ul> <p>The National Planning Policy Framework (NPPF) indicates that plans should set out a positive strategy for the conservation and enjoyment of the historic environment (para 190) and can include detailed policies on conserving and enhancing the historic environment and establishing design principles (para</p>		

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					<p>28).</p> <p>It is important that your plan identifies heritage assets in the area and includes a positive strategy to safeguard those elements that contribute to their significance. This will ensure that they can be appropriately conserved and enjoyed now and in the future. The plan might, for example, address the following:</p> <ul style="list-style-type: none"> <li>• Consider how the plan's objectives can be achieved by maximising the wider social, cultural, economic and environmental benefits of the area's heritage, e.g. regeneration, tourism, learning, leisure, wellbeing and enjoyment.</li> <li>• Locate new development to protect the significance of heritage assets and their settings.</li> <li>• Give detail on the expected scale, density, massing, height, landscape, layout, materials and access of new development.</li> <li>• Offer solutions to heritage assets that are at risk from their condition or vacancy; or are vulnerable to becoming so during the life of the plan. The national register does not ordinarily cover Grade II listed buildings or non-designated heritage assets, so your plan could usefully consider whether there are any are at risk.</li> <li>• Consider how the significance of heritage assets can be enhanced.</li> </ul> <p>As well as designated heritage assets (such as listed buildings, scheduled monuments, conservation areas, and registered parks and gardens), your plan</p> <p>presents an opportunity to include a positive strategy for local heritage assets (these may include buildings, monuments, sites, places, areas, landscapes or views that are important to the local community for their heritage value). Government's National Planning Practice Guidance (PPG) is clear that neighbourhood plans need to include enough information about local heritage to guide local authority planning decisions and to put broader strategic heritage policies from the local authority's local plan into action but at a neighbourhood scale.</p> <p>The strategy and policies in your plan should be based on proportionate, robust evidence. For heritage, this might include a characterisation study, historic area assessment or archaeological appraisal, for example. Rather than just the presence or absence of heritage assets, evidence should focus on what makes them significant and, where relevant, vulnerable. Preparing your plan is an important opportunity to put an appraisal of the area in place to clearly set out its special interest, thus informing any plan policies to protect and enhance it.</p> <p>In terms of the plan's policies, rather than re-writing</p>		



Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>higher-level policy, we suggest that neighbourhood plan policies add local depth to their application. For example, setting out specific themes, characteristics or features to be protected, or what measures would be acceptable to mitigate the impact of development that higher-level policy might allow. Policies can set out good design principles, local characteristics and appropriate materials to which new development will be required to respond. Paragraph 127 of the NPPF supports this, saying that neighbourhood planning groups can play an important role in identifying the special qualities of the area and explain how this should be reflected in development.</p> <p>We also recommend that you familiarise yourself with the terminology of historic environment planning (such as “historic environment”, “conservation”, “significance”, “heritage asset”, and “setting”) by referring to the glossary in the NPPF, and ensure that your plan maintains consistency with the terminology used in the NPPF. We also suggest copying these and other terms across to your plan’s own glossary. You can also familiarise yourself with, and include within your plan, the basic legislative and policy protections that heritage assets in England enjoy by browsing our online Heritage Protection Guide at <a href="https://historicengland.org.uk/advice/hpg">historicengland.org.uk/advice/hpg</a> &lt;<a href="https://historicengland.org.uk/advice/hpg">https://historicengland.org.uk/advice/hpg</a>&gt;</p> <p>Finally, we should like to stress that this advice is based on the information provided by the Ollerton with Marthall Parish Council on 3 May 2022. To avoid any doubt, this does not reflect our obligation to provide further advice on, or potentially, object to specific proposals which may subsequently arise as a result of the proposed neighbourhood plan, where we consider these would have an adverse effect on the historic environment.</p> <p>Thank you for providing Historic England with the opportunity to comment.</p>		
4. Peak District National Park				N/A	<p>Thank you for contacting the Peak District National Park Authority.</p> <p>Your enquiry has been passed to our Planning Policy Team to look into for you. Your enquiry number is ENQ/45368.</p> <p>If you require any further information or assistance, please do not hesitate to contact the Customer and Business Support Team direct on 01629 816 200 Monday - Friday from 8.45am to 5pm</p>	Noted.	No change.
5,1 United Utilities			All	Comment	<p>CHESHIRE EAST COUNCIL – OLLERTON WITH MARTHALL NEIGHBOURHOOD PLAN CONSULTATION</p> <p>Thank you for your consultation seeking the views of United Utilities as part of the Neighbourhood Plan process. It is important that United Utilities is consulted</p>	Noted	No change – see below for detailed changes.

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>about the Neighbourhood Plan, over and above the adopted Local Plan for Cheshire East. In this regard, we note the recently submitted Site Allocations and Development Policies Plan, which was the subject of a recent consultation (main modifications). United Utilities wishes to build a strong partnership with neighbourhood groups to aid sustainable development and growth.</p> <p>Our Assets It is important to outline the need for our assets to be fully considered in any future development proposals. We will not normally permit development over or in close proximity to our assets. All United Utilities' assets will need to be afforded due regard in the planning and development process and when bringing forward any transport or public realm improvements. This should include careful consideration of landscaping proposals in the vicinity of our assets and any changes in levels of land over our assets. We strongly recommend that councils advise future applicants / promoters of the importance of fully understanding site constraints as soon as possible, ideally before any land transaction is negotiated and before commencing design work, so that the implications of our assets on development can be fully understood. Where our assets exist on a site, we ask applicants / developers to contact United Utilities to understand any implications. If considering future allocations or development proposals, including public realm or transport improvements, we would request that contact is made with United Utilities to discuss the detail of the proposals at an early stage so that any potential issues can be explored and fully understood. This can be done using our free pre-application service using the below contact details. We encourage you to direct future developers to our free pre-application service to discuss their schemes and highlight any potential issues by contacting: Developer Services – Wastewater</p>		
5.2			All	Comment	<p>Allocations for New Development</p> <p>Following our review of the neighbourhood plan, we note that there are no new allocations for future development. That said, we ask any future applicants / developers to contact United Utilities to ensure a co-ordinated approach to any future development. All United Utilities' assets and associated easements will need to be afforded due regard in the design process as they may impact on deliverability dependent on the location within the site. Enquiries are encouraged via the contact details above and plans of our assets are available from a range of providers including our Property Searches team who can be contacted at</p>	<p>Noted</p> <p>The NDP does not include site allocations.</p>	No change

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<a href="https://www.unitedutilities.com/property-searches/">https://www.unitedutilities.com/property-searches/</a> .		
5.3			Vision and Objectives		<p>Vision and Objectives</p> <p>We encourage the Vision and Objectives for the Neighbourhood Plan to reference the need to be responsive to the challenge of climate change. We recommend that the need to respond to the climate change challenge should be a 'golden thread' running through all planning policy documents.</p>	Amend Objective 1.	<p>Amend Objective 1 to:</p> <p>To protect the natural environment, <b><u>address climate change and support actions to achieve net zero.</u></b></p>
5.4					<p>Climate Change</p> <p>United Utilities recommends the inclusion of a climate change policy within the Neighbourhood Plan. The policy should ensure that new development is designed so that it is resilient to the challenges of future climate change. We would encourage any policy on climate change to be linked to wider policies relating to design and the natural environment. We recommend that the policy references sustainable surface water management and the efficient use of water and natural flood management techniques.</p>	Amend ENV2	<p>Amend ENV2:</p> <p>Add wording at the end.</p> <p><b><u>Opportunities should be taken to plan positively for climate change in all landscaping schemes.</u></b></p> <p><b><u>Soft and hard landscaping should be designed to maximise resource and water efficiency and be climate resilient. Planting schemes should include species that can withstand prolonged periods of drought and other extreme weather events. Opportunities should be taken to utilise existing vegetation and to plant new trees and shrubs to provide shade and shelter.'</u></b></p> <p><b><u>Add to HOU3:</u></b> <b><u>(Final point)</u></b> <b><u>Designs should also incorporate principles of sustainable design and incorporate resource and energy efficiency measures, including efficient use of water.</u></b></p> <p><i>Also see suggested wording below</i></p>
5.5			ENV3	Comment	<p>Sustainable Drainage - Foul Water and Surface Water</p> <p>Sustainable surface water management and the efficient use of water should be critical elements of the design and development process. As the Parish Council will be aware, green infrastructure can help to mitigate the impacts of high temperatures, combat emissions, maintain or enhance biodiversity and reduce flood risk. Green / blue infrastructure and landscape provision play an important role in managing water close to its source. If the necessary link between green/blue infrastructure, surface water management, landscape design and biodiversity is outlined as part of the strategic objectives for the plan, it will help ensure that sustainable surface water management is at the forefront of the design process.</p>	Amend as suggested.	<p>Insert additional wording after 5.31:</p> <p><b><u>'In response to the Regulation 14 public consultation, United Utilities submitted comments recommending that Policy ENV3 should be strengthened, with further detailed wording added. Sustainable surface water management and the efficient use of water are critical elements of the design and development process. Green infrastructure can help to mitigate the impacts of high temperatures, combat emissions, maintain or enhance biodiversity and reduce flood risk. Surface water should be managed as close to its source as possible. There are opportunities such as rainwater recycling, green roofs and water butts and neighbourhood plan should embrace all</u></b></p>

Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>We believe that raising this point at this stage in the preparation of the neighbourhood plan is in the best interest of delivering development in the most sustainable and co-ordinated manner.</p> <p>Surface water should be managed as close to its source as possible. There are opportunities such as rainwater recycling, green roofs and water butts and we would encourage the neighbourhood plan to embrace all water re-use / efficiency measures. Modern design techniques can promote measures for water recycling to reduce the impact on the environment and infrastructure.</p> <p>With respect to Policy ENV3 (Surface Water and Sewerage), we recommend wording be included in the policy for new development to manage foul and surface water in a sustainable way in accordance with national planning policy. We are supportive of the importance of any future policy setting out the need to follow the hierarchy of drainage options for surface water in national planning practice guidance which clearly identifies the public combined sewer as the least preferable option for the discharge of surface water. We recommend that this is expanded upon to account for water re-use opportunities.</p>		<p>water re-use / efficiency measures. Modern design techniques can promote measures for water recycling to reduce the impact on the environment and infrastructure. Policy ENV3 has therefore been amended in line with United Utilities advice.'</p>
5.6			ENV3	Comment	<p>We would welcome the following additional wording in <b>red</b> text to the policy regarding sustainable drainage for inclusion within the neighbourhood plan:</p> <p><i>'New development should be designed to maximise the retention of surface water on the development site and to minimise runoff. The approach to surface water drainage should be considered in liaison with the LLFA, the public sewerage undertaker and where appropriate the Environment Agency.'</i></p> <p><i>All applications will be required to be supported by a foul and surface water management strategy. This will be required to be a comprehensive strategy to ensure a fragmented approach to drainage is avoided on different phases of development. The hierarchy for the management of surface water should be followed and surface water will only be allowed to discharge to the public sewer as a last resort. Applicants will be required to incorporate sustainable drainage which is multi-functional and at the surface level in preference to conventional underground piped and tanked storage systems, unless, in exceptional cases, there are clear, justifiable and compelling reasons why this would be inappropriate. Surface water should be discharged in the following order of priority:</i></p>	Amend as suggested.	<p>Amend Policy ENV3 as suggested.</p> <p>New development should be designed to maximise the retention of surface water on the development site and to minimise runoff. The approach to surface water drainage should be considered in liaison with the LLFA, the public sewerage undertaker and where appropriate the Environment Agency.</p> <p><b><u>All applications will be required to be supported by a foul and surface water management strategy. This will be required to be a comprehensive strategy to ensure a fragmented approach to drainage is avoided on different phases of development. The hierarchy for the management of surface water should be followed and surface water will only be allowed to discharge to the public sewer as a last resort. Applicants will be required to incorporate sustainable drainage which is multi-functional and at the surface level in preference to conventional underground piped and tanked storage systems, unless, in exceptional cases, there are clear, justifiable and compelling reasons why this would be inappropriate.</u></b></p>

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					<ul style="list-style-type: none"> <li>• <b>Re-use;</b></li> <li>• <i>An adequate soakaway or some other form of infiltration system;</i></li> <li>• <i>An attenuated discharge to watercourse or other water body;</i></li> <li>• <i>An attenuated discharge to public surface water sewer or highway drain;</i></li> <li>• <i>An attenuated discharge to public combined sewer.</i></li> </ul> <p><i>Applicants should consider site topography, any naturally occurring flow paths, any exceedance flood paths from existing drainage systems, and any low lying areas where water will naturally accumulate. Resultant layouts should take account of such existing circumstances to ensure the most sustainable and flood resilient solution is achieved. Applications for the detail of development will be required to provide details, such as, ground and finished floor levels alongside details of the drainage strategy, to ensure the proposal is flood resilient.</i></p> <p><i>Drainage will be required to be considered early in the design process and linked to any strategy for landscaping, biodiversity and public realm improvements. Any approach to landscaping will be required to be evaluated to identify opportunities for landscaping to be integrated with sustainable surface water management. The evaluation of surface water management opportunities should be undertaken early in the design process and identify SuDS opportunities such as:</i></p> <ul style="list-style-type: none"> <li>- <i>green roofs;</i></li> <li>- <i>permeable surfacing;</i></li> <li>- <i>soakways and filter drainage;</i></li> <li>- <i>swales, including retrofitted swales;</i></li> <li>- <i>bioretention tree pits/rain gardens;</i></li> <li>- <i>basins and ponds; and</i></li> <li>- <i>reedbeds and wetlands.</i></li> </ul> <p><i>Where Sustainable Urban Drainage Systems (SuDS) which drain to watercourse are included as part of new developments, applicants will be expected to maximise opportunities for filtration of any surface water prior to discharge. In addition, the system should be designed in accordance with the latest industry guidance(including sewerage sector guidance where the discharge is proposed for adoption) to ensure that the impact on the receiving watercourse is appropriately controlled. they should not drain directly into existing wildlife habitats or watercourses unless the filtration system is extensive.</i></p> <p>(See below explanation relating to the suggested</p>		<p>Surface water should be discharged in the following order of priority:</p> <ul style="list-style-type: none"> <li>• <b>Re-use;</b></li> <li>• An adequate soakaway or some other form of infiltration system;</li> <li>• An attenuated discharge to watercourse or other water body;</li> <li>• An attenuated discharge to public surface water sewer <b>or highway drain;</b></li> <li>• An attenuated discharge to public combined sewer.</li> </ul> <p><b><u>Applicants should consider site topography, any naturally occurring flow paths, any exceedance flood paths from existing drainage systems, and any low lying areas where water will naturally accumulate. Resultant layouts should take account of such existing circumstances to ensure the most sustainable and flood resilient solution is achieved. Applications for the detail of development will be required to provide details, such as, ground and finished floor levels alongside details of the drainage strategy, to ensure the proposal is flood resilient.</u></b></p> <p><b><u>Drainage will be required to be considered early in the design process and linked to any strategy for landscaping, biodiversity and public realm improvements. Any approach to landscaping will be required to be evaluated to identify opportunities for landscaping to be integrated with sustainable surface water management. The evaluation of surface water management opportunities should be undertaken early in the design process and identify SuDS opportunities such as:</u></b></p> <ul style="list-style-type: none"> <li><b><u>- green roofs;</u></b></li> <li><b><u>- permeable surfacing;</u></b></li> <li><b><u>- soakways and filter drainage;</u></b></li> <li><b><u>- swales, including retrofitted swales;</u></b></li> <li><b><u>- bioretention tree pits/rain gardens;</u></b></li> <li><b><u>- basins and ponds; and</u></b></li> <li><b><u>- reedbeds and wetlands.</u></b></li> </ul> <p>Where Sustainable Urban Drainage Systems (SuDS) <b><u>which drain to watercourses</u></b> are included as part of new developments, <b><u>applicants will be expected to maximise opportunities for filtration of any surface water prior to discharge. In addition, the system should be designed in accordance with the latest industry guidance(including sewerage sector guidance where the discharge is proposed for</u></b></p>



Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					<p>amendments to this paragraph).</p> <p><i>All new dwellings shall be connected to a mains sewer as long as there is capacity for the additional load and the cost of connection to a mains sewer would not render the development unviable. In these cases where mains sewer connection is not an option, the best available technology should be used to manage drainage and protect the surrounding environment, ideally using a package treatment plant which discharges to a soakaway.</i></p> <p><i>Where an existing sewer passes through a development site, early dialogue with United Utilities will be required prior to the submission of a planning application to understand how the sewer can be accommodated in the design and whether there is any existing flood risk which should be avoided. The infrastructure could be material to the design of the site / principle of development and could limit the quantum of development that that can be achieved. Applications for new development must be accompanied by a management and maintenance regime for any drainage system. This should include a management and maintenance regime for any watercourse within the application site or an immediately adjacent watercourse where the application site is afforded riparian rights.'</i></p> <p>With respect to that element of the above policy that states: <i>'Where Sustainable Urban Drainage Systems (SuDS) are included as part of new developments, they should not drain directly into existing wildlife habitats or watercourses unless the filtration system is extensive.'</i></p> <p>It is important that this approach is seen in the context of sewerage sector guidance. We recommend that any policy should not conflict with normal industry standards relating to surface water discharges to watercourses. It is important that any approach does not restrict surface water discharges to watercourse to the extent that applicants seek to discharge surface water to a public combined sewer as an alternative, which is ultimately a less sustainable option for the management of surface water.</p> <p>We therefore recommend that this element of the policy is amended to state: <i>"Where Sustainable Urban Drainage Systems (SuDS) which drain to watercourse are included as part of new developments, applicants will be expected to maximise opportunities for filtration of any surface water prior to discharge. In addition, the system should be designed in accordance with the latest industry guidance (including sewerage sector guidance where the discharge is proposed for adoption) to ensure that the</i></p>		<p><b><u>adoption) to ensure that the impact on the receiving watercourse is appropriately controlled.</u></b> They should not drain directly into existing wildlife habitats or watercourses unless the filtration system is extensive.</p> <p>All new dwellings shall be connected to a mains sewer as long as there is capacity for the additional load and the cost of connection to a mains sewer would not render the development unviable. In these cases where mains sewer connection is not an option, the best available technology should be used to manage drainage and protect the surrounding environment, ideally using a package treatment plant which discharges to a soakaway.</p> <p><b><u>Where an existing sewer passes through a development site, early dialogue with United Utilities will be required prior to the submission of a planning application to understand how the sewer can be accommodated in the design and whether there is any existing flood risk which should be avoided. The infrastructure could be material to the design of the site / principle of development and could limit the quantum of development that that can be achieved. Applications for new development must be accompanied by a management and maintenance regime for any drainage system. This should include a management and maintenance regime for any watercourse within the application site or an immediately adjacent watercourse where the application site is afforded riparian rights.'</u></b></p>

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					<i>impact on the receiving watercourse is appropriately controlled. they should not drain directly into existing wildlife habitats or watercourses unless the filtration system is extensive.'</i>		
5.7			HOU3	Comment	<p><b>Water Efficiency</b></p> <p>United Utilities wishes to recommend a water efficiency policy within the Neighbourhood Plan. Building Regulations Part G includes an optional standard for water efficiency of 110 litres per person per day (l/p/day) for new residential development which can be implemented through local planning policy where there is a clear need based on evidence. In this regard, we have enclosed evidence prepared by Water Resources West to support the adoption of the Building Regulations optional requirement for local authorities in North West England and the Midlands. We therefore recommend the inclusion of the following wording in a new policy or within policy HOU3 (Housing Design) within the Neighbourhood Plan regarding water efficiency:</p> <p><i>'All new residential development must achieve as a minimum the optional requirement set through Building Regulations for water efficiency that requires an estimated water use of no more than 110 litres per person per day. Non-domestic buildings will be expected to achieve a BREEAM rating of 'Excellent'.'</i></p> <p>We wish to highlight that improving water efficiency makes a valuable contribution to water reduction as well as carbon reductions noting that water and energy efficiency are linked. We also wish to note the associated societal benefits by helping to reduce customer bills.</p>	Amend as suggested.	<p>Amend Policy HOU3 as suggested:</p> <p>Insert further text at end of the Policy:</p> <p><b><u>'All new residential development must achieve as a minimum the optional requirement set through Building Regulations for water efficiency that requires an estimated water use of no more than 110 litres per person per day. Non-domestic buildings will be expected to achieve a BREEAM rating of 'Excellent'.'</u></b></p> <p>Add the following in the supporting text e.g. after 7.19:</p> <p><b><u>'In response to the Regulation 14 public consultation United Utilities recommended a water efficiency policy within the Neighbourhood Plan. Building Regulations Part G includes an optional standard for water efficiency of 110 litres per person per day (l/p/day) for new residential development which can be implemented through local planning policy where there is a clear need based on evidence. Improving water efficiency makes a valuable contribution to water reduction as well as carbon reductions as water and energy efficiency are linked. There are also associated societal benefits in helping to reduce customer bills. Policy HOU3 Housing Design has been amended to include the recommended wording regarding water efficiency.'</u></b></p>
5.8			ENV1	Support	<p><b>Biodiversity</b></p> <p>United Utilities supports the Wildlife Sites, Wildlife Corridors and Biodiversity policy ref ENV1. As part of our response to the Environment Act 2021 and in preparation for the future delivery of biodiversity net gain (BNG), we are currently developing a BNG strategy that, wherever possible, supports local biodiversity and nature recovery needs. We hope to discuss our approach to BNG with Cheshire East Council and identify strategic opportunities to support local nature recovery. We are keen to ensure that BNG is delivered in the most appropriate locations and without restricting the potential future expansion and</p>	Ask CWT to provide GIS mapping or CEC if they copy them	No change to plan from this response.



Consultee Name Address Ref. No.	Page No.	Para. No.	Vision/ Objective / Policy No.	Support / Object / Comment	Comments received	Parish Council's Consideration	Amendments to NDP
					operation of key operational infrastructure which is often very geographically restricted and critical to meeting future growth and environmental drivers. We would welcome details of your mapped environmental information in a GIS format so that this can help with our own strategy for BNG.		
5.9			ENV2	Comment	<p><b>Landscaping and Surface Water Management</b></p> <p>United Utilities wishes to highlight its support for a landscaping policy within the Neighbourhood Plan. We recommend that the policy ensures that landscaping proposals are required to evaluate opportunities for surface water management early in the design process. We specifically request that opportunities for source control, slowing the flow and filtration of surface water are considered, which could be achieved through a variety of features including:</p> <ul style="list-style-type: none"> <li>- permeable surfacing;</li> <li>- retrofitted swales; and</li> <li>- bioretention tree pits/rain gardens.</li> </ul> <p>We would also encourage water re-use opportunities in redevelopment proposals such as grey water recycling. United Utilities wishes to recommend the following wording for inclusion within the neighbourhood plan:</p> <p><i>'Any approach to landscaping will be required to evaluate and identify opportunities for landscaping to be integrated with sustainable surface water management including water re-use opportunities. Applicants will be expected to consider:</i></p> <ul style="list-style-type: none"> <li><i>- green roofs;</i></li> <li><i>- permeable surfacing;</i></li> <li><i>- soakways and filter drainage;</i></li> <li><i>- swales, including retrofitted swales;</i></li> <li><i>- bioretention tree pits/rain gardens;</i></li> <li><i>- basins and ponds; and</i></li> <li><i>- reedbeds and wetlands.</i></li> </ul> <p><i>- grey water recycling systems and water butts.'</i></p> <p>To illustrate this opportunity, we have included a case study from the Ciria Susdrain website which is a house and garden SuDS retrofit example in East Yorkshire.</p> <p><b>Summary</b> If you have any queries or would like to discuss this representation, please do not hesitate to contact me at <a href="mailto:planning.liaison@uuplc.co.uk">planning.liaison@uuplc.co.uk</a>. Yours faithfully</p>	Add new text to Policy ENV2.	<p>Add text to Policy ENV 2 as suggested:</p> <p>(in addition to wording suggested in 5.4 above)</p> <p><b><u>Any approach to landscaping will be required to evaluate and identify opportunities for landscaping to be integrated with sustainable surface water management including water re-use opportunities. Applicants will be expected to consider:</u></b></p> <ul style="list-style-type: none"> <li><b><u>- green roofs;</u></b></li> <li><b><u>- permeable surfacing;</u></b></li> <li><b><u>- soakways and filter drainage;</u></b></li> <li><b><u>- swales, including retrofitted swales;</u></b></li> <li><b><u>- bioretention tree pits/rain gardens;</u></b></li> <li><b><u>- basins and ponds; and</u></b></li> <li><b><u>- reedbeds and wetlands.</u></b></li> </ul> <p><b><u>- grey water recycling systems and water butts.'</u></b></p> <p>Explain in supporting text that Policy amended after Reg 14 in response to UU comments:</p> <p>Insert after 5.21: <b><u>'In response to the Regulation 14 public consultation United Utilities commented that policy ensures that landscaping proposals should take into account climate change and evaluate opportunities for surface water management early in the design process. Opportunities should be taken for water re-use in redevelopment proposals such as grey water recycling. Policy ENV2 therefore has been amended to take into account United Utilities comments.'</u></b></p>

## Appendix 1: Questionnaire

### Have your say about the future of our parish!

This New Year is particularly special for the communities of Ollerton and Marthall as it also marks the start of our neighbourhood planning process and we would be very grateful for your support and opinion. Enclosed is a short questionnaire which asks for your views on the important issues facing our community and your responses will be used to help shape the plan.

#### What is a Neighbourhood Plan?

A neighbourhood plan is a document that sets out planning policies for the neighbourhood area, which is used by the local planning authority (Cheshire East) to decide whether or not to approve planning applications. The neighbourhood plan will be used in conjunction with national and local planning policies and is intended to address issues specific to our community. Importantly, the plan is written by the local community - the people who know and love the area, rather than the local planning authority and is a powerful tool to ensure we get the right types of development, in the right place. The plan will allow us to develop planning policies that reflect the priorities of this area and that have real legal weight. Once the plan has been written, the whole community will decide at a referendum vote whether the local authority should bring the plan into force. Because a neighbourhood plan is an important legal document, there are certain formal procedures to follow and gathering your input is the first step along the way.

#### What happens next?

Once we have compiled your responses to the questionnaire, we will call a first public meeting in March or April to continue the consultation process. When we have identified and agreed on the key issues that concern you, the policies will be drafted and circulated for further comment later in the year.

#### How long will it take?

The process of developing a neighbourhood plan is very formal and the final plan needs to go through an independent inspection to ensure it does not conflict with national or local planning policies. We hope to have the plan ready for inspection at the end of 2018.

#### Can I get involved?

Yes! Your first involvement is to complete and return the questionnaire overleaf. *Please return it to the Parish Clerk using the enclosed prepaid envelope by March 15<sup>th</sup> 2018.* We may also be looking for additional volunteers to join the Steering Group depending on the skills, knowledge or experience we will need to complete the plan. At the public meetings we'll provide further details of how you can help. The Steering Group is currently five members of the Parish Council: Sassan Baghai, Geoff Mason, Neil Hanlon, Janet Read and Simon Saba. We are at present working with Cheshire Community Action to guide us through the process and may be using additional external consultants as required to help with specialised topics.

Overleaf, we have provided you with a number of facts and figures relevant to the local plan and the surrounding area with respect to planning which we hope would help you in completing the questionnaire.

*Thank you!*

#### National Planning Policy Framework (NPPF)

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

#### Cheshire East Local Plan Strategy 2010-2030

The Local Plan Strategy is the centrepiece of the new Cheshire East Local Plan. It sets out the overall vision and planning strategy for development in the borough and contains planning policies to ensure that new development addresses the economic, environmental and social needs of the area. It also identifies strategic sites and strategic locations that will accommodate most of the new development needed. The Cheshire East Local Plan Strategy was adopted at a council meeting on 27th July 2017 and it now forms part of the statutory development plan.

- The parish boundaries for Ollerton with Marthall fall entirely within the Green Belt. Green Belt is a designation for land around large built-up areas, which aims to keep land permanently open or largely undeveloped.
- Knutsford has been identified as one of the Key Service Centres for Cheshire East, and has allocated Local Plan Strategy Sites with plans for a phased provision of around 1,000 new homes as well as identifying safeguarded land. This is land not allocated for development at the present time but is taken out of the Green Belt and will be reviewed in future Local Plans that consider needs beyond 2030.
- New housing development considerations and planning will mainly focus near Key Service Centres (KSC) and Local Service Centres (LSC) where the increase of demand for services such as transport, health centres, energy, and schools can be supported. The Key Service Centres near Ollerton and Marthall include Knutsford and Wilmslow where over 1,800 new homes are planned before 2030. Local Service Centres closest to Ollerton and Marthall include, but not limited to, Alderley Edge, Chelford, Goostrey, Holmes Chapel, and Mobberley. The Local Plan for Cheshire East includes an allocation of 3,500 new homes in total to be distributed within all the LSC's in the borough as well as 2,950 within the rural areas (ref. Policy PG7 of the East Cheshire Local Plan).

## THE OLLERTON WITH MARTHALL NEIGHBOURHOOD PLAN

### DEMOGRAPHIC

For each item identified below circle your answer choice using the scale provided (where 1 is considered low/poor and 5 high/strongly) and add more comments where space has been provided.

Q1: Postcode:

Q2: Age: under 20 ☐ 20 to 29 ☐ 30 to 39 ☐ 40 to 49 ☐ 50 to 59 ☐ 60 to 69 ☐ 70+ ☐

Q3 Gender: Female ☐ Male ☐

Q4: How long have you lived in the parish? Ollerton \_\_\_\_ Years \_\_\_\_ Months  
Marthall \_\_\_\_ Years \_\_\_\_ Months

Q5: Do you work in Ollerton or Marthall? Yes ☐ No ☐ N/A ☐ if not then where do you work? .....

### NEIGHBOURHOOD PLANNING

Q6: Our vision- "In 2030 Ollerton with Marthall Parish, situated entirely within the green belt, will be a small but thriving rural community for residents and local businesses, preserving its historic buildings and rural character while benefiting from modern technologies".

To what extent do you agree with the above vision statement? Describe your preferred vision below (if different).

1 2 3 4 5

(comments if any) .....

Q7: To what extent do you believe that the parish needs further housing over and above what has been considered with the Cheshire East Local Plan?

1 2 3 4 5

(comments if any) .....

Q8: To what extent do you believe that the parish needs improved public transport and roads?

1 2 3 4 5

(comments if any) .....

Q9: To what extent do you believe that the parish needs better employment opportunities?

1 2 3 4 5

(comments if any) .....

Q10: To what extent do you believe that the parish needs more leisure/recreational facilities?

1 2 3 4 5

Q11: How important is it for you to protect the natural environment within the parish (e.g. Green Belt, conservation areas, significant woodland, veteran trees, green spaces, wildlife)?

1 2 3 4 5

(comments if any) .....

URN: OMNP20181

## THE OLLERTON WITH MARTHALL NEIGHBOURHOOD PLAN

Q12: How important is it for you to protect the historic environment within the parish (e.g. buildings, landmarks, trees)?	1	2	3	4	5
Q13: What type of new development would you support in Ollerton and Marthall?					
Q14: What type of new development would you object to in Ollerton and Marthall?					
Q15: What do like about Ollerton and Marthall?					
Q16: What do you dislike about Ollerton and Marthall?					
Q17: To what extent do you believe your local area suffers from noise pollution (e.g. aircraft noise, traffic)?	1	2	3	4	5
Q18: To what extent do you believe your local area suffers from anti-social behaviour?	1	2	3	4	5
Q19: To what extent do you believe your local area suffers from pollution (e.g. fly tipping or air pollution from burning plastics/rubber, road traffic etc.)?	1	2	3	4	5
Q20: To what extent is conservation of the parish's building styles and architecture important to you?	1	2	3	4	5

URN: OMNP20182

## **Appendix 2 – Consultees**

Enterprise Cheshire and Warrington

Stoke and Staffordshire LEP

North Cheshire Chamber of Commerce

South Cheshire Chamber of Commerce

East Cheshire Chamber of Commerce

The Garden Trust

O2

Cheshire Primary Care Trust

Liverpool Primary Care Trust

East Cheshire Clinical Commissioning Group

Electricity North West

United Utilities

Coal Authority

Homes England

Natural England

Environment Agency

English Heritage

Network Rail

Highways England

Marine Management Organisation

National Trust

National Grid

Historic England

Cheshire West and Chester Council

Malpas Parish Council

Trafford MBC

Tarporley Parish Council

Beeston parish Council

Tiverton parish Council

Audley Parish Council

Chapel and Hill Chorlton parish Council

Keele Parish Council

Kidsgrove Town Council

Loggerheads Parish Council  
Madeley Parish Council  
Biddulph Parish Council  
Whaley Bridge Town Council  
Newmills Town Council  
Woodford Parish Council  
Stockport MBC  
High Peak BC  
Lymm parish Council  
Appleton Parish Council  
Grappenhall and Thelwall Parish Council  
Stretton Parish Council  
Cheshire East Council  
Greater Manchester Combined Authority  
Derbyshire Dales DC  
Derbyshire County Council  
Peak District Council  
Halton MBC  
Lancashire County Council  
Manchester City Council  
Newcastle under Lyme Council  
Peak District  
Shropshire County Council  
Staffordshire Moorlands Council  
Stoke Council  
Trafford MBC  
Transport for Greater Manchester  
South Derbyshire Council  
Warrington MBC  
Natural Resources Wales