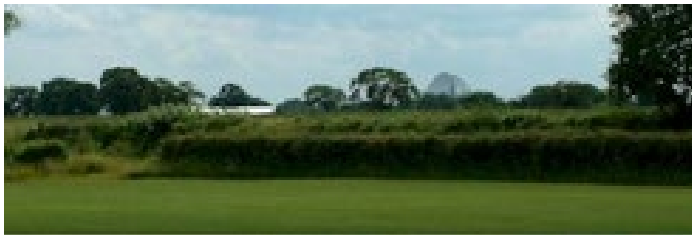


## **Ollerton with Marthall Neighbourhood Plan**

**2025-2030**

**Regulation 16 Submission Version – July 2025**



## CONTENTS

1. Foreword
2. Introduction
  - Ollerton with Marthall – an Overview
  - Landscape
  - Ollerton with Marthall Today
3. Consultation
4. Visions and Objectives
5. **Natural Environment Policies**
  - ENV1 Wildlife Sites, Wildlife Corridors and Biodiversity
  - ENV2 Trees, Hedgerows and Watercourses
  - ENV3 Surface Water Management and Sewerage
  - ENV4 Dark Skies
  - ENV5 Footpaths and Bridleways
6. **Heritage and Conservation Policies**
  - HER1 Heritage
  - HER2 School Lane, Ollerton Conservation Area
7. **Housing and Design Policies**
  - HOU1 Housing
  - HOU2 Housing Mix and Type
  - HOU3 Design
8. **Community Facilities and Parish Centre Policies**
  - COM1 Community Facilities
  - COM2 Local Green Spaces
9. **Transport Policy**
  - TRAN1 Sustainable Transport
10. **Local Economy Policy**
  - ECON1 Rural Economy

### **List of Figures and Maps**

Figure A – Designated Neighbourhood Area

Figure B – Local Wildlife Sites

Figure C – Areas of Habitat Distinctiveness

Figure D – Indicative Wildlife Corridors

Figure E – Lack of Street Lighting in Ollerton with Marthall

Figure F – Public Rights of Way

Figure G – School Lane, Ollerton Conservation Area

Figure H – Ollerton with Marthall's Heritage Assets

Figure I – Local Green Spaces

Figure J – Community Facilities

Figure K – Local Green Spaces

### **Appendices**

Appendix 1 – Cheshire East Local Plan Policy PG3 – Green Belt

## 1. FOREWORD

1.1 The Localism Act of 2011 gave new rights and powers to communities. It introduced Neighbourhood Planning into the hierarchy of spatial planning in England, giving communities the power to shape future development in their area. Neighbourhood planning is a powerful tool, in that it has statutory weight being part of the area's development plan and this is the starting point for planning decisions.

1.2 In March 2012 the Government published the National Planning Policy Framework (NPPF) subsequently updated in December 2024<sup>1</sup> and the Ollerton and Marthall Neighbourhood Development Plan (OMNDP) has been prepared to be consistent with this and national planning practice guidance (NPPG).

1.3 Neighbourhood Development Plans (NDP) allow a community to set out a vision for an area and planning policies for the use and development of land.

1.4 All NDPs must meet any legal requirements and:

- have appropriate regard to national planning policy;
- contribute to sustainable development;
- be in general conformity with strategic policies in the development plan for the local area; and
- be compatible with EU obligations and human rights requirements.

1.5 The development plan for the local Cheshire East area includes the following:

- The Local Plan Strategy;
- The Site Allocations and Development Policies Document;
- Saved policies from the Cheshire Waste Local Plan;
- Saved policies from the Cheshire Minerals Local Plan; and
- Completed neighbourhood plans.

The Local Plan Strategy runs until 2030 and the OMNDP will run for the same plan period. A new Local Plan is being prepared and this will probably plan for the period up to 2043, this is at a very early stage of preparation having consulted on issues – more information is available [here](#).

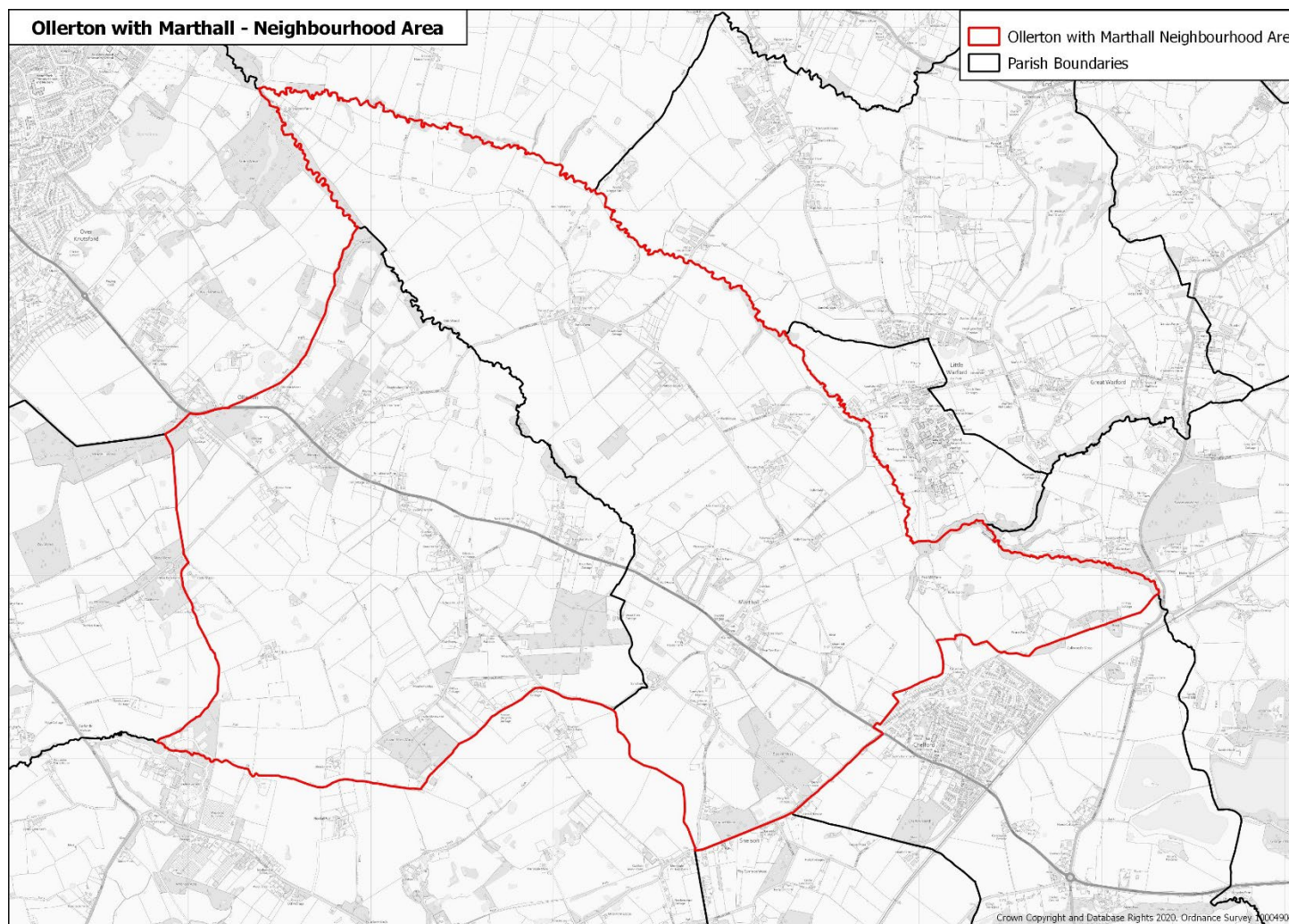
1.6 The OMNDP was produced following a resolution to undertake a Neighbourhood Plan at the Parish Council Meeting of 13<sup>th</sup> February 2017. A steering group was formed who consulted and listened to the community on a range of issues that influence the well-being and sustainability of the parishes. Every effort has been made to ensure that the vision, aims, objectives and policies of the OMNDP reflect the views of the majority of local residents, whilst having regard to local and national policies and other relevant matters.

1.7 The Neighbourhood Area was officially designated on 13<sup>th</sup> October 2017. The designated area covers the area of Ollerton with Marthall Parish (Figure A). The designation recommendation report can be viewed at the following [here](#).

---

<sup>1</sup> With a subsequent minor review in February 2025.

1.8 Figure A – Map of Designated Area



## 2. INTRODUCTION

### 2.1 OLLERTON WITH MARTHALL – AN OVERVIEW

2.2 The neighbouring villages of Ollerton and Marthall came together in 1976 and sealed their alliance with a handshake across Pedley Brook. Both villages keep their own identity and boundaries but come together in a shared Parish Council and shared facilities.

2.3 Ollerton with Marthall is a rural parish, situated within the Green Belt and in the centre of the Cheshire Plain. It is approximately 2 miles south east of the town of Knutsford, and had a population of 1,516 in 479 households at the 2021 Census.

2.4 As the larger of the two villages comprising the Parish, Ollerton is more historically documented. Parish records do not exist before 1581, but the settlement of Alretvne (Ollerton), is mentioned in the Domesday Book (1086 AD) and is of Saxon origin. The estate of Ollerton Hall, which extended it is believed into Marthall, was certainly established in the 1200's. Sections of the existing Hall date back to the 1500's and the Hall and the buildings formerly associated with it provide the underpinning to the present day School Lane Conservation Area. The Parish Church of All Saints, Marthall, founded by the Egerton family of Tatton Hall, serves the villages of Marthall and Ollerton, and the adjacent Parish of Little Warford. The Church was consecrated in 1839. The Parish has several areas designated as Sites of Biological Interest and is home to 15 Listed Buildings.

2.5 Local services are limited, and include All Saints' Church in Marthall and 2 pubs – The Egerton Arms in Marthall and The Dun Cow in Ollerton. Other services such as the primary school, post office and shop have closed down, residents instead using services in Knutsford.

2.6 Despite the lack of facilities there is a strong community spirit, which has helped to lead to the villages sharing a new village hall in Marthall, which was opened in December 2009 and is an excellent and well used facility. A Parish Plan had been completed in 2007, which revealed a strong community desire to retain a community building, despite the fact that people were increasingly unwilling to use the old village hall due to its low ceiling and poor heating. A survey revealed that the wooden structure was decaying and needed to be replaced, which led to the decision to build a new hall. The community rallied round, and grants were obtained from the Big Lottery, WREN, Cheshire County Council, Manchester Airport, local businesses and the Parish Council. Planning permission for the new hall was granted in 2008 and the formal opening of the Hall at Marthall took place on December 6th, 2009.



2.7 The A537 is the backbone of the community, with housing on both sides of this extremely busy link from Knutsford and the M6 motorway, to Macclesfield and beyond into Derbyshire. The parish is 8 miles from Macclesfield and 35 miles from the county town of Chester. There are rail links at nearby Chelford and Knutsford to Crewe, Stockport and Manchester. Furthermore, 8 miles away in the towns of Wilmslow and Macclesfield there are direct rail links to London.

## 2.8 LANDSCAPE

2.9 Ollerton with Marthall lies within National Character Area 61 – Shropshire, Cheshire and Staffordshire Plain, a pastoral area of rolling plain which is particularly important for dairy farming. The *Cheshire East Landscape Character Assessment 2018* classifies the parish as lying largely within the landscape character type of Lower Wooded Farmland, with part of the parish falling within the character type of Wooded Estates and Meres.

2.10 The key characteristics of the Lower Wooded Farmland Character Type include:-

- Mostly low lying, gently rolling topography although steep slopes are found occasionally throughout the landscape, often associated with watercourses.
- Large number of water bodies with mosses and meres resulting from glacial activity as well as frequent in-field marl ponds.
- A relatively high density of coniferous, mixed and deciduous woodland found in blocks, coverts and along streams and rivers.
- Mature trees (often oak, beech and sycamore) within fields and within hedgerows also contribute to the wooded character of the landscape.
- A mix of arable and pasture land, divided into medium-scale fields of medieval and post-medieval origin.
- Medium settlement density with a mix of dispersed farms and nucleated hamlets/villages, including a number of Conservation Areas. Typically built vernacular is of red brick or white render.
- Roads are a mix of major arterial routes and winding narrow lanes.
- An intact network of rights of way provides access to the countryside.
- Generally very rural although sometimes influenced by the presence of adjacent urban areas.

2.11 Part of the designated Neighbourhood Plan Area falls within the Wooded Estate and Meres character type.

2.12 The key characteristics of the Wooded Estates and Meres Type include:-

- Frequent meres, mosses and ponds formed as a result of glaciation, which are a focal point of the landscape.
- High densities of broadleaved and mixed woodland, some of which is ancient woodland. Veteran and specimen trees are a characteristic feature of the estates.
- The farmed landscape comprises a mixture of small-medium scale irregular, semi-regular and regular fields of medieval and post-medieval origin. Fields are mostly delineated by hedgerows although walls and railings within the estates are common boundary types.
- Settlement is dispersed and comprised of small hamlets and scattered farms. Several of the settlements are designated as Conservation Areas. Buildings are constructed in a vernacular of black and white timber frame, red sandstone and red brick.
- Mostly, the road network is comprised of minor lanes, which are often lined by avenues of mature trees.
- Generally this is a highly naturalistic, tranquil landscape.
- Occasionally, where woodland cover allows, there are longer views to prominent features including the Sandstone Ridge and Pennine Hills.

## 2.13 OLLERTON WITH MARTHALL TODAY

2.14 In 2021 Ollerton with Marthall Parish had 1,526 residents, living in 479 households. Based on Census and other published information, we know that:

- The population is older than the average in England, with Ollerton and Marthall having less children under the age of 16 than the national average (15.2% and 12.6% as compared to 18.9% in England). Ollerton has more people over the age of 65 (29.8% of the population, as compared to the England average of 16.3%). Unusually for Cheshire, Marthall has less people over the age of 65 than the England average, at 14.1%). The community is far less ethnically diverse than the England average in 2021 1.4% of the community in Ollerton and 6.5% in Marthall identified themselves as non-white compared to 18.3% in England.
- Average weekly income is higher in the parish than in England and Cheshire East, with fewer than average housing and council tax credit claimants living in the Parish and fortunately there are far less children living in poverty than the England average.
- In Marthall 25% and Ollerton 33.2% of people are disabled or have a condition that limits day to day activities, much higher than the UK figure of 17.8%.
- 60% of residents are economically active and there is a higher than average number of residents who are self-employed than the average for England, and there are more that work 49 + hours per week, and who work from home than the average for England.
- In 2011 the parish had a far larger proportion of detached homes than the England average of 22.3%. Ollerton has 58.3% and Marthall 76.2%. The parish has fewer terraced properties, semi-detached properties or flats.
- The parish also has a higher proportion of owner occupied homes than average, with 83.4% of properties in Ollerton and 78.9% in Marthall being owner occupied compared to the England average of 64.1%. Owner occupation is 76.6% in Marthall and 80% of homes in Ollerton, there is no social rented housing in Marthall but 11% of homes in Ollerton are social rented, another noticeable difference is that 23.4% of homes in Marthall are private rented with the corresponding figure for Ollerton being 9.0%.
- House prices for all house types are higher than the average in England, with the overall affordability ratio of 24.8:1 (median house price as a ratio of median income).
- Households are less overcrowded than average, but there are more people than average in fuel poverty.
- The car is relied upon heavily as a mode of transport, in 2021 only 5% of households did not have a car. In 2011, the national average of economically active people using public transport to get to work is 11%, but in Ollerton the figure is only 2.2%, and in Marthall 1.4%.
- The community is fortunate to be safer than average, with less recorded crimes than the England average.



### 3. CONSULTATION

3.1 The OMNDP is a community plan and must derive its vision, objectives and policies from the community. From the outset the Parish Council were determined that the residents should be kept informed and given every opportunity to inform the Steering Group of their views. Communication and consultation, in various forms, have played a major role in formulating the Neighbourhood Plan.

3.2 It was therefore considered important to:

- Promote a high degree of awareness of the project
- Encourage everyone to contribute to the development of the NDP
- Promote consultation events and provide regular updates on the status of the NDP and its development

3.3 Key to this programme was publicity to gain residents engagement. This was gained via public meetings, drop in events, and electronic media via the [Parish Council website](#).

3.4 Further information on consultation methods and the results from the consultations can be found in the Consultation Statement that accompanies this submission version of the OMNDP.

3.5 As a base for the NDP's preparation a questionnaire survey was delivered to every household in the designated area in February 2018 to be completed by 31<sup>st</sup> March 2018. The responses were used to develop the OMNDP's objectives and policies. In total, 84 responses were received, a response rate of 34.4% and the results and comments were analysed and used to help determine what issues to focus on and what further evidence might be required to help prepare the OMNDP's policies.

3.6 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

- Protection of the Natural Environment
- Protection of the Historic Environment
- Conserving the Parish's Architecture and Building Style
- Transport Improvements
- Controlling Pollution
- Improving Employment Opportunities
- Further Leisure and Recreational Opportunities
- Further Housing Development

3.7 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 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.

3.8 These informal consultations were followed by the formal Regulation 14 consultation - 1st May – 13th June 2023. A number of responses were received (these are summarised in the accompanying Consultation Statement) and where necessary the plan was revised to take account of matters raised in these responses. The result is this submission plan.

#### 4. VISION AND OBJECTIVES

4.1 The vision and objectives are based on the key issues raised by local people during the initial stages of the consultation process. They have been summarised and refined by the Steering Group to form the basis of the OMNDP.

4.2 The vision for Ollerton with Marthall Parish is:-

##### **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.**

4.3 Following on from the vision, the following objectives have been identified, and the policies of the OMNDP seek to deliver these objectives:

##### **OBJECTIVES**

- To protect the natural environment, address climate change and support actions to achieve net zero
- To protect and enhance heritage and conservation assets
- To protect the green belt and enhance access to the open countryside
- To ensure that all developments are in keeping with the character of the villages
- To improve/develop the parish centre
- To improve and maintain local road safety
- To support the local economy

## 5. NATURAL ENVIRONMENT POLICIES

5.1 The OMNDP has the following natural environment objectives:-

- To protect the natural environment, address climate change and support actions to achieve net zero
- To protect the Green Belt and enhance access to the open countryside

### **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 (Figure D) shall be protected from significant harm except where that harm can be adequately mitigated, or, as a last resort, compensated for. The enhancement of these sites will be supported.

#### 1. High Distinctiveness Habitat

Areas identified on Figure C as supporting high distinctiveness habitat will be protected from development proposals by at least a 15m buffer zone.

#### 2. Medium Distinctiveness Habitat

Areas identified on Figure C as supporting medium distinctiveness habitat are considered to be biodiversity opportunity areas. A comprehensive ecological evaluation will be required if they are put forward for development and this will identify replacement within the parish to achieve a net gain in biodiversity.

#### 3. Wildlife Corridors

A. The wildlife corridor network identified in Figure D will also be protected by a 15m non-developable buffer zone.

B. New developments must not obstruct or lead to a disconnection between existing wildlife corridors and where possible should contribute to the creation of new or improved links.

Development proposals where the primary objective is to conserve or enhance biodiversity will be supported.

New developments will be required to deliver biodiversity net gain (BNG) using appropriate evaluation methodologies and avoidance/mitigation strategies. Where possible, BNG should be delivered on site, or where this is not feasible, within the Ollerton with Marthall Neighbourhood Plan Area.

5.2 Evidence and Justification

5.3 The protection and enhancement of the natural environment contributes to the environmental objective of the NPPF. The residents of Ollerton with Marthall are keen to protect wildlife and nature conservation interests, this was the most supported issue raised in the Neighbourhood Plan questionnaire. Knowing the importance of the countryside to local residents, the Neighbourhood Plan Steering Group commissioned Cheshire Wildlife Trust to undertake a study of Ollerton with Marthall's natural environment, in order to inform and produce appropriate policies for the Neighbourhood Plan. The report '*Protecting and Enhancing Ollerton with Marthall's Natural Environment*' was published in March 2019 and can be viewed [here](#).

5.4 The report identified the core, high ecological value sites (high distinctiveness) for nature conservation in Ollerton with Marthall which are recommended for protection, and medium distinctiveness sites (semi natural habitat) which should be considered as biodiversity opportunity areas subject to further evaluation, and which should be subject to a full evaluation should they be proposed for future development. Additionally, the report identified key local and regional ecological networks within the Neighbourhood Plan area that should be protected through OMNDP policies.

5.5 The study identified numerous major areas of high value (distinctiveness) habitat in the Neighbourhood Plan area which are recommended for protection, including seven blocks of woodland which are of county importance and which are designated as Local Wildlife Sites (Figure B). These are Pedley Brook Valley; Springwood to Marthall Brook; Windmill Wood; Lower Moss Wood, Moss Farm Wood, Stockin Moss and Peckmill Bottoms and Dog Hole Wood. There are also 4 small traditional orchards mapped as 'high habitat distinctiveness' – one near Peckmill Farm; one near Ollerton Hall; one off Chelford Road and one near Pinfold Stables.

5.6 There are also three areas of lowland raised peat bog priority habitat. These lie within Lower Moss Wood, Moss Farm Wood and Stockin Moss Local Wildlife Sites. These habitats are valuable for biodiversity, and removal of the peat or exposure to the air, for example if the area is developed or ploughed, will result in oxidation of the carbon deposits and its subsequent release into the atmosphere.

5.7 Undesignated areas of/medium habitat distinctiveness' were also identified as they provide important wildlife habitats in their own right as well as acting as ecological stepping stones. These include further woodlands and semi-natural rough grasslands which are invaluable for wildlife, supporting invertebrates, amphibians, reptiles, mammals and overwintering and breeding habitats for birds. There are also numerous scattered field ponds within the Parish, contributing to the permeability of the landscape for wildlife.

5.8 The report also identified areas that act as a wildlife corridor network (Figure D) with high ecological connectivity within and beyond the Neighbourhood Plan area. The key areas of wildlife are concentrated along two watercourses and around the blocks of high value woodland. The network of hedgerows with mature trees that link many of the field ponds are also important features of the wildlife corridors, as well as the local grasslands. The wildlife corridors support a range of species, some of which are in decline both locally and nationally, including curlew, yellowhammer, tree sparrow and woodcock, the amber listed house martin, tawny owl and bullfinch. European protected species such as the pipistrelle, noctule and myotis bat species, and the great crested newt, the common frog, common toad and a host of invertebrates are also supported, along with notable plant species including wood anemone and bluebells.

5.9 The Cheshire Wildlife Trust report recommended that the indicative wildlife corridor network (Figure D) should be identified in the Neighbourhood Plan and protected from development, so that the guidance relating to ecological networks set out in the NPPF may be implemented at a local level (NPPF, paragraph 187d). To protect this network a 15 metre non-developable buffer zone is required in Policy ENV1. Additionally, any future development that would cause significant harm to sites which are adjacent to high distinctiveness habitat or a wildlife corridor should be able to demonstrate that this harm can be mitigated, or as a last resort compensated for. In particular, development of sites with bluebells should be avoided since it is a local priority species. If development is carried out on sites with bluebells the plants should be

translocated to a suitable location. Policy ENV1 of this plan should be read in conjunction with Policy ENV1 of Cheshire East's Site Allocations and Development Policies Document.

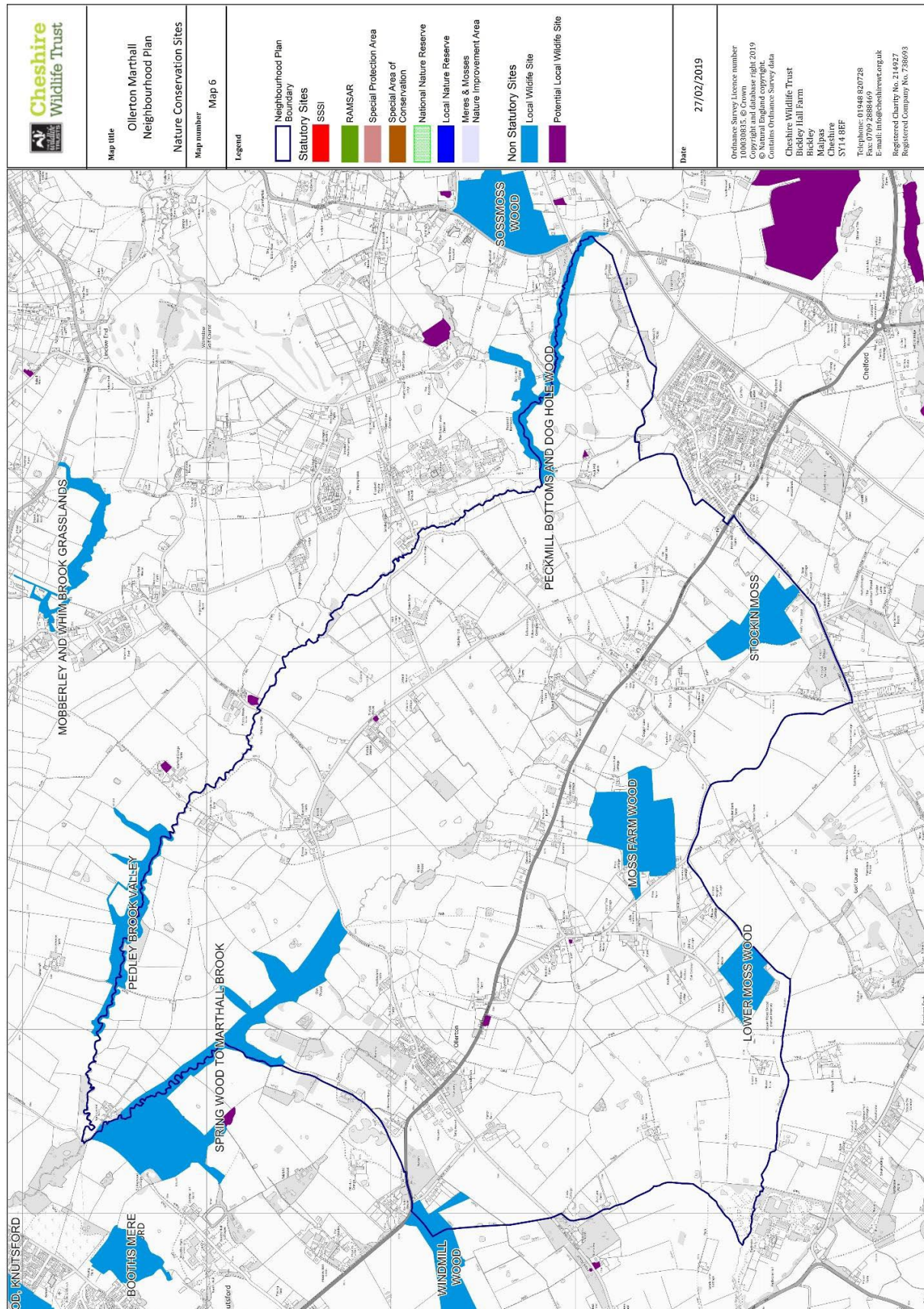
5.10 Providing 'net gain' for biodiversity is embedded in the guidance in the NPPF (NPPF, paragraph 187d). In order to protect local natural assets, the Cheshire Wildlife Trust report has recommended that net gain policies, such as Policy ENV1, form part of the Neighbourhood Plan. The community in Ollerton with Marthall is keen to protect wildlife and one of the key ways to achieve this is to ensure that new developments are appropriately located and do not cause a net loss of biodiversity. The NPPF (paragraph 192a) states that planning policies should: "Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity<sup>68</sup>; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation<sup>69</sup>"

[<sup>68</sup> Circular 06/2005 provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.

<sup>69</sup> Where areas that are part of the Nature Recovery Network are identified in plans; it may be appropriate to specify the types of development that may be suitable within them.] .

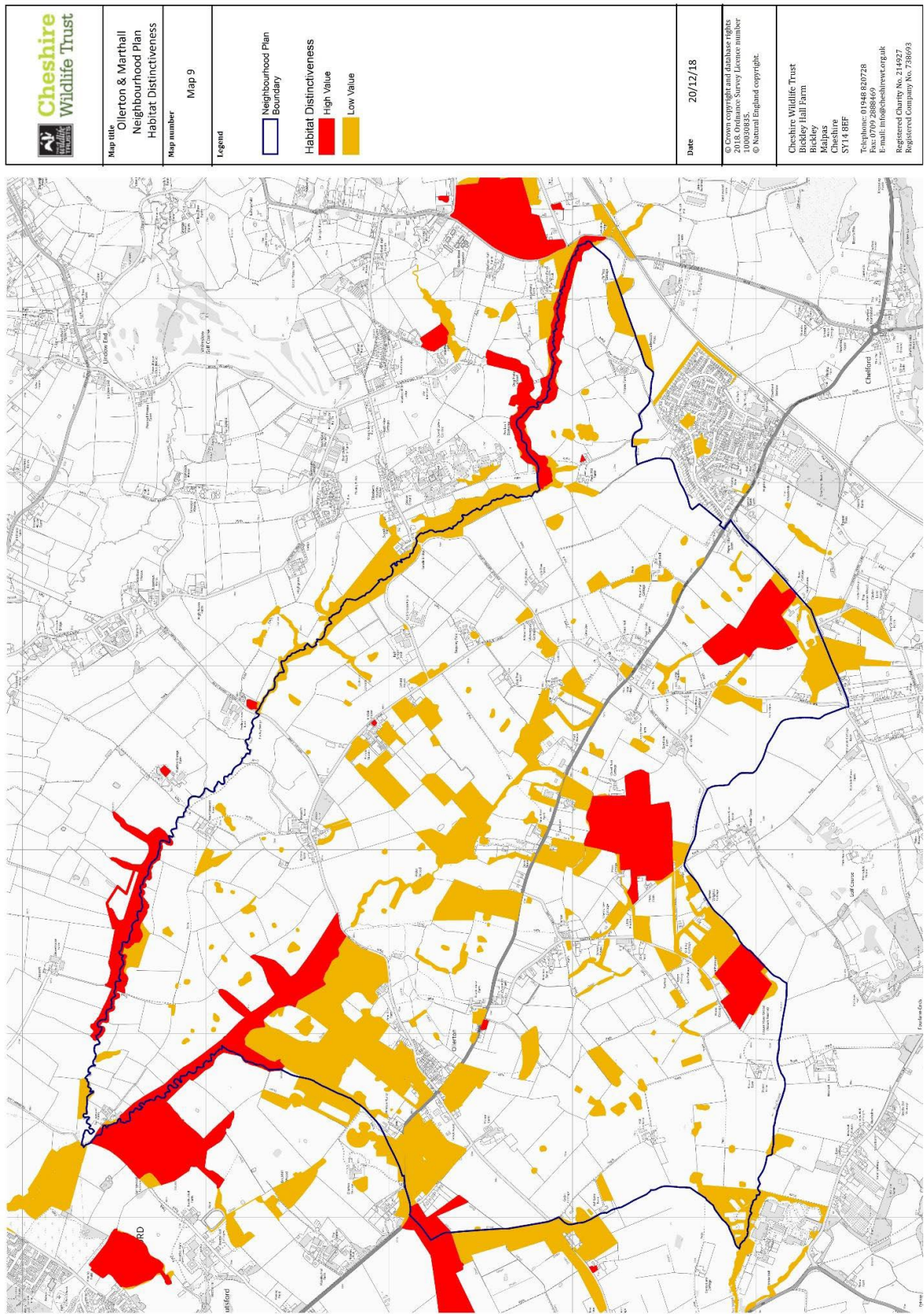


### 5.11 Figure B – Local Wildlife Sites



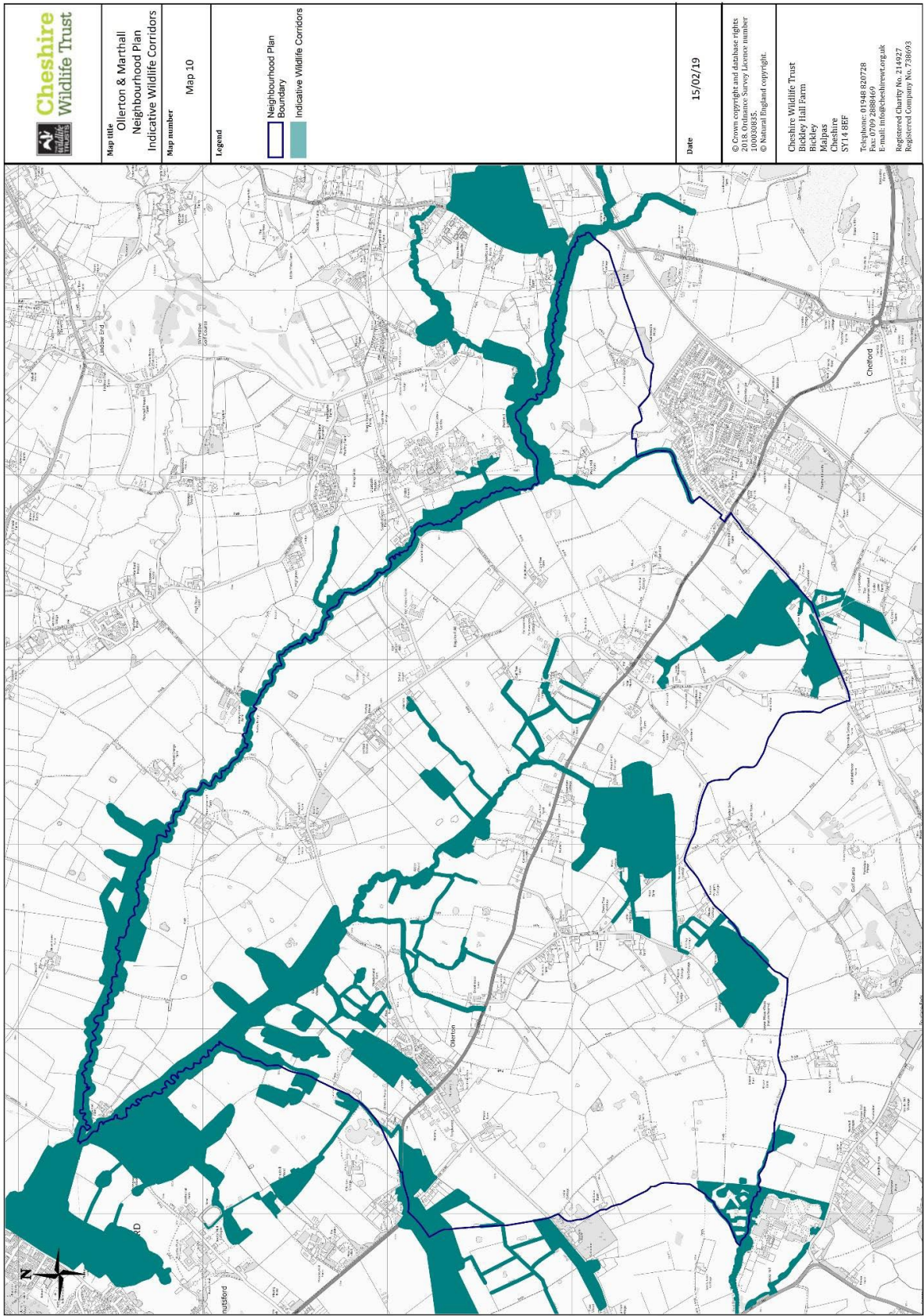


5.12 Figure C – Areas of Habitat Distinctiveness





5.13 Figure D - Indicative Wildlife Corridor





## 5.14 Trees, Hedgerows and Watercourses

### **POLICY ENV2 – TREES, HEDGEROWS AND WATERCOURSES**

Trees, hedgerows, watercourses and other natural features which make a significant contribution to Ollerton with Marthall's local landscape character will be protected and where opportunities allow enhanced. Development affecting these natural features will be assessed using the development management policies in the Local Plan.

#### Trees

Trees in Ollerton and Marthall of significant note and which should be protected include:-

- i. Ollerton Lodge, trees along the boundary with School Lane
- ii. The Old Shippon, trees along the east side of the field to the south of the converted barn
- iii. The Old School House, single tree in the north east corner of the garden and group of trees along the west rear boundary
- iv. Land south of Old School House, five individual trees and a group of trees to the south, including an Oak Tree planted in 1980 to mark the Queen Mother's 80th birthday
- v. Queen Victoria Jubilee Lime Tree, in the grass triangle at the junction of School Lane and Moss Lane
- vi. Black Walnut planted to the south of the junction on east side of School Lane in 1977 to mark the Silver Jubilee of Queen Elizabeth II.

#### Landscaping

New development that impacts on the area's landscape should include landscaping that complements and maintains the rural character of the surrounding area.

Opportunities should be taken to plan positively for climate change in all landscaping schemes.

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.

Proposed landscaping will be required to evaluate and identify opportunities for such landscaping to be integrated with sustainable surface water management including water re-use opportunities. In designing proposals applicants will be expected to consider the following:

- green roofs;
- permeable surfacing;
- soakaways and filter drainage;
- swales, including retrofitted swales;
- bioretention tree pits/rain gardens;
- basins and ponds; and

- reedbeds and wetlands.
- grey water recycling systems and water butts.

#### 5.15 Evidence and Justification

5.16 The *Cheshire Landscape Character Assessment 2018* classifies the parish as lying mainly within the landscape character type of Lower Wooded Farmland, with part of the parish falling within the character type of Wooded Estates and Meres. The key characteristics of these character types include a high density of woodland, veteran and specimen trees, mature trees within fields and hedgerows, and hedgerow and tree field boundaries.

5.17 Issues affecting these landscape character type include a decline in traditional woodland management practices leading to a general deterioration of farm woodlands, coverts and copses, along with a loss of the historic field pattern due to the decline in hedgerow management. There has been a decline in species-rich hedgerows at some locations, and a loss of ancient woodland through inappropriate management, grazing, encroachment and erosion through informal recreation.

5.18 There are, however, a high number of trees and hedgerows in the parish, which are a valued local characteristic, adding much to the rural feel of the parish, and which should be protected and enhanced. The Cheshire Wildlife Trust report "*Protecting and Enhancing Ollerton with Marthall's Natural Environment*" highlights that there are woodlands and orchards in the parish which are of county importance and are areas of high habitat distinctiveness. There are also watercourses, a number of ponds and bogs, which are important landscape features, as well as being vital for wildlife. The network of hedgerows and mature trees which link many of the field ponds are an important feature of the wildlife corridors, particularly the hedgerows that bound smaller field parcels either side of Marthall Brook. Along with their ecological value the hedgerows and trees contribute greatly to the landscape character and historical value of the area.

5.19 The benefits of preserving trees and hedgerows in the parish are numerous, for example they: -

- Provide habitats for wildlife
- Provide pleasant scenery for walking and outdoor activities which help reduce stress
- Produce oxygen and reduce carbon dioxide
- Are essential to maintain the rural feel to the parish
- Help reduce traffic noise and dust
- Help to reduce surface water runoff from roadways and buildings.

5.20 The *Ollerton with Marthall Character Assessment, Heritage Audit and Design Guidance* (2020) ([link](#)) highlights that the hedgerows and trees, areas of woodland and ponds which feature throughout the Neighbourhood Area make an important contribution to the rural character. Hedgerows frame views along the roads and of the attractive historic buildings. The School Lane, Ollerton Conservation Area Appraisal highlights the importance to the area of a number of groups of trees, along with individual trees which contribute to the setting of the Conservation Area, or which constitute part of the parish's history and identity. These include

- Ollerton Lodge, trees along the boundary with School Lane
- 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, , including an Oak Tree planted in 1980 to mark the Queen Mother's 80th birthday
- Queen Victoria Jubilee Lime Tree, in the grass triangle at the junction of School Lane and Moss Lane
- Black Walnut planted to the south of the junction on east side of School Lane in 1977 to mark the Silver Jubilee of Queen Elizabeth II.

5.21 Policy ENV2 helps to deliver key aspects of the NPPF in terms of conserving and enhancing key features of the area's natural environment. The NPPF (paragraph 193c) states that when determining planning applications "development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists".

5.22 In response to the Regulation 14 public consultation United Utilities commented that Policy ENV2 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.

## 5.23 Surface Water Management

### **POLICY ENV3 – SURFACE WATER MANAGEMENT AND SEWERAGE**

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 Local Lead Flood Authority (LLFA), the public sewerage undertaker and where appropriate the Environment Agency.

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. Re-use
- ii. An adequate soakaway or some other form of infiltration system.
- iii. An attenuated discharge to watercourse or other water body.
- iv. An attenuated discharge to public surface water sewer or highway drain.
- v. An attenuated discharge to public combined sewer.

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.

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:

- green roofs;
- permeable surfacing;
- soakaways and filter drainage;
- swales, including retrofitted swales;
- bioretention tree pits/rain gardens;
- basins and ponds; and
- reedbeds and wetlands.

Where Sustainable Urban Drainage Systems (SuDS) which drain to watercourses 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. SuDS should not drain directly into existing wildlife habitats or watercourses unless the filtration system is extensive.

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.

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.

#### 5.24 Evidence and Justification

5.25 The Water Framework Directive (WFD) is a European Directive that seeks improvements to the water environment to ensure that they are achieving a 'good' overall ecological status (or potential). The WFD sets targets for all waterbodies to achieve 'good' status or potential by 2027 at the latest (unless a lower status objective is proposed).

5.26 Birkin Brook is the waterbody catchment that Marthall and Pedley Brooks fall under and is currently classed as in 'poor' Water Framework Directive (WFD) status overall, according to the 2016 classification. The biological quality elements (macrophytes and phytobenthos combined, fish and invertebrates) for this waterbody are 'poor', and physio-chemical elements (priority substances, specific pollutants and priority pollutants) are 'moderate'. The reasons for not achieving 'good' WFD status are diffuse pollution sources from agriculture and rural land management, and point source pollution (EA Data Catchment Explorer, 2018).

5.27 In January 2018, APEM Environmental Consultants carried out water quality tests to determine the water quality more specifically in Marthall and Pedley Brooks. Results showed loads of coliform and streptococci bacteria (associated with both livestock and human faecal matter) above the bathing water fail limit in sections of Marthall and Pedley Brooks. Where the faecal coliform bathing water fail limit is 2000 bacteria colonies per 100ml, one site on Marthall Brook showed 32,000 coliform colonies/100ml and for streptococci bacteria where the bathing water fail limit is 200 colonies/100ml, one site on Pedley Brook was found to have over 7000 colonies/100ml (APEM, 2018).

5.28 The water samples taken by APEM (2018), also tested for dissolved oxygen (DO) levels, and water temperature. At Marthall and Pedley Brooks' test sites, the results for DO were similar across the sites (a mean of 90% for all sites), however a sharp drop in DO was noted on Marthall Brook to 55% DO, and at three sites on Pedley Brook to 65%, 45% and 47% respectively). Sites with lower DO also showed a higher water temperature, with the mean across the sites being 6°C. The same site on Marthall Brook had 55% DO and a 1°C increase in water temperature, and the three sites at Pedley Brook had between a 1°C and 3°C increase in water temperature, with temperature rising to 9°C at two test sites. These sites also showed high bacterial loads as described above. This, along with lower DO and higher temperatures is indicative of nutrients (such as sewage or livestock fouling) being input to the water at these points.

5.29 The results of the surveys taken on Marthall and Pedley Brooks by APEM (2018), coupled with the WFD data available on the Catchment Data Explorer (EA, 2018), indicate both waterbodies are failing WFD standards due to diffuse pollution from agriculture and livestock (poaching, runoff, defecation in waterbody), as well as bacterial contamination and contribution of nutrients from private sewage systems. Approximately 80% of all homes in the parish of Ollerton with Marthall are not connected to mains waste water treatment systems, and walkovers from previous surveys (BEACON RDWP Walkover, 2015) show that there are issues with livestock, poaching, riverbank erosion and runoff along Marthall and Pedley Brooks.

5.30 Any new development should take the objectives of the Water Framework Directive into account. Foul drainage should be discharged to a mains sewer system wherever possible. If this is not feasible, applicants should first consider using a package treatment plant which discharges to a soakaway. Provided that there is sufficient land and suitable ground conditions, a soakaway will attenuate the discharged water quality. A septic tank discharged to soakaway may also be acceptable in some circumstances.

5.31 If there is insufficient land for a soakaway, or ground conditions mean one would not operate effectively, applicants must consider whether discharging directly to a watercourse, drain or surface water sewer is possible. Any receiving watercourse must be capable of accepting both the proposed quantity and quality of discharge. If a direct discharge is possible, a package treatment plant must be used.

5.32 The Cheshire Wildlife Trust report '*Protecting and Enhancing Ollerton with Marthall's Natural Environment*' stresses that surface drainage water from developed areas should always be directed away from sensitive areas due to the risk of pollution unless the source of the water is clean, such as rainwater collected from roofs. Sustainable Drainage Schemes (SuDS) are useful in providing additional wildlife habitat and preventing flooding, but they may still hold polluted water so should not drain directly into existing wildlife habitat or watercourses feeding into wildlife habitat unless the filtration system is extensive. 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 development should 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. Policy ENV3 has therefore been amended in line with United Utilities advice.

5.33 This policy aims to reduce the risk of flooding whilst also improving the water quality of the Parishes' watercourses and ponds, helping to create havens for wildlife. Further information and detailed advice is contained in [here](#) Cheshire East Council's *Sustainable Drainage Systems Supplementary Planning Document* (adopted March 2024).

#### 5.34 Dark Skies

##### **POLICY ENV4 - DARK SKIES**

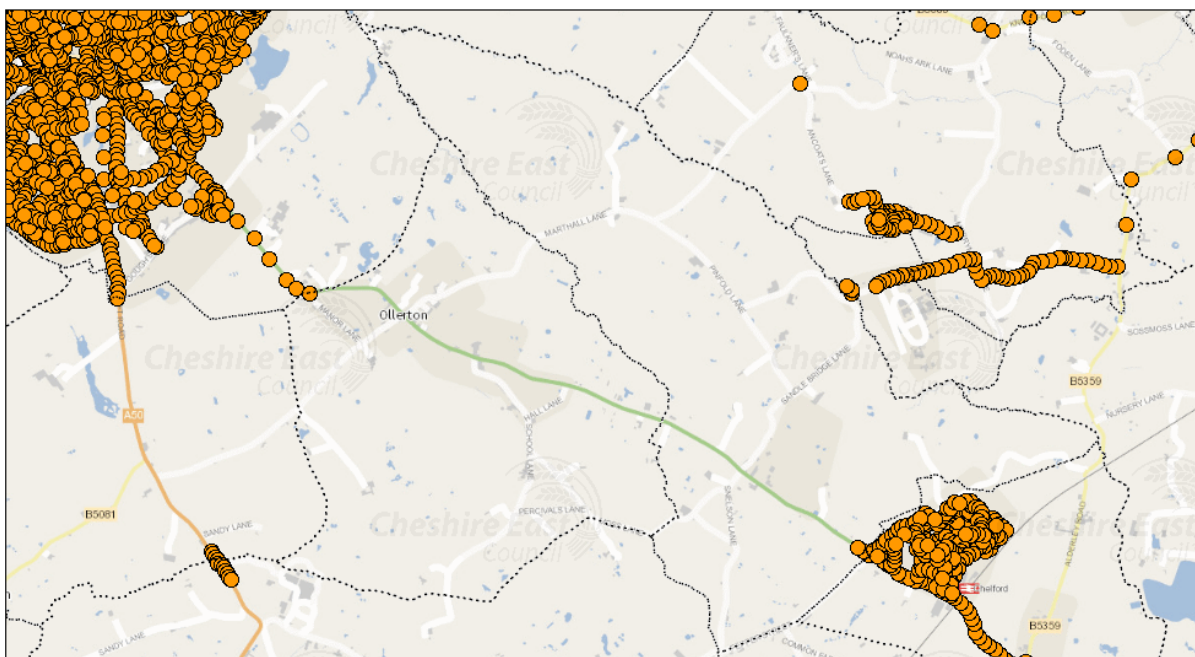
Whilst ensuring that new developments are secure in terms of occupier and vehicle safety, dark skies are to be preferred over street lights. Any future outdoor lighting systems should have a minimum impact on the environment, minimising light pollution and adverse effects on wildlife subject to highway safety, the needs of individuals or groups, and security. Schemes should reduce the consumption of energy by promoting efficient outdoor lighting technologies, keeping the night-time skies dark and reducing glare.

#### 5.35 Evidence and Justification

5.36 Figure E highlights the lack of street lighting in the Parish. There is almost a complete lack of street lighting and this results in dark skies that add to the rural character and sense of place of Ollerton with Marthall. Additionally, the Cheshire Wildlife Trust report '*Protecting and Enhancing Ollerton with Marthall's Natural Environment*' stresses the importance of installing low spillage (bat/otter sensitive) lighting schemes in order to limit the negative potential impacts on wildlife. The School Lane, Ollerton Conservation Appraisal emphasises that it is of note that there is no street lighting within the Conservation Area or in its vicinity, and the lack of light pollution is an important characteristic of the night-time setting and views.

5.37 The NPPF (paragraph 198c) states that planning policies and decisions should "limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation." The Cheshire East Local Plan states that the increasing issues arising from artificial lighting can often impact upon residential amenity, the character and appearance of an area (particularly rural locations) and the environment. Aspects such as poor design, location, and the expulsion of unnecessarily high levels of light can have a harmful impact.

#### 5.38 Figure E – Lack of Street Lighting in Ollerton with Marthall





### 5.39 Access to the Countryside

#### **POLICY ENV5 – FOOTPATHS AND BRIDLEWAYS**

Access to the countryside will be promoted through protection and maintenance of the existing Public Right of Way (PROW) network (see Figure F - map of existing PROW), its enhancement where possible, and improvements to the safety of users of rural roads and lanes.

Any development that leads to the loss or degradation of any PROW, or any cycleway, will not be permitted in other than very special circumstances, and then only if a suitable alternative can be provided. Proposals to divert PROWs or cycleways should provide clear and demonstrable benefits for the wider community.

Where relevant and feasible new development must provide easy, accessible traffic-free routes for non-motorised users (to include pedestrians, disabled people, people with prams or baby-buggies, cyclists and where appropriate equestrians) to local facilities and the nearby countryside.

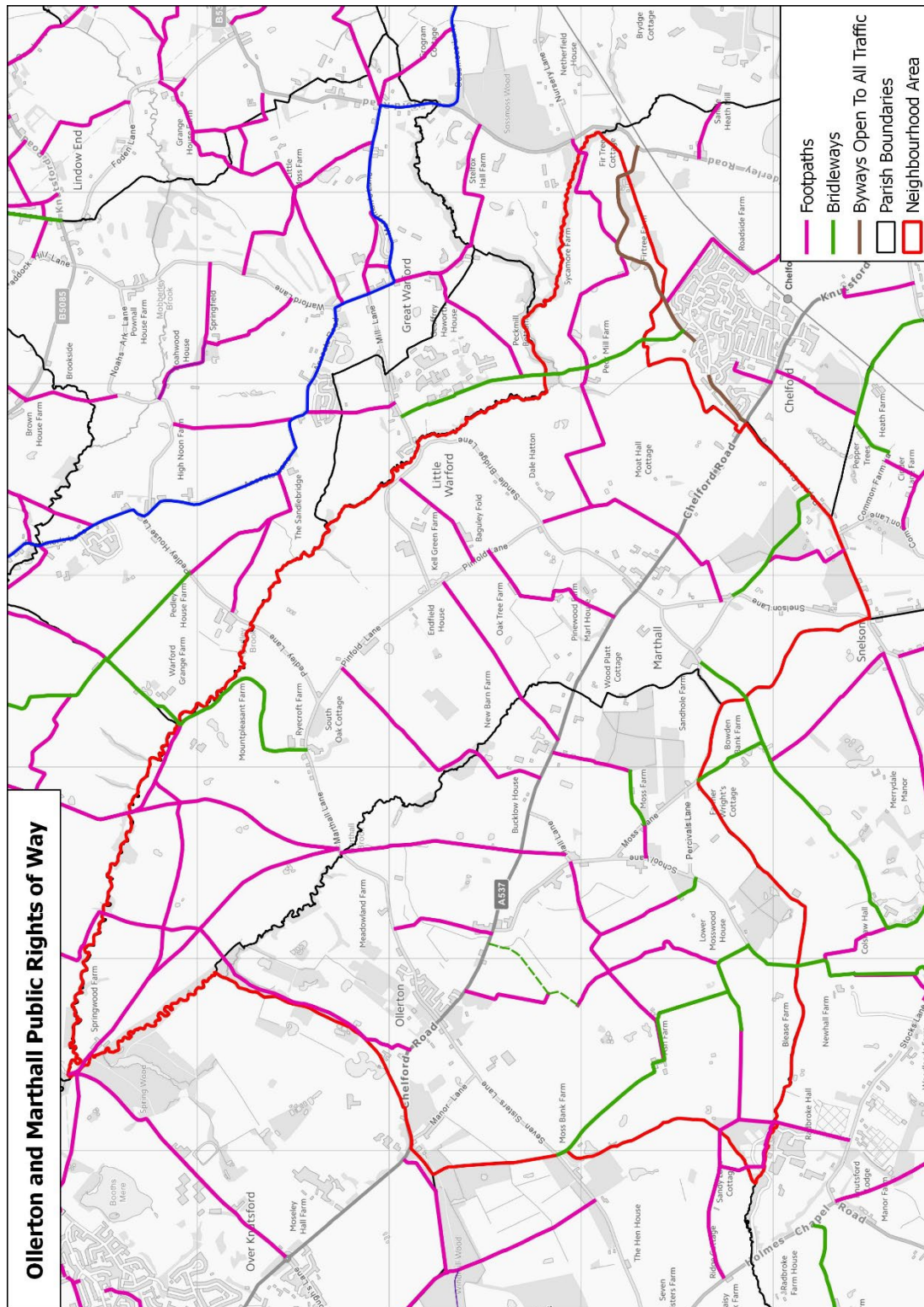
### 5.40 Evidence and Justification

5.41 The Cheshire Wildlife Trust report '*Protecting and Enhancing Ollerton with Marthall's Natural Environment*' highlights that footpaths and bridleways run through a number of the area's Local Wildlife Sites, and are well used, offering natural greenspace to the local community. Ollerton with Marthall is fortunate to be located in such an attractive rural area, and the footpaths and bridleways offering access through the countryside are highly valued by the local community. At the time of the preparation of the Parish Plan, in response to tremendous interest from the respondents for a guide to footpaths and bridleways, the routes were surveyed by enthusiastic volunteers. The routes were found to correspond with the relevant maps and the signage and conditions on the ground remain, on the whole, good. The Public Rights of Way are shown on Figure F. There are few genuine cycleways in Ollerton with Marthall and enhanced provision would further support access to the countryside and would help to improve road safety.

5.42 The policy seeks to deliver one of the NPPF's aims of conserving and enhancing the natural environment, and also of promoting healthy communities. The NPPF (paragraph 105) indicates that policies should protect and enhance public rights of way and access, including opportunities to provide better facilities for users, for example by adding links to existing rights of way networks.

5.43 The Cheshire East Local Plan Strategy policy 'SE6 Green Infrastructure' highlights that Cheshire East aims to deliver a good quality, and accessible network of green spaces for people to enjoy, and development should contribute to the creation of a good quality, integrated and accessible multi-functional network of green spaces.

5.44 Figure F – Public Rights of Way



## 6. HERITAGE AND CONSERVATION POLICIES

6.1 The Ollerton with Marthall Neighbourhood Plan has the following heritage and conservation objectives:-

- To protect and enhance heritage and conservation assets
- To ensure that all developments are in keeping with the character and needs of the villages

### **POLICY HER1 – HERITAGE**

Proposals will be supported if they conserve and enhance Ollerton with Marthall's designated and non-designated heritage assets (Figures G, H and I) 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.

Where appropriate, applicants should demonstrate how their proposal takes into account and responds to the *Ollerton with Marthall Character Assessment and Heritage Audit and Design Guide 2020* ([link](#))

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](#)).

- The Dun Cow
- Yew Tree Cottages
- Toll Bar Cottages
- Pear Tree Farm and Barns
- Beechcroft
- Hill Cottage
- Brook House Farm
- Spinney Cottage
- Sycamore Farm and Sycamore Farm Barn
- Ollerton Well and Ollerton Cottage
- Beeches Farmhouse and adjacent Barn
- Beech Cottage
- Ivy Cottage
- Fern Cottage, Stud Cottage, Old Stables and The Old Shippon
- Old School House
- Foxford
- Moss Farm

- Wood Cottage
- Lower Mosswood House
- Sycamore Cottage
- Cragg House Farm
- Sandhole Farm
- Holly Cottage
- All Saints Church
- The Old Vicarage
- Glover's Cottage
- The Egerton Arms
- Fallows Cross Cottage
- Kell Green Hall Farm

## 6.2 Evidence and Justification

6.3 Ollerton with Marthall is fortunate to have a long and rich history, with 15 Listed Buildings in the parish. Marthall has three listed farmhouses, the earliest of which dates from the late seventeenth century, and a cast iron listed milepost which is inscribed with the distances from Marthall to Macclesfield and Knutsford. Ollerton has three listed lodges; two listed farmhouses; a listed cottage; a country house, Ollerton House, which also has listed stables, walls and a listed gazebo. There is also a listed milepost at Ollerton.

6.4 There is a Conservation Area at Ollerton (see Figure H). The other designated historical assets of the Parishes are shown on Figure I below.

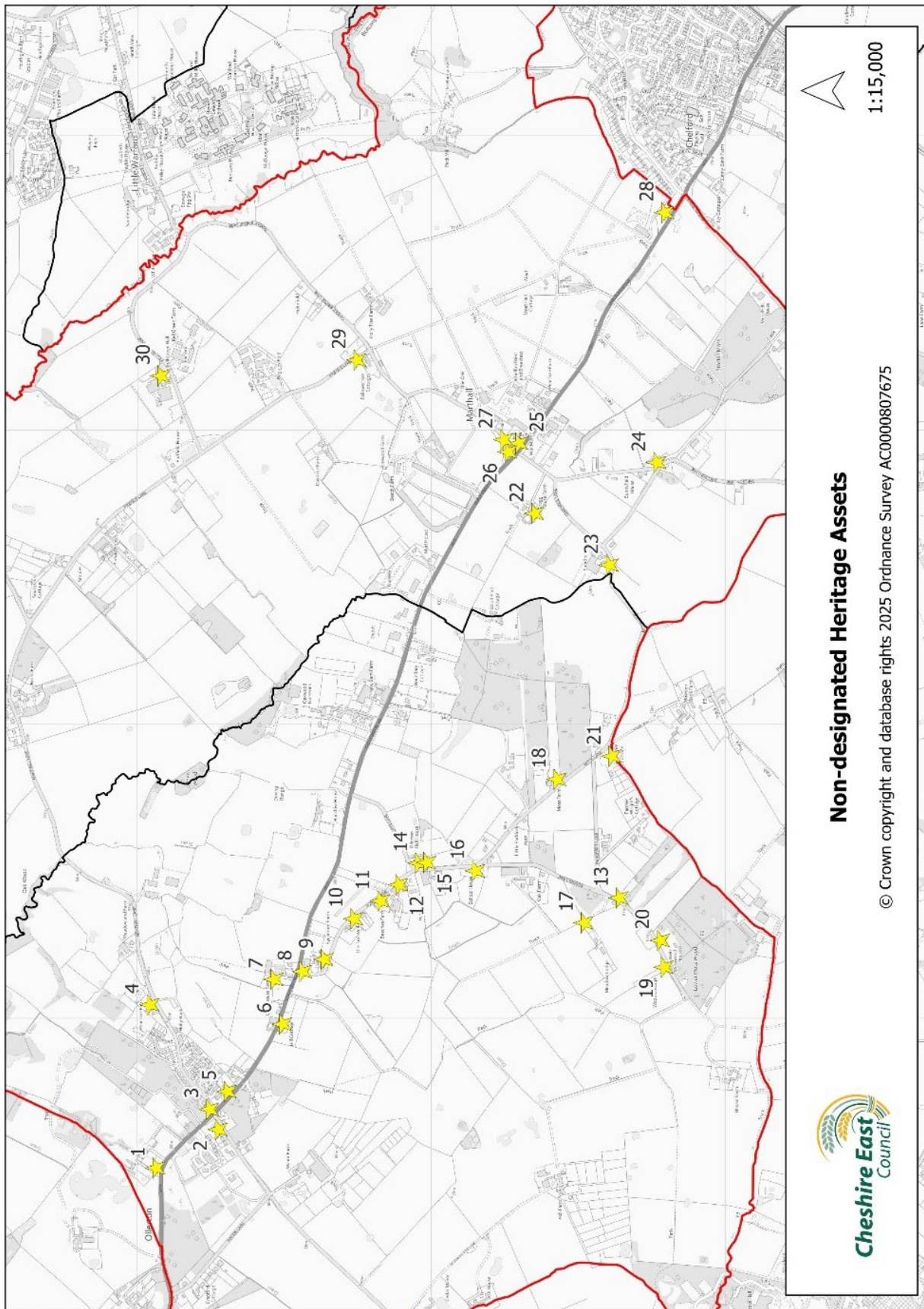
6.5 The Neighbourhood Plan group commissioned Kathryn Sather & Associates to prepare a character assessment, heritage audit and design guidance for Ollerton with Marthall. The report can be viewed [here](#). Following a review of the listed heritage assets it was discovered that there were a number of buildings and structures that, whilst of some historical merit, did not benefit from statutory designation. A 'local list' was therefore prepared for consideration and consultation. Local assets were assessed against the five selection criteria of architectural or historical character; historical associations; local distinctiveness; group value; and townscape value and are described in detail in the report. Rather than create a local list the non-designated heritage assets identified through the character assessment are included in OMNDP Policy HER1 and development affecting these, and any other non-designated heritage assets not identified in this policy, will be assessed in terms of impact against Policy HER7 Non-designated heritage assets of the *Cheshire East Local Plan Site Allocations and Development Management Policies Document*.

6.6 The purpose of identifying these non-designated heritage assets is to ensure that appropriate regard to their significance is given in planning decisions affecting the future of these buildings. When proposing changes applicants should respect the particular character and interest of



the building, and any works carried out should use appropriate materials and retain any features of architectural or historic interest.

Figure G – Non-designated Heritage Assets



## 6.7 School Lane, Ollerton Conservation Area

### **POLICY HER2 – SCHOOL LANE, OLLERTON CONSERVATION AREA**

Development proposals in the School Lane, Ollerton Conservation Area (Figure H) must demonstrate how they have considered and responded to the School Lane, *Ollerton Conservation Area Character Appraisal 2020* ([link](#)), or any updated version, and should take account of the following:

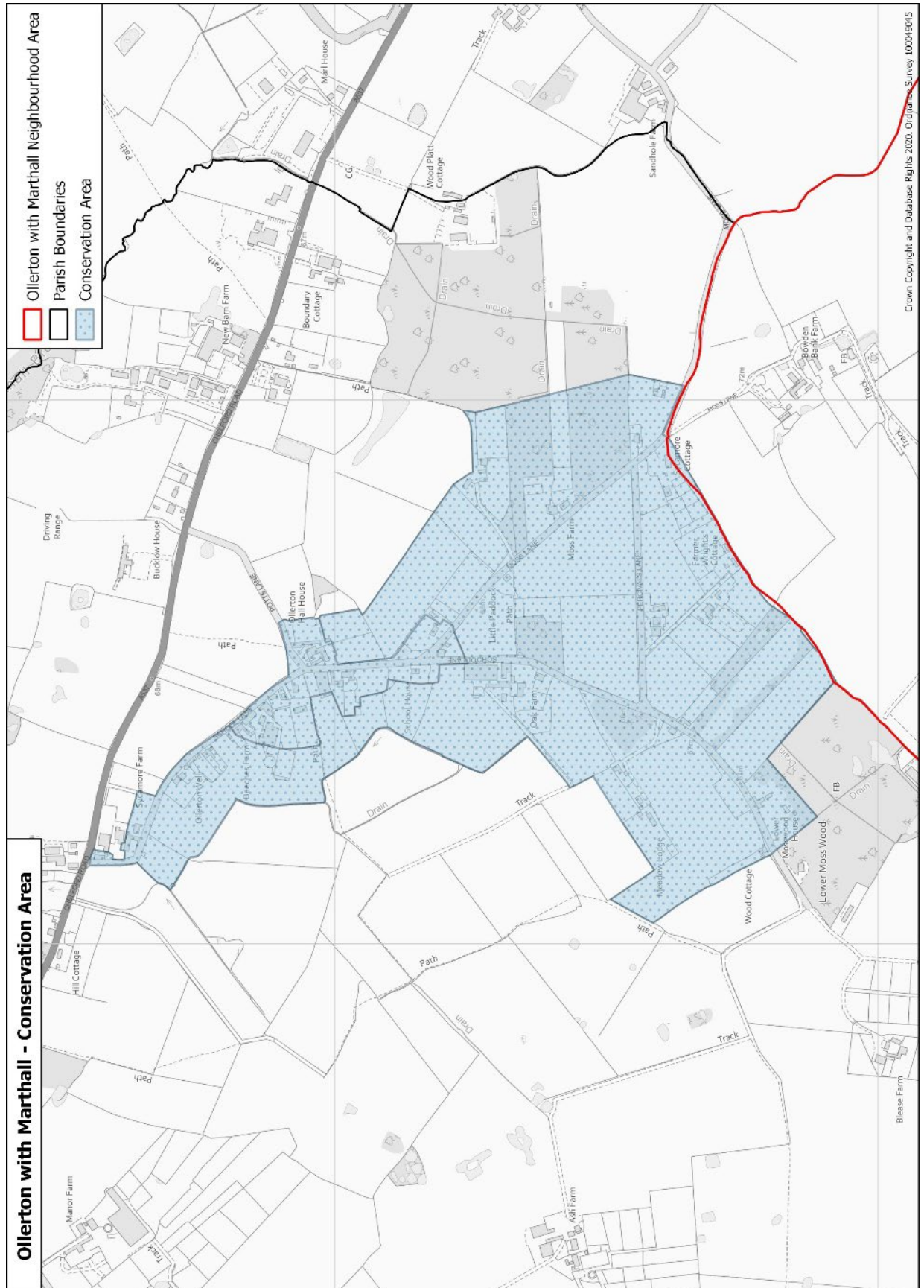
- i. the historic rural, agricultural, spatial setting and qualities of a dispersed settlement;
- ii. the largely unchanged development pattern, dating from the post-medieval period, with a variety of vernacular brick buildings;
- iii. the public open spaces associated with road junctions at the junction of School Lane and Hall Lane, and at the junction of School Lane with Moss Lane;
- iv. the wide green verges, hedgerows and overhanging trees;
- v. the rural boundary treatments of hedges and picket fences, with higher brick walls for the few substantial houses;
- vi. the setting of the two landmark buildings of Ollerton Hall and The Old School;
- vii. the important views north along Moss Lane towards Jubilee Tree and the pond at the junction with School Lane; south from School lane across the pond towards Old School and Jubilee Tree; across of Ollerton Hall from School Lane across the junction with Potts Lane; and the view south along School Lane from the junction with Potts Lane, including Ollerton Lodge.

## 6.8 Evidence and Justification

6.9 The School Lane, Ollerton Conservation Area (Figure H) was designated in 1995 and encompasses the historic core of Ollerton. Conservation Areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. As part of the Neighbourhood Plan process, the Parish Council commissioned Kathryn Sather & Associates to undertake a *Conservation Area Appraisal of School Lane, Ollerton Conservation Area*. The report can be viewed at [here](#) and identifies the points of importance to the Conservation Area and should be considered and responded to by those preparing development proposals within and affecting the setting of the Conservation Area.

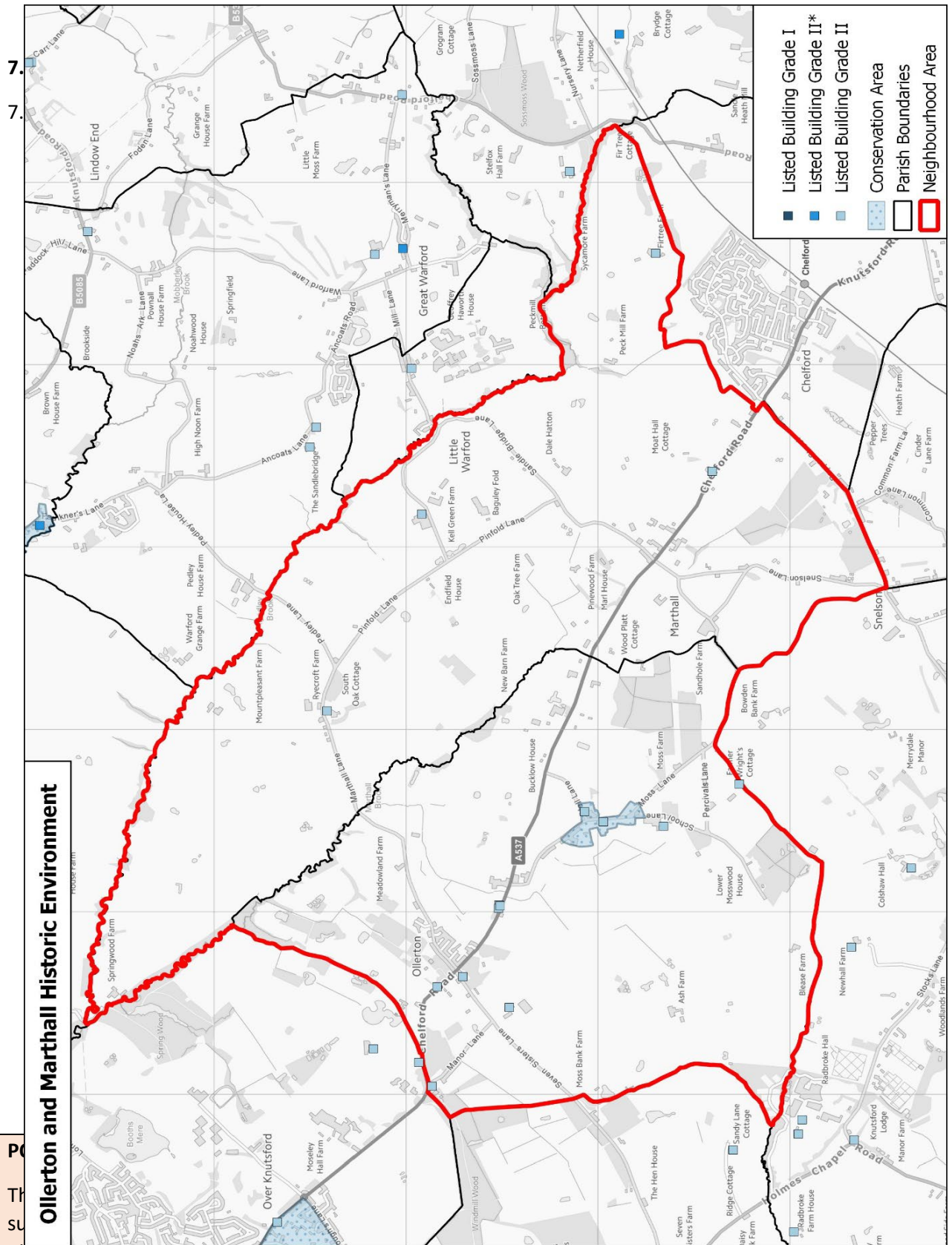
6.10 The Conservation Area and other heritage assets are an integral part of Ollerton with Marthall's character and are strongly valued by the community. Indeed, the Neighbourhood Plan questionnaire highlighted how strongly the community value the historic environment, with it receiving an average score of 4.7 out of five when asked how important its protection was considered to be. It is important that the heritage assets are protected from inappropriate development and, where possible, enhanced. The NPPF (paragraph 202) highlights the importance of conserving heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

6.11 Figure H – School Lane, Ollerton Conservation Area





6.12 Figure I – Ollerton with Marthall’s Designated Heritage Assets





The conversion 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.

## 7.2 Evidence and Justification

7.3 Ollerton with Marthall is a rural Parish in the open countryside, and lies within the Green Belt. No strategic need has been identified to deliver housing beyond local needs in the *Cheshire East Local Plan Strategy*. One of the main responses from the neighbourhood plan consultations was that local people value the parish's open countryside setting and the natural environment, therefore, the aim of the Neighbourhood Plan is that new housing development will remain of a scale and in locations appropriate to the rural environment.

7.4 The *Cheshire East Local Plan Strategy* includes an Objectively Assessed Need (OAN) figure of 36,000 homes to be delivered during the Plan period, 2010-2030. A 10% flexibility factor is built into the Strategy to allow further development above and beyond the 36,000 base. Policy PG2 of the *Cheshire East Local Plan Strategy* sets out the distribution of development across four tiers of a settlement hierarchy, focusing most development in the Principal Towns and Key Service Centres and a lower level of development in the Local Service Centres and Other Settlements and Rural Villages (OSRV).

7.5 The OSRV, of which Ollerton with Marthall is one, has 2,950 homes attributed to it. Within this figure is a 14.5 % flexibility factor, giving a total target to be delivered of 3,378 new homes across the OSRV. As of 31<sup>st</sup> March 2024 this target had been exceeded with total commitments (completions and supply) in the OSRV being 3,881 ([link](#)).

7.6 The *Cheshire East Local Plan Part Two Site Allocations and Development Management Policies Document's* Policy PG10 identifies infill villages – Ollerton and Marthall are not identified as such and Policy PG10 clarifies that outside the identified infill village boundaries development proposals in areas such as Ollerton and Marthall will “not be considered to be ‘limited infilling in villages’” when applying Local Plan policies.

7.7 The Neighbourhood Plan welcomes the whole of the Parish remaining as being defined as Green Belt. This designation and Neighbourhood Plan Policy HOU1 reflect the responses from the Neighbourhood Plan Survey. The Survey highlighted that the majority of respondents wished to protect the natural environment, would support very small developments which were in keeping with the local character, and were not supportive of developments in the Green Belt.

7.8 Development in the Parish has historically been at a slow and steady rate. The rural feel and open countryside are greatly valued by the local community, and limiting new housing development to that which is appropriate in the Green Belt will reflect what has happened in the past where new developments were absorbed into the community without putting undue strain on the Parish infrastructure.

7.9 The protection of the open countryside from urbanising development is a principal objective of the *Local Plan Strategy*. Indeed, one of the policy principles underpinning the Local Plan vision is to develop brownfield sites, where possible, to minimise the use of greenfield and the open countryside. However, in line with Green Belt policies, any 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.

#### 7.10 Housing Mix and Type

##### **POLICY HOU2 – HOUSING MIX AND TYPE**

Proposals for new housing development in Ollerton with Marthall acceptable under Green Belt policy should seek to redress the imbalance of the existing housing stock by providing smaller dwellings. Unless viability or other material considerations demonstrate a robust justification for a different mix the development should provide a maximum of one-third detached properties, the rest should be a mix of 1 or 2 bedroomed bungalows, terraced and semi-detached properties suitable for first time buyers or those wishing to downsize.

#### 7.11 Evidence and Justification

7.12 The *Housing Advice Note for Ollerton with Marthall*, prepared by Cheshire East Council, details that Ollerton with Marthall's housing stock is dominated by detached housing, accounting for 65.5% of household accommodation, which is significantly more than the Cheshire East and national averages. There are also considerably fewer smaller terraced and semi-detached properties. This lack of smaller market homes limits the opportunities for first time buyers to either locate or remain in the parish, compounding the demographic profile of an ageing population and lower proportions of younger age groups. It also does not give much opportunity for people to downsize, freeing up family homes. The *Housing Advice Note* recommends that developments should provide for a range of housing types, tenures and sizes, with a particular emphasis on smaller market housing to balance the housing stock profile, which would provide more opportunities for younger residents including first time buyers as well as some downsizing opportunities.

7.13 The *Housing Advice Note* highlights that there are a large proportion of households who will become very elderly over the plan period. However, it is recognised that whilst there is a need to consider carefully the provision of specialist housing for the elderly, the viability of such provision and the need to ensure that sheltered/retirement provision is close to services and facilities, may lead to such accommodation being better provided for in larger settlements. Again, smaller properties available for downsizing and for residents to maintain their independence for longer would be a way of helping to address this issue.

7.14 This policy reflects the outcome of the Housing Advice Note, and is also in line with the National Planning Policy Framework (paragraph 63) which strives to deliver a wide choice of high quality homes, identifying the size, type, and tenure of housing required for different groups in the community, and Policy SC4 (Residential Mix) of the Cheshire East Local Plan Strategy.

#### 7.15 Design

##### **POLICY HOU3 - DESIGN**

To ensure that buildings, characteristic features and materials are representative of the local character of Ollerton with Marthall, the design and layout of all new developments should demonstrate consideration of and respond to the *Ollerton with Marthall Character Assessment, Heritage Audit and Design Statement* (2020) and the *Cheshire East Design Guide* (2017) or any

updated versions of these documents. New development should take the following into account, where relevant:

- i. Development should respect the local vernacular, of two-storey farmhouses, barns and small cottages of brick, with slate roofs. Traditional materials and detailing should be included in new designs. The predominant building material is brick, often lime-washed, with red brick and plum coloured brick being common.
- ii. Roofs are largely slate, and original roof pitches should be retained. Leadwork, fascias, eaves and bargeboards should be retained or repaired with like for like. For loft conversions, conservation highlights flush with the roof should be used and located on the rear slope of the roof.
- iii. Original chimney stack and pots should be retained.
- iv. Timber is generally used for window frames and doors. The use of PVC doors and window frames should be avoided.
- v. Extensions should ideally be at the rear of the property so that the street view remains largely unchanged, and their size and scale should be proportionate to the original building.
- vi. New development should complement its immediate surroundings, in terms of both the natural landscape and the built environment.
- vii. Development adjoining open countryside should provide a sympathetic transition between the built environment and the countryside.
- viii. Development should be bordered by boundary treatments appropriate to its location, with hedgerows and low rise picket fences being preferable. Existing hedgerow boundaries should be protected wherever possible and maintained as a feature of new development. Over dominant or industrial style fencing not in keeping with the character of Ollerton and Marthall and will not be supported.
- ix. Development should not have a significant negative impact upon, nor inappropriately urbanise the rural country lanes.
- x. New development should be positioned such that it does not prejudice the amenity of future occupiers or the occupiers of adjacent property by reason of overshadowing, overlooking, visual intrusion, noise and disturbance, odour, or in any other way.
- xi. The orientation of new buildings should be arranged to maintain as far as is possible the views from existing buildings.
- xii. Existing landscape features such as trees, water courses, ditches and ponds should be retained and incorporated into the overall design of the scheme to enhance local biodiversity and preserve the landscape character.
- xiii. Designs should also incorporate principles of sustainable design and incorporate resource and energy efficiency measures, including efficient use of water. 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<sup>2</sup> rating of 'Excellent'.

---

<sup>2</sup> BREEAM – Building Research Establishment Environmental Assessment Method.

#### 7.16 Evidence and Justification

7.17 Cheshire East Council has prepared the *Cheshire East Design Guide* ([link](#)). The Guide's intention is to guide and improve the quality of new development and provide a basis for Cheshire East Council to reject design that does not contribute in a positive way to Cheshire East as a place. The Guide highlights that Cheshire East is a fantastic part of the country. It is a very special and unique place that should be protected. Its character and attractiveness underpins the quality of life enjoyed by the Borough and its residents.

7.18 Five settlement character areas have been identified, and Ollerton with Marthall falls within the 'North Cheshire Fringe'. Design cues specific to the North Cheshire Fringe which should be considered for new developments include:-

- 19th to 20th century archetypes dominate but examples remain of early domestic architecture.
- Varied materials, although brick is predominant. Cheshire brick often used alongside standard red engineering brick for trim detailing and coursing.
- Original features and detailing include sash windows, decorative barge boards, gabled dormer windows, decorative timber detailing and prominent chimney stacks.
- Views of surrounding countryside adds to rural character and feel of settlements.
- The conversion of former farm buildings to residential use adds character and acts as a reminder of early settlement origins in many cases.

7.19 As part of the Neighbourhood Plan process, the Parish Council commissioned Kathryn Sather & Associates to undertake a *Character Assessment, Heritage Audit and Design Guide*, which can be viewed at ([here](#)). This report highlights that the character of an area can be eroded through the cumulative effect of many small, unconnected changes, and recommends design guidance to provide assistance to residents wishing to make changes to their properties, and for any new developments. The report stresses that many of the buildings in the parish have a core which dates from the 17<sup>th</sup> or 18<sup>th</sup> centuries, with almost all appearing on the 1848 Tithe Map. The buildings add much to the character of Ollerton with Marthall, and any extensions or new developments should be sensitively designed.

7.20 In order to reflect and enhance the character of Ollerton with Marthall, the *Cheshire East Design Guide* and the *Ollerton with Marthall Character Assessment, Heritage Audit and Design Guide* must be consulted on all new development proposals and applicants should demonstrate how this guidance has been taken into account and how it has influenced the design of the development.

7.21 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.





## 8. COMMUNITY FACILITIES AND PARISH CENTRE

8.1 The Ollerton with Marthall Neighbourhood Plan has the following community objectives:-

- To develop and maintain the parish centre
- To promote and facilitate a village community spirit

### **POLICY COM1 – COMMUNITY FACILITIES**

Local community facilities in Ollerton with Marthall Neighbourhood Plan Area include the following:

1. All Saints' Church,
2. The Village Hall,
3. The Egerton Arms Public House
4. The Dun Cow Public House.

These are shown on Figure J.

Proposals for new community facilities or the refurbishment and improvement of existing facilities will be supported, subject to other policies within the Neighbourhood Plan.

Changes of use of community buildings currently providing a community facility to non-community buildings which require planning permission will not normally be permitted, unless any replacement use will provide equal or greater benefits to the community, the facility is replaced elsewhere, or it is demonstrated that the facility is no longer required.

8.2 Evidence and Justification

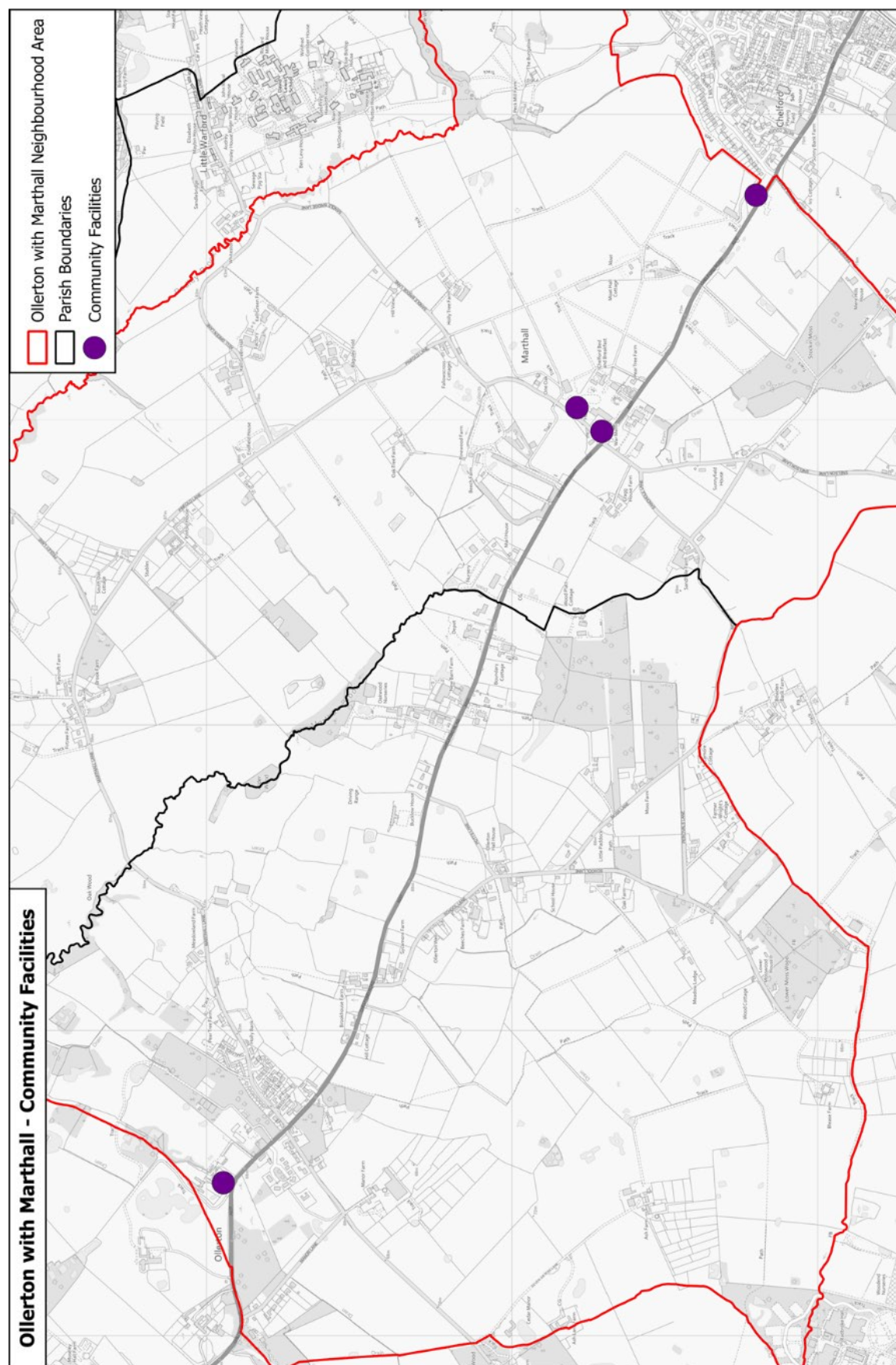
8.3 Ollerton with Marthall is fortunate in that there is a real community spirit. There is a very active church, All Saints' Church, and a frequently used Village Hall, both of which are in Marthall, and two pubs 'The Egerton Arms', in Marthall and 'The Dun Cow' in Ollerton.

8.4 In 2007, the Ollerton with Marthall Parish Plan revealed a strong community desire to retain a community building, despite the fact that people were increasingly unwilling to use the old hall due to its low ceiling and poor heating. A survey revealed that the wooden structure was decaying and needed to be replaced, which led to the decision to build a new hall. The community successfully applied for grants from the Big Lottery, WREN, Cheshire County Council, Manchester Airport, local businesses and the Parish Council.

8.5 Planning permission for the new hall was granted in 2008 with the formal opening of the Hall at Marthall taking place on December 6th, 2009. The hall is now available for hire and can host events for up to 120 people. It is a contemporary venue set in the beautiful Cheshire countryside which is highly valued and used by the local community, as well as being available to hire for meetings, parties and weddings. The hall is eco-friendly, with a kitchen, fitted bar, large car park and gardens and is fully accessible.

8.6 The community is rightly proud not only of the building itself, but also of the joint efforts and determination behind delivering the new village hall. It is vital that this community facility is maintained and where possible, enhanced. Any proposals for further community facilities which would benefit the residents of Ollerton with Marthall will be encouraged and supported.

Figure J – Community Facilities



## 8.7 Local Green Space

### **POLICY COM2 – LOCAL GREEN SPACES**

The areas listed below and shown on Figure K are designated as ‘Local Green Spaces’ where only development consistent with national Green Belt policy will be supported.

LGS1 – Triangle, junction of School Lane and Moss Lane

LGS2 – Oaklands Road Play Area, off Marthall Lane

## 8.8 Evidence and Justification

8.9 The National Planning Policy Framework (paragraph 106) highlights that local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances.

8.10 Local Green Space designation should only be used where the green space is (NPPF, paragraph 107):

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services NPPF (paragraph 106). Development of Local Green Space should be consistent with national Green Belt policy, excluding the provisions for grey belt and previously developed land (NPPF, paragraph 108).

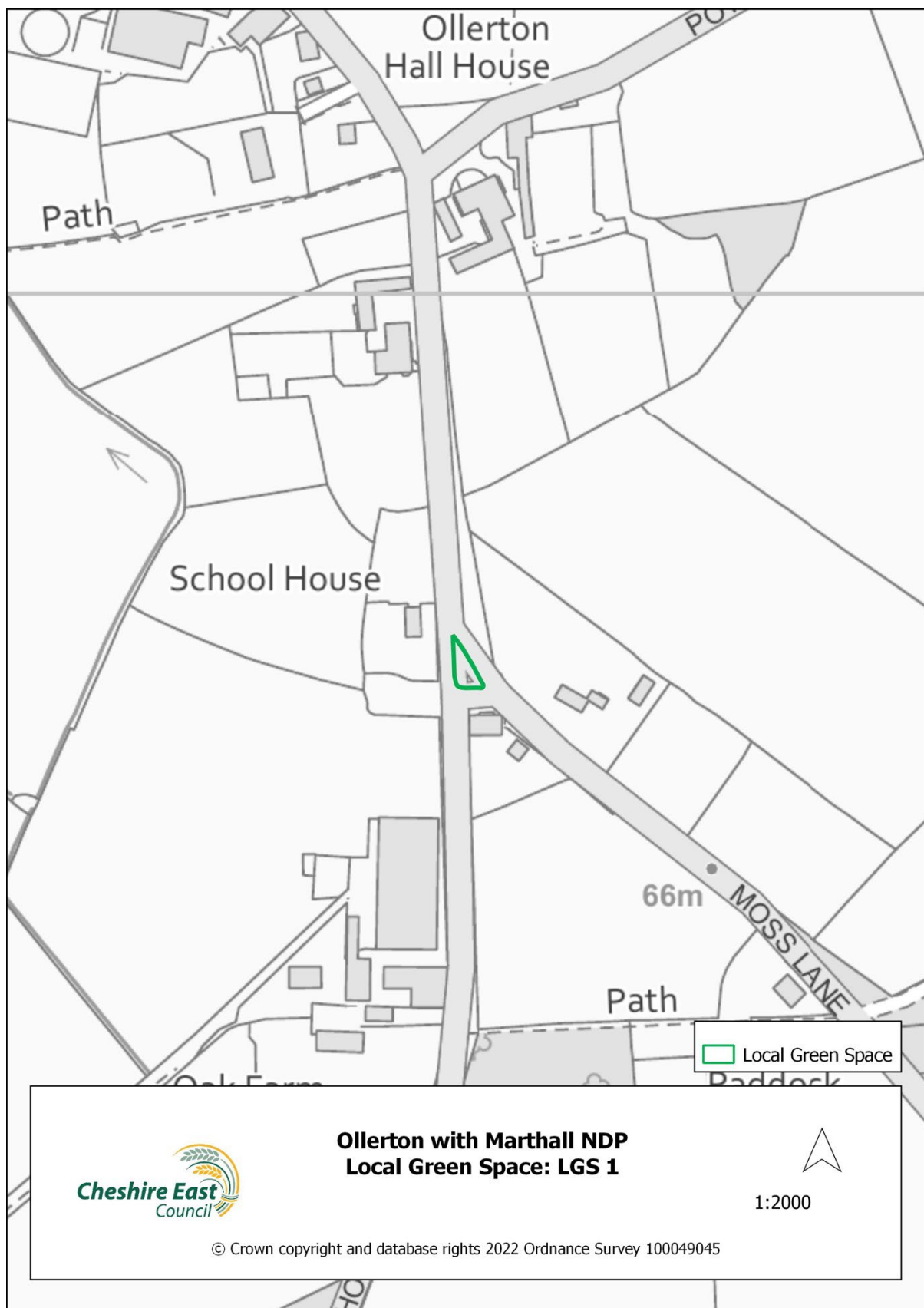
8.11 Table 1 sets out how the Local Green Spaces meet the criteria in the National Planning Policy Framework. One of the Local Green Spaces is recognised as an important features in the School Lane, Ollerton, Conservation Area Appraisal, and the other is a valued play area. The Local Green Spaces are identified on Figure I below.

Table 1. Local Green Spaces

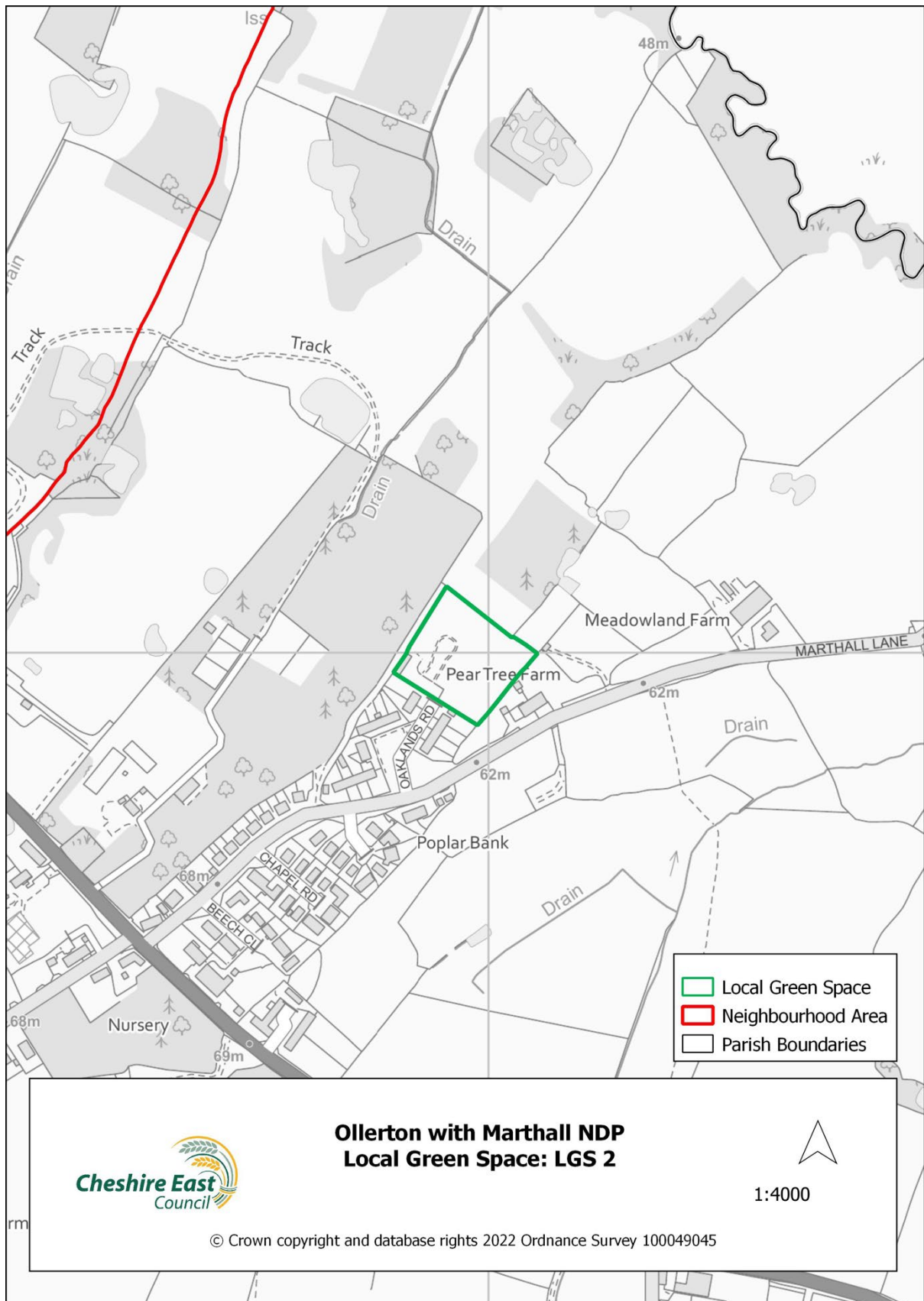
<b>Open Space</b>	<b>Size</b>	<b>Proximity to the Community</b>	<b>Demonstration of Special Value to the Local Community</b>	<b>Ownership</b>
LGS1 – triangle, Junction of School Lane and Moss Lane	<b>0.017ha</b>	Central to Ollerton village, within the Conservation Area.	The triangle of open space is one of the few public realms in the Parish, and includes two commemorative trees - the Queen Victoria Jubilee Lime Tree, and the Oak Tree planted in 1980 next to the Parish Council noticeboard to mark the Queen Mother’s 80th birthday. Additionally, there is a pond, a circular bench and the parish council	Cheshire East Council

Open Space	Size	Proximity to the Community	Demonstration of Special Value to the Local Community	Ownership
			notice board. The open space is picturesque and adds to the setting and the key views of the Conservation Area. The commemorative trees highlight the longstanding importance of the open space to the community of Ollerton and Marthall, reflecting the heritage of the Parish.	
LGS2 – Oaklands Road Play Area, off Marthall Lane	<b>0.849ha</b>	Located in Ollerton, within the residential area.	The Oaklands Road Play Area is central to the recreational needs of Ollerton and Marthall, and is a well used and much valued facility, providing a community area for all. The play area enjoys mature trees, an open setting and includes playground equipment for children along with an open, well used playing field with goal posts and an area for parking. Large trees around the boundary help maintain the rural character.	Cheshire East Council

8.12 Figure K – Local Green Spaces







## 9. TRANSPORT POLICY

9.1 The Ollerton with Marthall Neighbourhood Plan has the following transport objective:-

- To improve and maintain local road safety

### **POLICY TRAN1 – SUSTAINABLE TRANSPORT**

In order to improve transport and safety and to facilitate cycling and walking, applicants for new development or for conversions of agricultural buildings which lead to an increase in vehicle numbers must, where relevant, demonstrate:

- A. Safe walking and cycling routes in the immediate area of the proposed site, with consideration of access to services and facilities;
- B. The provision of safe cycle storage facilities;
- C. How the proposal links to public transport;
- D. How any adverse impacts of traffic from the proposed development will be mitigated;
- E. That the most up to date car parking standards required by Cheshire East Council will be met;
- F. That the proposed site is located in an acceptable location in relation to the existing highway network, especially from a safety and aggregate congestion viewpoint;
- G. That any vehicular access arrangements will not be detrimental to the character of village lanes maintaining verges, trees and hedgerows wherever possible.
- H. That the needs of children, horse riders, those with disabilities and the elderly have been positively considered; especially in relation to rural lanes and roads. Measures to be taken to ensure this may include, for example, separation of pedestrians/cyclists from vehicular traffic where possible, improvements to signage, or means of speed reduction.

9.2 Evidence and Justification

9.3 The need to improve transport scored highly in the Neighbourhood Plan questionnaire. Ollerton with Marthall is traversed by a main arterial national highway, the A537, running East to West on its route between Chelford and Knutsford. The A537 is a source of major concern to residents; both from aspects of road safety and the detrimental effects that heavy traffic on the A537 is having on the amenity of the locality. Heavy commercial vehicles use the road during the weekdays, and there is an influx of traffic to the parish at weekends to events such as car boot sales. These aspects make it dangerous for pedestrians, cyclists and horse riders to use local roads.

9.4 Developments in the neighbouring key service centre of Knutsford, and the local service centre of Chelford will see increased traffic flows along the main route running through the parish, and this is likely to have a growing and negative impact in terms of congestion, noise, air quality and safety. It is therefore important to seek to improve road safety, walking and cycling routes.

9.5 However, the location of Ollerton with Marthall within an increasingly busy road network, its limited facilities and the relative infrequency of public transport are factors which work against reduction in car travel and it must be recognised that car usage will continue to be the main mode of travel through and in and out of the Parish. Indeed, car ownership and usage constitute the predominant method of transport; with only 5% of households not having access to a private vehicle (2021 Census). Whilst cars are essential for many people, the provision of public transport and the

encouragement of walking and cycling routes are vital in order to help to address the issues of climate change, reduce congestion and car parking problems, and provide equality of opportunity.

## 10. LOCAL ECONOMY POLICY

10.1 The Ollerton with Marthall Neighbourhood Plan has the following local economy objective:-

- To support the local economy

### **POLICY ECON1 - RURAL ECONOMY**

Subject to respecting Ollerton with Marthall's built and landscape character, the Green Belt, and environmental, traffic, and residential amenity impacts being acceptable, the following will be supported:

- A) Development proposals which support the rural economy and agriculture where they contribute positively to the environment, comply with Green Belt policies, and do not cause unacceptable visual or landscape harm;
- B) The sensitive development of new small businesses on previously developed land;
- C) Proposals that promote or provide facilities for home working, and businesses operating from home;
- D) The sympathetic conversion of existing buildings for business and enterprise;
- E) The diversification of farms and rural businesses which are of an appropriate scale and reflect the rural character.

10.2 Evidence and justification

10.3 Both Ollerton and Marthall have a significantly higher than average proportion of people aged 16-74 who work from home (11.8% and 10.9% compared to the average in England of 3.5%); who work more than 49 hours a week (26.3% and 32.2% compared to the England average of 13.3%) and/or who are self-employed (22.8% and 14.9 compared to the England average of 9.8%) (2011 Census). Only 2.2% of working Ollerton residents and 1.4% of working Marthall residents use public transport to get to work, and only 7.7% of people travel less than 2km to work, compared to the average in England of 20%.

10.4 The rural economy and existing small businesses are a vital part of village life, and any opportunities to develop either existing businesses, or that would enable the start-up of new small businesses appropriate to the rural area and the Green Belt would be supported. There are multiple farmsteads in Ollerton and Marthall which offer an opportunity for rural economic development, should they choose to diversify.

10.5 Home working is already higher than the national average, and with improvements to broadband and advances in technology, this is likely to continue to grow. This may help enable the start-up of new businesses, and also help to reduce travelling, traffic congestion and pollution.

10.6 Policy ECON1 will help to ensure that Ollerton with Marthall's rural economy can grow sustainably over the plan period and beyond, and that support can be given for both existing businesses and for new businesses and enterprises within the parish.

10.7 One of the aims of the National Planning Policy Framework is to support a prosperous rural economy (NPPF, paragraph 88). The Designated Neighbourhood Area includes a number of farms

and the National Planning Policy Framework promotes the development and diversification of agricultural and other land based rural businesses (NPPF, paragraph 88b).



## APPENDIX 1 – CHESHIRE EAST LOCAL PLAN POLICY PG3 – GREEN BELT

### Policy PG 3

#### Green Belt

Green Belt is a designation for land around large built-up areas, which aims to keep land permanently open or largely undeveloped.

1. The purposes of the Green Belt are to:
  - i. check the unrestricted sprawl of large built up areas;
  - ii. prevent neighbouring towns from merging into one another;
  - iii. safeguard the countryside from encroachment;
  - iv. preserve the setting and special character of historic towns; and
  - v. assist urban regeneration by encouraging the recycling of derelict and other urban land.
2. Within the Green Belt, planning permission will not be granted for inappropriate development, except in very special circumstances, in accordance with national policy.
3. The construction of new buildings is inappropriate in Green Belt. Exceptions to this are
  - i. buildings for agriculture and forestry;
  - ii. provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
  - iii. the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
  - iv. the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
  - v. limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
  - vi. limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
4. Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are:
  - i. mineral extraction;
  - ii. engineering operations;
  - iii. local transport infrastructure that can demonstrate a requirement for a Green Belt location;
  - iv. the re-use of buildings provided that the buildings are of permanent and substantial construction; and
  - v. development brought forward under a Community Right to Build Order.

5. The extent of the existing Green Belt<sup>(33)</sup> remains unchanged, apart from the removal of land from the Green Belt associated with the following sites (shown in Figure 8.1):
  - i. Site LPS 14 'Land East of Fence Avenue, Macclesfield'
  - ii. Site LPS 15 'Land at Congleton Road, Macclesfield'
  - iii. Site LPS 16 'Land south of Chelford Road, Macclesfield'
  - iv. Site LPS 17 'Gaw End Lane, Macclesfield'
  - v. Site LPS 18 'Land between Chelford Road and Whirley Road, Macclesfield'
  - vi. Safeguarded Land LPS 19 'South West Macclesfield'
  - vii. Site LPS 24 'Radway Green Extension, Alsager'
  - viii. Site LPS 33 'North Cheshire Growth Village, Handforth East'
  - ix. Site LPS 34 'Land between Clay Lane and Sagars Road, Handforth'
  - x. Safeguarded Land LPS 35 'North Cheshire Growth Village Extension'
  - xi. Sites LPS 36(A), (B) and (C) 'North West Knutsford'
  - xii. Site LPS 38 'Land south of Longridge, Knutsford'
  - xiii. Safeguarded Land LPS 39 'Land South of Tabley Road, Knutsford'
  - xiv. Safeguarded Land LPS 40 'Land North of Tabley Road, Knutsford'
  - xv. Safeguarded Land LPS 41 'Land adjacent to Booths Hall, Knutsford'
  - xvi. Site LPS 48 'Land adjacent to Hazelbadge Road, Poynton'
  - xvii. Site LPS 49 'Land at Sprink Farm, Poynton'
  - xviii. Site LPS 50 'Land south of Chester Road, Poynton'
  - xix. Site LPS 51 'Adlington Business Park Extension, Poynton'
  - xx. Safeguarded Land LPS 52 'Woodford Aerodrome, Poynton'
  - xxi. Site LPS 54 'Royal London including land to the west of Alderley Road, Wilmslow'
  - xxii. Site LPS 55 'Wilmslow Business Park'
  - xxiii. Site LPS 56 'Land at Little Stanneylands, Wilmslow'
  - xxiv. Site LPS 57 'Heathfield Farm (allocation), Wilmslow'
  - xxv. Safeguarded Land LPS 58 'Land at Heathfield Farm, Wilmslow'
  - xxvi. Safeguarded Land LPS 59 'Land at Upcast Lane / Cumber Lane, Wilmslow'
6. In addition to these areas listed for removal from the Green Belt, it may also be necessary to identify additional non-strategic sites to be removed in the Site Allocations and Development Policies Document.
7. Green Belt boundaries will be identified on the Adopted Policies Map of the Local Plan.

