

Odd Rode

Neighbourhood Development Plan

(Consultation)

Submission

This document is the Consultation version of the Odd Rode Parish Neighbourhood Plan (the Plan). Regulation 14 of The Neighbourhood Planning (General) Regulations 2012, directs that the Submission of the Neighbourhood Plan is used to submit to Cheshire East Council for formal consideration and wider consultation.

In February 2016 Odd Rode Parish Council began to develop the Neighbourhood Plan with the aim of shaping the vision for Odd Rode Parish until 2030. In consultations over the last three years the whole community has helped to develop the Plan. You have told us what changes you would like to see within the Parish and how we can enhance and preserve the things you value most. This Plan and its proposed policies reflects these community aspirations and views, and will significantly influence future planning decisions for new developments within the Parish.

The Plan has been prepared for Odd Rode Parish Council, the qualifying body responsible for creating the Neighbourhood Plan.

The Plan period is from 2020 until 2030.

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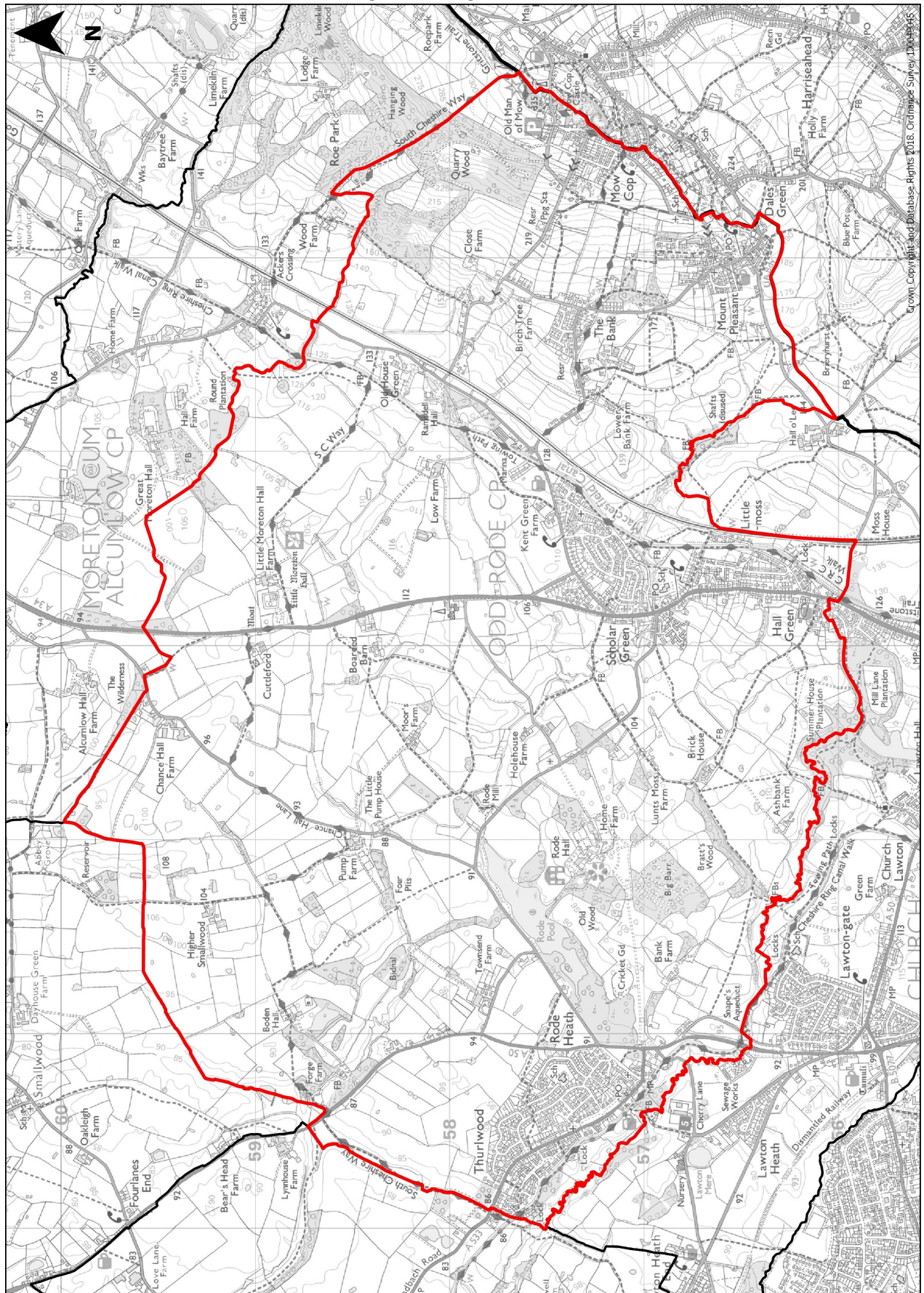
Background Evidence Documents

Links to all these documents can be found on the website for the Neighbourhood plan, at <http://www.oddrodeneighbourhoodplan.uk/category/reference/>

A	Cheshire East Design Guide www.cheshireeast.gov.uk/planning/spatial_planning/cheshire_east_local_plan/supplementary_plan_documents/design-guide-supplementary-planning-document.aspx
B	Odd Rode Parish Plan oddrode.org.uk/wp-content/uploads/2017/08/ParishPlanFinalPdf.pdf
C	Odd Rode Village Design Statement www.cheshireeast.gov.uk/planning/spatial_planning/saved_and_other_policies/additional_planning_policies/planning_guidance_and_briefs/odd_rode_vds.aspx
D	Odd Rode Landscape and Settlement Character Assessment http://www.oddrodeneighbourhoodplan.uk/wp-content/uploads/2018/06/Rev-B-FINAL-Odd-Road-Landscape-Character-Assessment-sm-Issued-20-02-2018.pdf - http://www.oddrodeneighbourhoodplan.uk/
E	Questionnaire http://www.oddrodeneighbourhoodplan.uk/wp-content/uploads/2018/02/170704-Questions-RH.pdf - http://www.oddrodeneighbourhoodplan.uk/
F	Consultation Statement www.oddrodeneighbourhoodplan.uk/
G	Canal & River Trust guidance on Neighbourhood Plans canalrivertrust.org.uk/media/original/32800-planning-for-waterways-in-neighbourhood-plans.pdf
H	Housing Advice Note for Odd Rode Parish www.oddrodeneighbourhoodplan.uk/
I	Cheshire Wildlife Trust – Protecting and Enhancing Odd Rode’s Natural Environment www.oddrodeneighbourhoodplan.uk/
J	Cheshire East Local Plan Parking Standards (page 436) www.cheshireeast.gov.uk/pdf/planning/local-plan/local-plan-strategy-web-version-1.pdf
L	Assessment of Important Views http://www.oddrodeneighbourhoodplan.uk/wp-content/uploads/2018/02/ImportantViews.pdf
M	Locally important buildings and structures http://www.oddrodeneighbourhoodplan.uk/wp-content/uploads/2018/02/LocallyImportant.pdf

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Figure A Designated Area



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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 right to shape their future development at a local level. It is a powerful tool in that it has statutory weight and must be taken as a material consideration in planning decision-making.

1.2 The National Planning Policy Framework (NPPF) states “*Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies.*”

1.3 All Neighbourhood Development Plans must:

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

1.4 The Cheshire East Local Plan Strategy was adopted in July 2017. Odd Rode is in the rural area, where the local plan indicates that in the interests of sustainable development and the maintenance of local services, growth and investment should be confined to proportionate development at a scale commensurate with the function and character of the settlement. It should be confined to locations well related to the existing built-up extent of the settlement, although it may be appropriate for local needs to be met within larger settlements, dependent on location.

1.5 Local Plan Part Two Site Allocations and Development Policies Document (SADPD) will allocate the remaining sites needed for future development and set out further detailed planning policies to be used when considering planning applications. The First Draft SADPD consultation ran from 11 September to 22 October 2018. In the draft SADPD Mount Pleasant, Mow Cop, Rode Heath, The Bank and Scholar Green are designated as ‘infill villages’. Infill villages do not have a settlement boundary, have no allocated development sites and are within the open countryside. Limited infilling will be supported within the village infill boundaries subject to certain criteria. The areas of the Parish outside the infill boundary and the strategic sites are classed as open countryside and lie within the Green Belt.

1.6 The Odd Rode Neighbourhood Development Plan was produced by a steering group with members of the Parish Council and members of the local community following a meeting of the Parish Council on the 30th of September 2015. The group formally commenced work on the 23rd of February 2016 when it was decided to arrange for a scoping survey which would be followed by a full scale survey of all residents and some public meetings. In this way the Steering Group has consulted and listened to the community on a range of issues that influence the well-being, sustainability and long term consolidation of the community of Odd Rode. Every effort has been made to ensure that the vision, aims, objectives and policies of the Odd Rode Neighbourhood Development Plan reflect the views of the majority of Odd Rode residents, whilst having regard to local and national policies.

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2. INTRODUCTION

2.1 THE PARISH

2.2 Odd Rode is a semi-rural parish in south-east Cheshire. It lies within the unitary authority of Cheshire East and has an approximate population of 5,440. The parish has no real centre but consists of four main villages – Mow Cop, Mount Pleasant, Scholar Green and Rode Heath & Thurlwood. It is protected by the North Staffordshire/South Cheshire Green Belt which seeks to limit the urban sprawl of Stoke on Trent, Crewe and the expanding market towns of Congleton, Sandbach and Alsager. Nowhere is more than a few hundred metres from open countryside, which gives a semi-rural feel to the parish.

2.3 The eastern boundary of the parish is the 1,000ft high ridge of Mow Cop which also forms the border between Cheshire and Staffordshire. At the foot of this ridge can be found the Macclesfield Canal and the mainline railway from Stafford to Manchester. The western boundary of the parish follows the route of the Trent and Mersey canal, with the parish of Church Lawton to the south and Astbury cum Newbold to the north.

2.4 Rode Heath and Thurlwood are two former separate hamlets that have grown together over the years and with an approximate population of 2,551 it is the largest ward within the parish. The settlement was established alongside the Trent and Mersey canal when its main industry was salt extraction. Scholar Green is a sprawling linear settlement alongside the A34 Stafford to Manchester road. Originally consisting of two 19th century hamlets – Kent Green and Hall Green it now has an approximate population of 1,492. Mow Cop consists of mainly old workers' cottages grouped around the summit. It occupies an elevated position unique in Cheshire and is visible from many miles away in the surrounding countryside. Only part of the village lies within the parish. Mount Pleasant also comprises mostly old workers' cottages, clustered around a village centre on the slopes of Mow Cop. It is a self-contained village retaining much of its original character. The population of these villages is approximately 1,399.

2.5 The remaining area of the parish is farmland, much of which falls within the Wilbraham Estate, with old farmhouses dotted across part of the Cheshire Plain.

2.6 HISTORY

2.7 The parish of Odd Rode was created in 1864 when the Wilbraham family of Rode Hall built All Saints Church. Previously it was part of the ancient parish of Astbury. Domesday Book records show that the area of Odd Rode consisted of two manors and only nine people. However during the industrial revolution the settlement began to grow, partly due to quarrying and coalmining, combined with salt extraction and the advent of the railway and canals. Until then farming had been the main industry.

2.8 With the decline in local industry, more residents looked outside the parish for their livelihood and apart from a small number of cloth mills and flour mills there have been very few major sources of employment in the area. Until quite recently many people found employment in the local pottery industry and in the Congleton clothing and textile mills, most of which are now closed.

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2.9 MAIN ATTRACTIONS

2.10 Little Moreton Hall – a moated Elizabethan Manor House with a medieval Tithe Barn on the neighbouring farm. The Hall is a National Trust property.



2.11 Rode Hall – built in the 17th century and still occupied by the Baker Wilbraham family who are the main landowners in the parish.

2.12 Mow Cop Castle – a folly built in 1754 as a summer house by the Wilbraham family and enjoying extensive views across the Cheshire Plain to the west and the Peak District to the east. The slopes of Mow Cop saw the early camp meetings which led to the founding of the Primitive Methodist Church by Hugh Bourne and William Clowes. A commemorative stone below the castle records the events.

2.13 Trent & Mersey Canal and the Macclesfield Canal, being part of the Cheshire Ring, brings many visitors to the parish. The boat marina at Kent Green provides holiday boats and dayboats for some of these. The canal towpaths, a network of ancient footpaths, plus beautiful views, make the parish popular with walkers.

2.14 Mow Cop castle is the focus for three popular walking routes that bring visitors to the parish:

- 1 the South Cheshire Way leads west and south-west to Whitchurch in Shropshire
- 1 the Gritstone Trail follows the ridge north to Disley near Manchester
- 1 the Staffordshire Way similarly follows the ridge, then turn east and south to Kinver, outside Wolverhampton.

2.15 LANDSCAPE

2.16 The landscape within the parish ranges from good quality low lying farm land of the Cheshire Plain to the bleak exposed upland moor stretching northwards from the top of Mow Cop towards Congleton. The quality of the soil, the minerals underneath and the differing micro climates, have given rise to different ways of making a living, different development history, to different cultures, and to different building styles and materials in the individual settlements.

2.17 Odd Rode 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 Landscape Character Assessment 2008 classifies the parishes as lying within two recognisable landscape character types - Higher Farms and Woods; and Upland Footslopes.

2.18 The Subtype HFW2 (Little Moreton Character Area) is described as follows - 'This small to medium scale character area is very gently undulating in the west becoming steeper as it approaches the Upland Footslopes. This dominant high ground terminates all views eastward and some views feature the distinctive elevated landmark of Mow Cop.

2.19 In parts of the character area there has been an intensification of agriculture with an emphasis upon arable farming. Such areas can have a different appearance as the removal of hedgerows leads to a more open landscape with an increase in scale. In such areas the remaining hedgerows tend to be closely trimmed and hedgerow trees are sparse, leading to extensive and uninterrupted views across the landscape. 2.20 There are a number of historic estates in this area of which Little Moreton Hall is probably the best known picturesque timber framed manor house in England. An increase in tree cover, often in the form of solid blocks of woodland, is mainly

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associated with these numerous halls. Such locations also exhibit areas of parkland with its own very localised but distinct character. The large water body of Rode Pool is visible within a parkland setting from a public highway.

2.21 Beyond the modern development that has been focussed at Rode Heath, settlement is mainly low density and consists of dispersed farms and hamlets. The field pattern is predominantly medieval enclosure with some post-medieval and modern reorganisation. It is therefore mainly semi-regular and irregular in form and enclosures are small – medium in size (up to 8ha).

2.22 The subtype UFS1 (Mow Cop Character Area) is described as follows: “Both the Cloud and Mow Cop are very prominent hill and ridge features dominating the lower lying character areas of Lower Farms & Woods and Higher Farms & Woods immediately to the west. This upland landscape is characterised by strongly undulating slopes and steep-sided valleys and exhibits a range of scales. There are a number of intimate small-scale wooded valley bottoms and elsewhere there are medium-scale landscapes with a strong element of enclosure provided by woodland and high hedgerows. By contrast large scale landscapes are found on the elevated open slopes, with weak field boundaries and very extensive panoramic views. Views from the Mow Cop area extend over the Cheshire Plain as far as the Sandstone Ridge and the Welsh Hills beyond. Vantage points on the Cloud enjoy views in all directions over lower ground in both Cheshire and Staffordshire. In the north east these views extend to the rising ground of the Upland Footslopes landscape type and the even higher ground of the Upland Fringe landscape type, crowned by the Croker Hill telecommunication mast.

2.23 There are a number of rock outcrops along the length of the gritstone ridge, at Rainow Hill, Congleton Edge and at Mow Cop. In some areas the ridge is quite densely wooded. Large woodland blocks of oak occur on the slopes below Mow Cop, with birch, holly and rowan appearing on the high ground.

2.24 Generally the area has a strong rural character with narrow winding lanes linking dispersed settlements. Stone structures are typical, with dry-stone field boundaries at the higher levels. However in certain localities the close proximity of the Congleton urban area, and to a lesser extent Mount Pleasant, has had a strong influence upon landscape character.

2.25 Fields are small-medium (up to 8ha) and comprise a mix of medieval fields and post-medieval enclosure. The latter is the result of enclosure of the former open moor. Unimproved pasture is enclosed in dry stone walls and hawthorn hedges. On the higher slopes in the south, field boundaries have been replaced with post and wire fences, but neglected stone walls combined with poor grazing to convey an atmosphere of a deteriorating landscape.

2.26 Limeworks and coal pits are features of the area’s industrial past, e.g. air shafts and disused pits located in the vicinity of Limekiln Wood. There is also a covered reservoir. A section of the Macclesfield Branch of the Trent and Mersey Canal passes through the character area. The South Cheshire Way and the Staffordshire Gritstone Trail intersect at Mow Cop.



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2.27 BUILT CHARACTER AND DESIGN

2.28 Cheshire East Council has recently prepared and adopted the *Cheshire East Design Guide*¹. The guide is geared principally toward larger scale housing proposals, but is also relevant to smaller scale development. The intention is to both guide and improve the quality of new development but to also provide a basis for Cheshire East 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, where picturesque market towns nestle within unspoilt countryside. 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.

2.29 Five settlement character areas have been identified, and Odd Rode falls within 'Silk, Cotton and Market Towns'. The design guide gives design cues which highlight that residential properties step and flow with the gently rolling topography, that there are a mix of architectural types but that less terraced housing is found in smaller settlements. Storey heights vary from one to three storeys typically and the massing varies greatly depending on historical period, status of building and topography. Features include single and full height bay windows, ridge detailing and prominent chimney stacks. Landscape setting, views and footpaths out to countryside are important in all settlements.

2.30 Additionally, the Odd Rode Parish Plan² was adopted by Odd Rode Parish Council on 20th April 2006, after much public consultation. The document is given due weight by Cheshire East Council as a material planning consideration when determining planning applications in the Parish of Odd Rode. The Village Design Statement is extremely comprehensive and was undertaken as a result of an earlier Parish Plan which asked whether the public agreed that the Parish Council should continue to guide future developments by means of a Village Design Statement.

¹ **Background document A** www.cheshireeast.gov.uk/planning/borough-design-guide-consultation.aspx

² **Background document B** <http://oddrode.org.uk/wp-content/uploads/2017/08/ParishPlanFinalPdf.pdf>

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2.31 The Village Design Statement³ was adopted in 2011 and detailed the settlement pattern and development, history, economy and services, buildings, open spaces, landscape and natural environment and highways within each of the distinct settlements within the parish.

2.32 The Design Guide, Parish Plan and Village Design Statement can be viewed using the links on page 3.

2.33 ODD RODE TODAY

Odd Rode Parish has around 5,440 people, living in approximately 2,375 households. Based on the 2011 census, we know that:

- 1 The population is slightly older than the average in England, with Odd Rode having slightly less children under the age of 16 than the national average, and more people over the age of 65
- 1 The community is fortunate to be safer than average, with less recorded crimes than the England average
- 1 The community is far less ethnically diverse than the England average, with only 1.8% of the community being black or minority ethnic, compared to 20.2% in England
- 1 Average weekly income is slightly higher in the parish than in England as a whole, but lower than the Cheshire East average, with fewer than average benefits, council tax or pension credit claimants living here, and less children living in poverty than the England average
- 1 12.7% of people on average are living with a limiting long term illness, which mirrors the England average of 12.8%
- 1 There are a larger than average number of residents who are self-employed, work 49 + hours per week, and who work from home than the average for England
- 1 The parish has a large proportion of detached and semi detached homes, with few terraced properties or flats
- 1 The parish also has a higher proportion of owner occupied homes than average
- 1 House prices for all house types are lower than the average in England, although the overall affordability ratio is 13.3 (median house price as a ratio of median income)
- 1 Households are less overcrowded than average, but there are slightly more people than average in fuel poverty
- 1 The car is relied upon heavily as a mode of transport, with more households having 2, 3 and 4+ cars than the average, and fewer with no car. The national average of economically active people using public transport to get to work is 11%, but in Odd Rode the figure is only 1.9%.

3. CONSULTATION

3.1 The Odd Rode Neighbourhood Development Plan 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, has played a major role in formulating the Odd Rode Neighbourhood Development Plan.

3.2 It was considered essential to:

- 1 Promote a high degree of awareness of the project
- 1 Invite residents to join the Steering Group

³ **Background document C** http://www.cheshireeast.gov.uk/planning/spatial_planning/saved_and_other_policies/additional_planning_policies/planning_guidance_and_briefs/odd_rode_vds.aspx

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- 1 Encourage everyone to contribute to the development of the Neighbourhood Development Plan
- 1 Promote consultation events and provide regular updates on the status of the Neighbourhood Development Plan and its development

3.3 From the Summer of 2015, and throughout the process, residents were informed about the developing Neighbourhood Development Plan through the parish magazine *On The Rode*. This magazine is delivered to all households in the villages with extra copies left in local shops, pubs and the medical centre (2,500 copies are distributed for every issue). It was published quarterly until mid 2016, when it became a bimonthly publication. In addition, from October 2016, a dedicated website www.oddrodeneighbourhoodplan.uk was set up and publicised.

3.4 Key to this programme was publicity to gain residents' engagement. It was gained through a parish-wide survey, banners advertising public meetings around the parish and the public meetings themselves, plus informal communication with individual members of the community.



3.5 Further information on consultation methods and the results from the consultations can be found in more detail in the Consultation Statement that will accompany the submitted version of the Odd Rode Neighbourhood Development Plan.

3.6 The suggestion to prepare a Neighbourhood Development Plan was first raised at a Parish Council meeting on the 17th of June 2015. A formal decision to prepare a plan was made the following September and made public with the publication of the minutes of those meetings. A well attended public meeting was held on the evening of 25th January, 2016, in Scholar Green Village Hall. The meeting unanimously supported the Parish Council's decision to create a Neighbourhood Development Plan. The Steering Group formally started working in February 2016 by carrying out a scoping survey and subsequently a full scale residents' survey in July 2017

3.7 The proposed Neighbourhood Area for the Odd Rode Neighbourhood Development Plan was subject to consultation from 17th November 2016 to 15th December 2016 and was formally designated on 5th January 2017.

3.8 The residents' survey was in the form a questionnaire delivered to all households in the parish to be completed by the end of August 2017. At the same time, a public meeting and display was held in each of the three main villages (Rode Heath, Scholar Green and Mount Pleasant). The questionnaire⁴ was used as a basis on which to develop the vision, objectives, and policies. 825 responses were received, a response rate of 33%. The responses have been used to inform the development of the vision, objectives and policies. A brief summary of responses can be seen in the Consultation Statement.

3.9 In June 2018, the 57 businesses identified with premises in Odd Rode were sent a questionnaire. 13 responses were received, a response rate of 22.8%. The responses were used to further inform the development of the vision, objectives and policies. A brief summary of the responses can be seen in the Consultation Statement.

⁴ **Background document E** <http://www.oddrodeneighbourhoodplan.uk/wp-content/uploads/2018/02/170704-Questions-RH.pdf>

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3.10 The Odd Rode Neighbourhood Development Plan has been submitted to the list of statutory and other bodies provided by Cheshire East Council as required under Regulation 14, Town and Country Planning, England Neighbourhood Planning Regulations (General) 2012.

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 Neighbourhood Development Plan.

4.2 The vision for Odd Rode is:

VISION

In 2030 Odd Rode will maintain its character as a vibrant rural area with a strong sense of community, conducive to the prosperity and wellbeing of both residents and local small businesses.

It will be a balanced community of mixed ages, where local people can live, work and play, and enjoy a high quality of life. As many services as possible will be provided locally, while recognising that many will be provided by nearby towns.

It will provide outdoor recreational and open space, rich in wildlife and natural beauty, for the benefit of people in our own and neighbouring areas, and those from further afield. The current Green Belt will be maintained, providing a buffer between the North Staffordshire conurbations, and local Green Gaps will remain between local towns and villages.

4.3 The following objectives have been identified, and the policies of the Neighbourhood Development Plan seek to deliver these objectives:

OBJECTIVES

1. Ensure that any housing developments are matched to the identified needs of Odd Rode, are in keeping with the character of the area, and do not negatively affect the landscape and environment.
2. Maintain and encourage community services and facilities.
3. Facilitate recreational opportunity.
4. Strengthen and support small scale entrepreneurial economic activity, and encourage responsible appropriate and sustainable rural recreation and tourism.
5. Protect and enhance landscape characteristics and biodiversity.
6. Preserve and enhance the rich social and industrial heritage in order to protect the distinctive local character of the area.
7. Seek ongoing improvements to transport, digital connectivity and utility services.

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5. POLICIES

5.1 Housing

OBJECTIVE

Ensure that any housing developments are matched to the identified needs of Odd Rode, are in keeping with the character of the area, and do not negatively affect the landscape and environment.

5.1.1 The policies on housing development seek to balance the aspects of social, economic and environmental dimensions of sustainable development in order to have the necessary housing development and to keep the parish vibrant and economically successful. At the same time the policies seek to retain the rural nature of the area, its intrinsic beauty and distinctive character, its recreational resources and its food production.

Policy HOU-1 Design

To ensure that buildings, characteristic features and materials are representative of the local vernacular of Odd Rode Parish, the design and layout of new developments should demonstrate consideration of the Cheshire East Design Guide (2016) the Odd Rode Landscape and Settlement Character Assessment (2017) and the Odd Rode Village Design Statement (2011) or any updated versions. The following should be taken into account, where appropriate and viable:

1. Development adjoining open countryside should provide a sympathetic transition
2. Development must respect the form, layout, materials, siting, height, scale and design of the adjoining and surrounding buildings including landmark features and character buildings, the settings, the canals, important gateways and the countryside generally by using where appropriate, traditional materials and detailing
3. Development must reinforce character and identity through locally distinctive design and locally characteristics, without precluding innovative contemporary architectural design
4. New housing 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
5. Development should be bordered by boundary treatments appropriate to its location
6. All new building shall take account of the topography and natural features of the site to maximise the views from the site to the surrounding areas of countryside and to minimise impact on the skyline
7. Outdoor lighting sources should have a minimum impact on the environment, should minimise light pollution and adverse effects on wildlife
8. Development should adopt an approach to reduce energy demand and provide energy in the most effective way
9. Be designed to comply with the latest Building for Life principles.

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Aim

To ensure that buildings, characteristic features and materials are representative of the local vernacular character of Odd Rode Parish.

Evidence and justification

5.1.2 To ensure that new buildings, characteristic features and materials are representative of the local character of Odd Rode Parish, Policy HOU1 prescribes a design and layout of all new developments that is based on the guidance and advice in Cheshire East Design Guide (2016), the Odd Rode Landscape and Settlement Character Assessment (2017)⁵ and the Odd Rode Village Design Statement (2011). Developers are expected to provide evidence that they have given consideration to the guidance and advice contained within these documents.

5.1.3 One of the aims of the NPPF is to secure well designed places. Developments should establish a strong sense of place, using streetscapes and buildings to create attractive places to live, work and visit. Developments should respond to local character and history, whilst not preventing or discouraging appropriate innovation.

5.1.4 The rural setting of Odd Rode within the landscape is important to the community. The Odd Rode Landscape and Settlement Character Assessment (Background document F) assesses the spatial character of the Parishes, including the local design vernacular, elements of the landscape and significant local features.

5.1.5 It is important that any new development is of high quality design, enhancing the local character of the Parish which contains many attractive buildings set within a rural landscape and which is valued by the community. Every effort needs to be adopted to ensure that new developments respect this.

5.1.6 Additionally, the Cheshire East Design Guide highlights that the character and attractiveness of Cheshire East underpins the quality of life enjoyed by the residents of the Borough.

5.1.7 One of the responses to the Neighbourhood Development Plan consultation was that residents valued having dark skies. Additionally, the Canal & River Trust guidance on Neighbourhood Development Plans⁶ stresses the importance of new development avoiding the spill of artificial light along canals, which may adversely affect plants and wildlife. New development should therefore keep outdoor lighting to a minimum.

Village Design Statement Odd Rode Parish in Cheshire 2011



Little Moreton Hall



Ramsdell Hall



Mow Cop Castle

comprising the villages of

- Rode Heath & Thurlwood
- Scholar Green (including Hall Green & Kent Green)
- Mount Pleasant
- Mow Cop
- The Bank and Drummer Lane

⁵ **Background document D** <http://www.oddrodeneighbourhoodplan.uk/>

⁶ **Background document G** <https://canalrivertrust.org.uk/media/original/32800-planning-for-waterways-in-neighbourhood-plans.pdf>

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Policy HOU-2 Type and Mix of Houses

New developments should favour smaller dwellings. On developments of 3 or more houses, there will be a limit of one third 4-bedroomed properties, the rest being with a smaller number of bedrooms. If the developer can show a robust justification for a different mix of housing, exceptions may be made, with evidence of local demand provided. Provision of dwellings which in their design specifically serve those with extra mobility or other needs will also be favoured as part of this mix.

Aim

To meet the housing needs of Odd Rode Parish, and to help redress the imbalance of the existing housing stock.

Evidence and justification

5.1.8 Section 2 of consultation survey addresses the housing needs of the parish and it is clear that there is a mismatch between the wishes of the residents and the size and location of the existing housing stock.

5.1.9 The Housing Advice Note for Odd Rode Parish (Background document G) details that Odd Rode's housing stock is dominated by detached and semi-detached housing (at 36% detached and 45.86% semi-detached) which is more than the Cheshire East and national averages.

5.1.10 There are also considerably fewer smaller terraced and apartment/flat 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 and free up family homes.

5.1.11 This policy seeks to address these imbalances and provide for the future housing needs of the parish generally.



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Policy HOU-3 Location of housing development

New infill development will be supported within the Rode Heath, Scholar Green, The Bank, Mount Pleasant and Mow Cop village infill boundaries as defined in the Local Plan Site Allocations and Development Policies Document (see individual locality maps in Chapter 7).

The parish is designated as Green Belt, and outside of the infill boundary new development will be supported that accords with Green Belt Policy PG3 of the Cheshire East Local Plan and are consistent with other policies within this Neighbourhood Development Plan.

Aim

Support growth consistent with environmental constraints.

Evidence and justification

5.1.12 Odd Rode 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 consultations was that people value the open countryside setting of Odd Rode, and it is the aim of the Neighbourhood Development Plan that new housing development will remain of a scale and in locations appropriate to the rural location.

5.1.13 The draft SADPD has designated Mow Cop, Mount Pleasant, The Bank, Scholar Green and Rode Heath as 'infill villages'. The SADPD has not yet been adopted, and the final policy document is unlikely to be available until 2019. Whilst Neighbourhood Development Plans do not have to be in general conformity with emerging policies, the evidence used to draft the SADPD is the most up to date housing evidence, and so has been considered in the drafting of the Neighbourhood Development Plan policies. Additionally, it makes sense to align with Cheshire East's strategic policy direction.

5.1.14 Infill villages do not have a settlement boundary, have no allocated sites and are within the open countryside. Limited infilling is supported within the village infill boundaries and defined as the development of a relatively small gap between existing buildings. Infilling must be in keeping with the scale, character and appearance of its surroundings and the local area.

5.1.15 The Cheshire East Local Plan Strategy includes a Full Objectively Assessed Needs 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).

5.1.16 The OSRV, of which Odd Rode is part, has 2950 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. Completions, commitments and strategic site allocations in the OSRV at 31st March 2017 were 2762 leaving a need to deliver 616 homes to 2030 throughout the whole of this tier of the settlement hierarchy.

5.1.17 The Neighbourhood Development Plan welcomes the designation of the five localities as infill villages, and the confirmation of the whole Parish being defined as Green Belt. This designation and Policy HOU-3 reflect the responses from the Neighbourhood Development Plan survey. The survey highlighted that the majority of respondents were in favour of retaining the Green Belt and wished to protect the openness of the area.

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5.1.18 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.

Policy HOU-4 Local Green Gaps

To support the distinctiveness of settlements in the parish, the following Green Gaps have been identified on Map B:

1. Rode Heath/Alsager and Lawton Gate
2. Scholar Green/Church Lawton
3. Scholar Green/The Bank
4. The Bank/Mount Pleasant
5. Mount Pleasant/Mow Cop.

In addition to policies applicable to Green Belt designation, planning permission will not be granted for the construction of any buildings or the change of use of existing buildings of land that would:

- a) result in the erosion of any physical gap between any of the settlements identified
- b) adversely affect the visual character of the landscape
- c) significantly affect the underdeveloped character of the local green gap, or lead to the coalescence between existing settlements.

Aim

Protect the discrete nature of the existing settlements and maintain open spaces.

Evidence and justification

5.1. 19 This policy recognises that, whilst the areas of land in question are designated Green Belt, the aims of the Green Belt designation are not the same as those of Local Green Gaps. Whilst both designations may safeguard the countryside from encroachment, the emphasis of Green Belt policy is to check the unrestricted sprawl of large built up areas, to prevent neighbouring towns from merging, to preserve the setting and special character of historic towns and to assist urban regeneration by encouraging the recycling of derelict and other urban land. This does not address unrestricted sprawl and the merging of historic villages.

5.1. 20 This policy is intended to positively respond to the need to protect settlement identity by offering targeted and focused areas to limit development. This offers environmental protection, whilst not undermining infrastructure and housing provision. It recognises the need to protect the local character which local people have said that they value including ensuring that the distinctive and separate identities of the settlements of Rode Heath, Scholar Green, The Bank, Mount Pleasant and Mow Cop are respected.

5.1.21 Coalescence is an issue of landscape quality and character and refers to the cumulative landscape and visual impacts on those landscapes that form the spaces in between our settlements. Whilst this is of importance to all settlements within the parish, it is particularly striking for those settlements on the Mow Cop hill (which can be seen from much of the parish and beyond).

5.1.22 The Local Green Gaps identified are considered to play an important role as a buffer preventing coalescence between settlements and make an important contribution to the character or rural setting of the settlements:

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5.1.23 The Wheelock Valley and Trent & Mersey Canal form the gap between Rode Heath and the settlements of Lawton Heath End, Lawton Heath and Lawton Gate. The landscape consists of mainly agricultural land with some woodland (designated a Site of Biological Importance) and is particularly sensitive in regards to views from the canal.

5.1.24 Whilst there is historic ribbon development along the A34/Congleton Road North, it is neither dense nor widespread at the boundary between Scholar Green and Church Lawton (Moss Lane junction), particularly on the eastern side (where the canal forms the boundary of development). The identified gaps, agricultural fields, are considered important to prevent further coalescence through sprawl to the east and west of the ribbon development.

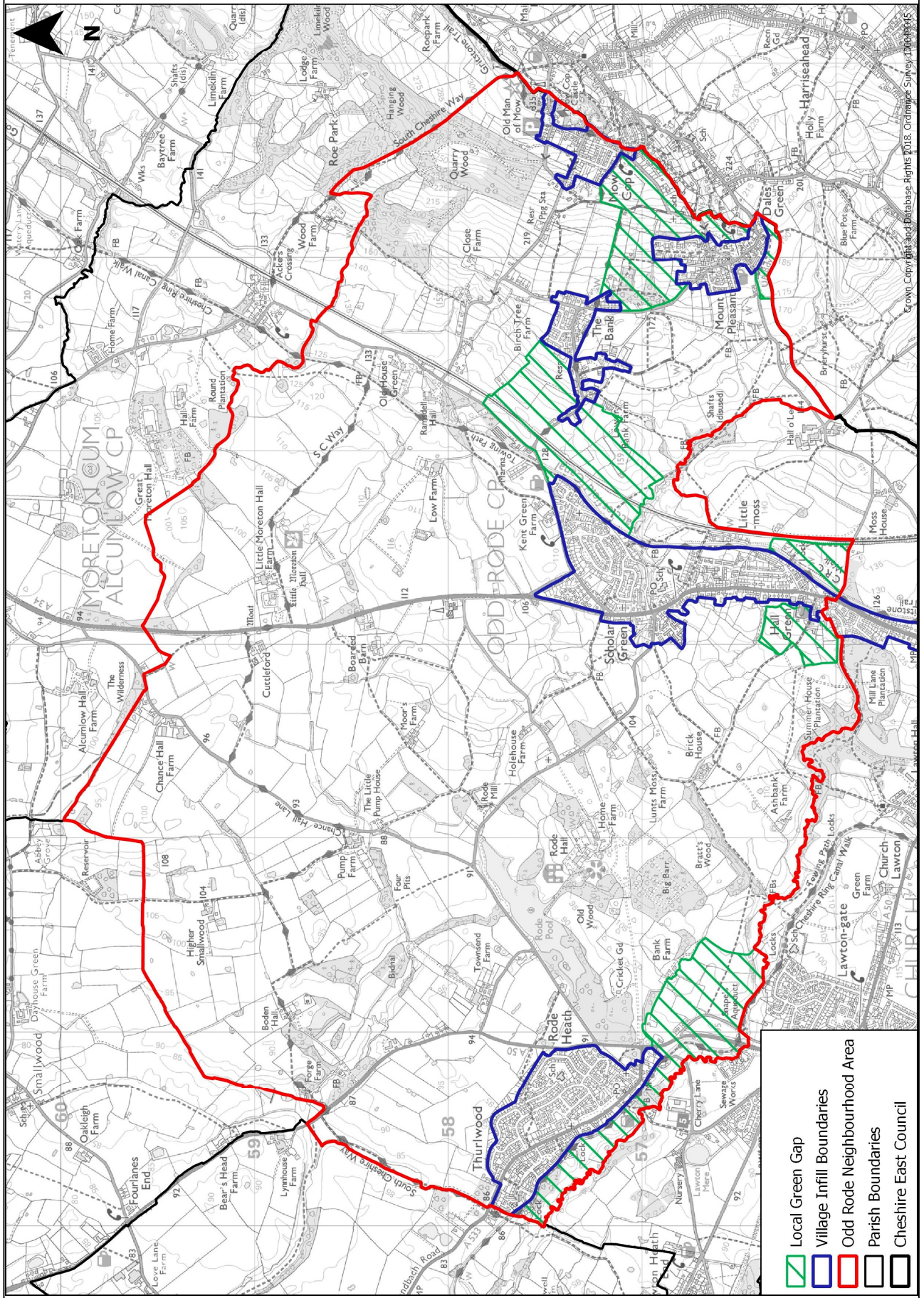
5.1.25 There is historic ribbon development down one side of Spring Bank from The Bank towards Scholar Green. This historic development stops a short distance from Scholar Green, where the gap consists of agricultural fields, the railway and the Macclesfield Canal. The identified gap will prevent the coalescence of both settlements and will help protect the bucolic views from the canal.

5.1.26 Mount Pleasant is located between The Bank and the village of Mow Cop. The gap between Mount Pleasant and The Bank consists of agricultural fields and woodland (identified as being of high wildlife value by Cheshire Wildlife Trust), with a village hall within the wooded area. The gaps between Mount Pleasant and Mow Cop village consist of a small gap to the south west (the Staffordshire part of Mow Cop) and a gap to the north west. There is ribbon development from Mow Cop on one side of Woodcock Lane but this stops before the school. The gap here consists of upland fields, dry stone walls and a Victorian stone built church and school. The identified gaps will prevent the coalescence of the settlements and protect the open landscape character of these highly visible uplands.



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Figure B - Local Green Gaps



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5.2 Community Development

OBJECTIVE

Maintain and encourage community services and facilities.

Policy COM-1 Assets valued by the community

Proposals for the refurbishment and improvement of all community buildings, car parking and recreational facilities together with the shops and public houses will be permitted, subject to other policies within the Neighbourhood Development Plan. Changes of use of these buildings to non-community usage require planning permission and 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.

Aim

Preserve, and if possible enhance, the buildings which house a usage that fosters a sense of community amongst residents.

Evidence and justification

5.2.1 Odd Rode is fortunate to have a number of excellent community facilities and services, such as those detailed below. Consultation events and surveys have highlighted the value that local residents place on these facilities, with residents deploring the loss of some.

5.2.2 Rode Heath and Thurlwood has a Village Hall, Young Peoples Community Centre, a shop/ Post Office, two pubs (Broughton Arms and Royal Oak) and two churches (Good Shepherd and Rhema Mission). Scholar Green has a Village Hall, shop/ Post Office, a medical centre, three public houses (Bleeding Wolf, Travellers Rest and Rising Sun) and the parish church of All Saints. Mount Pleasant has a Village Hall, The Crown Inn and a Methodist chapel. Mow Cop has three churches (St Lukes, a Methodist chapel and a Community Church).

5.2.3 In order to ensure the continued vibrancy and vitality of Odd Rode Parish, and that the parish remains an attractive place in which to live and work and to visit, it is essential that the loss of facilities is resisted where possible, and that the improvement and enhancement of facilities is supported. The NPPF highlights that planning policies and decisions should promote the retention and development of local services and community facilities, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.



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5.3 Recreation and amenity

OBJECTIVE

Facilitate recreational opportunities.

Policy REC-1 Play, Recreation and Outdoor Sports Facilities

All sports facilities and areas currently used for play and recreation as shown in Table 1 and the locality maps will be protected, and, where possible, enhanced. Development will not be permitted unless:

1. an assessment has been undertaken which shows the facility to be surplus to requirements; or
2. the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
3. the development is for alternative sports and recreation facilities, the needs for which clearly outweigh the loss.

Aim

Maintain opportunities for outdoor recreation.

Evidence and justification

5.3.1 Throughout the consultation processes of the Neighbourhood Development Plan, it is clear that the open spaces and play and recreation facilities in the parish are much valued and used, and that their enhancement and protection would be welcomed. This policy seeks to help deliver the NPPF aim of promoting healthy communities.

Table 1 - Play, Recreation and Outdoor Sports Facilities

Ref	Ward	Facility	Location
REC1 REC2 REC3 REC4	Rode Heath	Cricket club Bowling Green Former tennis court Play Area	Rode Park Sandbach Rd Adjacent Village Hall off Heath Avenue
REC5 REC6	Scholar Green	Play Area Playing field	off Portland Drive off Portland Drive
REC7 REC8 REC9	Mount Pleasant	Play Area Former Play Area Former football pitch	Woodcock Well Adjacent Village Hall Adjacent Village Hall

These are shown on the individual locality maps in Chapter 7.

Policy REC-2 Local Green Spaces

The areas shown on Table 2, the locality maps and Appendix 2 are designated as 'Local Green Space' which is protected from new development unless very special circumstances can be demonstrated, or where development supports the role and function of the Local Green Space.

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Aim

To protect valued local green space

Evidence and justification

5.3.2 The NPPF states that local communities through local and Neighbourhood Development 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.

5.3.3 Local Green Space designation should only be used:

- 1 where the green space is in reasonably close proximity to the community it serves;
- 1 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
- 1 where the green area concerned is local in character and is not an extensive tract of land.

5.3.4 Green spaces within the parish are an important part of its character and enhance the experience of living within the community. The survey results highlighted the importance of green spaces to the local community

5.3.5 Table 2 below details the location of designated Local Green Space and provides information about how the local green spaces meet the criteria for designated Local Green Space in the National Planning Policy Framework.

Table 2 - Table of Local Green Space

Ref	Green Space	Proximity to the Community	Demonstration of Special Value/Significance to the Local Community
LG1	Rode Heath Rise	South west of the settlement of Rode Heath, between the canal and the River Wheelock	An important area of Rode Heath, used extensively by dog walkers and children. There is a popular picnic table, and additional benches used by locals and visitors. It provides opportunities for sledging in the winter.
LG2	Thurlwood Green	Either side of the western junction of Heath Avenue and Sandbach Road	Open space providing buffer between housing and the A533. Tree planting provided by community group, now mature with flowering trees, and home to birdlife.
LG3	All Saints' Cemetery and Church Yard	Church Road	The church is the parish church of Odd Rode and together with cemetery and yard serves the whole parish providing an area of tranquillity.
LG4	Island green space by hairdressers	Drenfell Road, Scholar Green	Open space used by the local community, including parish noticeboard and Royal Mail postbox
LG5	Woodland	Off Cinderhill Lane	Attractive woodland with stream, rich in wildlife
LG6	Mount Pleasant Village Green	Within Mount Pleasant settlement, directly accessible	The village green is at the heart of Mount Pleasant and is directly accessible. It is an attractive piece of open land where people can play, walk dogs, meet up and enjoy the greenery

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LG7	Woodland	Southern edge of Mount Pleasant Village Hall area	Dense woodland much used for walking; rich wildlife habitat
LG8	Grounds to Mow Cop Castle	Includes the car park to and access for the Castle	Mow Cop Castle is a folly built as a ruined castle in 1754. It is the start of the Gritstone Trail and the Staffordshire Way.
LG9	Surround to The Old Man of Mow	Adjacent to the Gritstone Trail and the Staffordshire Way	The Old Man of Mow is a well-known landmark, documented back to 1530 and believed to be the site of an older cairn, left exposed when the surrounding land was quarried.

These are shown on the individual locality maps in Chapter 7.

5.4 Business and Economic Activity

OBJECTIVE

Strengthen and support small scale entrepreneurial economic activity, and encourage responsible and sustainable rural recreation and tourism.

Policy BUS-1 Rural Economy

Subject to respecting the Parish of Odd Rode's built and landscape character, and environmental, traffic and residential amenity impacts being acceptable, the following will be supported:

1. The development of new small businesses and the expansion of existing businesses
2. Development proposals in the open countryside which support the rural economy and agriculture where they contribute positively to the environment and do not cause unacceptable visual or landscape harm
3. Proposals that promote or provide facilities for home working, and businesses operating from home
4. The sympathetic conversion of existing buildings for business and enterprise
5. The diversification of farms and rural businesses where development is sensitive to their distinctive character, materials and form.

Aim

Encourage local employment.

Evidence and justification

5.4.1 57 businesses have been identified as operating from premises in Odd Rode, all of whom were sent questionnaires regarding their business requirements. From the replies, it can be seen that the vast majority (over 85%) are independent businesses such as tradesmen, public houses, shops, agriculture, etc. Most businesses in the parish are well established with 69% being over 20 years old and 30% being between 10 and 20 years old.

5.4.2 Most employees are local (63% travelling 0 to 5 miles to work, 26.5% travelling 6 to 10 miles and only 10.5% travelling over 10 miles). The majority of employees drive to work (70%), a significant number walk or cycle to work (29%) and only 1% use public transport.

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5.4.3 30% of businesses dealt only with the public whilst the remaining 62% dealt with the public and other businesses. The percentage of customers who were local ranged from 1% to 95%. Local licensed premises had the highest number of local customers, tradesmen had between 30 – 35% local customers and non grocery retail had the least number of local customers.

5.4.4 75% were not looking for alternative or additional premises and of the remaining 25%, 20% had identified sites with the remainder looking outside the parish. Therefore, it is not deemed necessary to allocate specific employment sites in the Plan. There may, however, be the need for start-up units for potential new businesses.

5.4.5 Odd Rode Parish has a higher than average proportion of people aged 16-74 who work from home; who work more than 49 hours a week; and/or who are self-employed than the England average (2011 Census). Only 1.9% of working residents use public transport to get to work, compared to the England average of 11% and only 6.7% of people travel less than 1.5 miles to work, compared to the average in England of 20%. The rural economy and existing small businesses are a vital part of village life, and any opportunities to develop either existing businesses, or those that would enable the start-up of new small businesses appropriate to the rural area, would be supported.

5.4.6 The Odd Rode Landscape and Settlement Character Assessment highlights that there are multiple farmsteads in the rural area of Odd Rode Parish. The development or reuse of existing rural buildings, particularly for economic purposes, to promote the development and diversification of agricultural and other land based rural businesses would be supported.

5.4.7 The above policy will help to ensure that Odd Rode'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.



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Policy BUS-2 Visitor Economy

New tourism and outdoor recreation initiatives, visitor accommodation and improvements to existing services and facilities associated with tourist attractions and outdoor recreation will be supported subject to other policies in the Neighbourhood Development Plan.

Development proposals shall:

1. Have no adverse impact on the countryside, the canals, or heritage assets
2. Be appropriate in scale, character and location for the development
3. Create no harm to the existing character of the local area
4. Have no adverse impact on any adjoining residential amenities; and
5. Ensure that there are adequate parking facilities to avoid or minimise 'on street' parking in accordance with the number of spaces defined in the Cheshire East Local Plan Parking Standards (Background document I).

Aim

Encourage local employment.

Evidence and justification

5.4.8 Cheshire East Council's Visitor Economy Strategy 2016 – 2020 sets out to “ensure there is a rich cultural offer to attract visitors, pulling in visitors through the area's events, arts and heritage and helping to support both vibrant towns and the rural setting.” After promoting the areas key attractions, the second strategic priority is “to develop a distinctive rural tourism offer”, with the themes of cycling, rambling, canals and other blue spaces, unique habitats and wildlife, adrenaline experiences, gardens of distinction and farm stays.

5.4.9 Odd Rode has a wealth of opportunities to develop its visitor and outdoor recreational economy, utilising its historic and natural assets. However, there is a careful balancing act to be done and any such development should not be to the detriment of these assets. As the above document notes, “‘Quality of Place’ is a key consideration for individuals in choosing not only where to visit, but also where to live, work and invest ... this has a direct bearing on our consideration of the visitor economy, particularly in the contribution of the rural environment, culture/heritage, visitor attractions & events.”

5.4.10 Annexe Three to the former Congleton Borough Council's report Congleton Renaissance: An Economic Development & Tourism Strategy for the Borough of Congleton 2007/2016, noted that tourism accounted for 8% of the Borough's economy (expenditure of £94m at 2005). Of the 7 significant tourism attractions identified by the report, 2 are entirely within Odd Rode (Little Moreton Hall - 65,000 visitors annually - and Rode Hall - 7,500 visitors annually) and 2 pass through it (The Macclesfield and Trent & Mersey Canal Systems – 12,000 boat passages annually) and the Gritstone Trail.

5.4.11 Mow Cop Castle, together with the Old Man of Mow, the historic wells, mills & chapels (Mow Cop being the birthplace of primitive methodism) form a group of historical sites that form a tourist trail in themselves.

5.4.12 Odd Rode acts as the ‘green lungs’ for the nearby Potteries conurbation as well as a local recreational venue for residents of nearby Cheshire towns. There are opportunities for outdoor activities with an extensive network of public footpaths (including parts of the South Cheshire Way and the Staffordshire Way) and the quieter roads and lanes provide opportunities for cycling (the

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Cheshire Cycleway passes through the parish). The area attracts visitors to fish in the canals (Waterway Wanderers, Warrington Anglers Association and Egerton Angling Society) and Rode Pool (Stoke on Trent Angling Society). The rural landscape supports businesses such as horse riding establishments, country pubs, a garden centre and a farm shop. Odd Rode also hosts sporting events such as the annual Killer Mile athletic race and part of the Cheshire Cat cycle race (both Mow Cop) and cultural events such as the Just So Festival at Rode Hall and Shakespeare plays at Little Moreton Hall.

5.4.13 Additionally, The Canal & River Trust's vision and 10 year strategy *Living Waterways Transform Places and Enrich Lives* fully supports the priority to develop a distinctive Rural Tourism Offer. The canals (part of the Cheshire Ring) contribute to the local economy, e.g. Heritage Narrow Boats operate from the Heritage Marina and boating holiday makers use the local shops and pubs. They also provide recreational opportunities for locals and visitors such as anglers, walkers and cyclists.

5.4.16 Whilst the canals form a vital part of Odd Rode's visitor offer, their value is maximised by their rural setting, offering vistas across the countryside. For most of the length of the canals, there is only development on one side of the canal, which helps retain their rural setting. Development proposals should reflect this, and prevent the urbanisation of the canals and consequential degradation of their amenity value.



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5.5 Protection of the Environment

OBJECTIVE

Protect green space and the landscape, maintain the special characteristics of the area and support nature conservation.

5.5.1 In line with DEFRA's 25 Year Environment Plan (updated 1st February 2018) this objective is to safeguard and enhance the beauty of our natural scenery and improve its environmental value, whilst being sensitive to considerations of its heritage.

Policy ENV-1 Landscape character and setting

The landscape character and rural setting of Odd Rode Parish must be protected and enhanced. To ensure that development is representative of the landscape and settlement character of the Parishes, proposals should demonstrate consideration of the Odd Rode Parish Landscape and Settlement Character Assessment (2017).

All development schemes which impact on landscape character and setting must demonstrate how they have respected and reinforced existing and historic landscapes. Development which would lead to the unacceptable fragmentation or loss of important landscape features, open space or particular settlement features, will not normally be permitted.

Development should not adversely affect the important green buffer zones identified in the Odd Rode Parish Landscape and Settlement Character Assessment (2017). The enhancement of these areas will be supported.

Aim

To make sure that there are high quality, accessible, natural spaces close to where people live and work, particularly for the nearby urban Potteries conurbation, towns such as Congleton, Alsager and Sandbach, and the villages of Rode Heath, Scholar Green, Mount Pleasant, Mow Cop and Church Lawton, and encourage more people to spend time in them to benefit their health and wellbeing.

Evidence and justification

5.5.2 One of the main results from the Neighbourhood Development Plan consultations was how highly valued the open countryside, rural nature and the closeness of the canals of the Parish is to residents. A Landscape and Settlement Character Assessment was therefore commissioned from Environment Associates in order to inform and produce appropriate policies for the Neighbourhood Development Plan.

5.5.3 This Assessment studied the settlements of Rode Heath/ Thurlwood, Scholar Green, Mount Pleasant and Mow Cop, and seeks to ensure that all future development and change in the parish of Odd Rode is not only of high design quality, but is also appropriate and complementary to the distinct and special character of the settlements and conservation areas within the parish. The study had the following objectives:

- 1 define and describe the characteristics of each landscape character area and set out its key characteristics and visual attributes
- 1 provide guidance on the condition and value of each character area and highlight particular sensitivities including valuable trees

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- 1 describe the contribution of the landscape setting to the Conservation Areas and other historic features.

5.5.4 There are 13 different settlement related character areas identified (and 4 additional canal character areas) which are described in more detail in the Landscape and Settlement Character Assessment, and are shown on Figure C.

Rode Heath and Thurlwood

RT1	Heath Avenue Estate
RT2	Chapel Lane, Sandbach Road (Rode Heath)
RT3	Sandbach Road (Thurlwood)
RT4	Poets Corner Estate
RT c1	Rode Heath and Thurlwood Canal

Scholar Green

S1	A34 Scholar Green
S2	Little Moss Land and Portland Drive
S3	Wavertree Estate
S-c2	Scholar Green Canal South
S-c3	Scholar Green Canal North
S-c4	Heritage Marina, Ramsdell Hall

Mow Cop

B1	The Bank
B2	Spring Bank
M1	Mount Pleasant Centre
M2	The Lanes and Estates
M3	Woodcock Lane, Chapel Bank, High Street
M4	Primitive Street and Station Road

5.5.5 The Assessment highlighted that there are a variety of contrasting landscape character areas in a relatively small area. These range from parkland; pasture; woodland associated with Rode Heath and the canal; the linear developments that follow the A34; the canal and the railway of Scholar Green; and the slopes of Mow Cop with scattered settlements. Development proposals must show consideration to these varying character areas.

5.5.6 Although there is a variety of landscape character areas in the Parish, a number of themes emerged which should be given particular consideration in development proposals:

- 1 protection of existing trees
- 1 well designed development in order to avoid further examples of anonymous 'cloned' housing estates and poorly designed extensions
- 1 the topography of some areas makes them highly visible from great distances
- 1 parts of the Mow Cop settlements are successfully integrated into the landscape – this example should be followed
- 1 due to thoughtful siting and careful design, some of the recently built estates are hardly visible in the general landscape
- 1 the impact on local landmark buildings, features and gateways should be considered in all development proposals
- 1 garden boundary types and materials should be appropriate to the surrounding character area

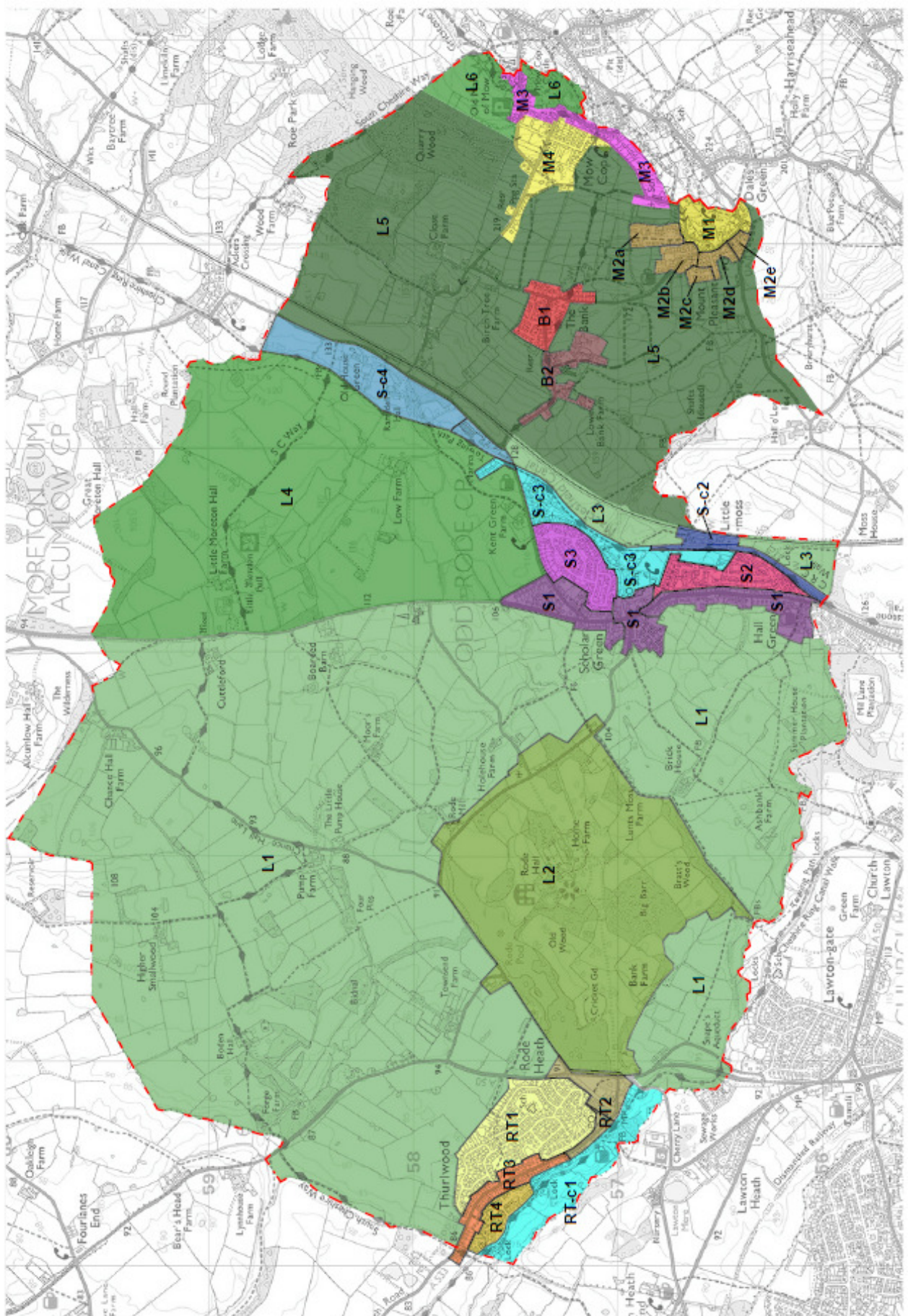
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- 1 particular consideration must be given to any canal side development
- 1 the recreation and tourism value of the extensive network of footpaths, and of Little Moreton Hall, Rode Hall, the Trent and Mersey Canal, the Macclesfield Canal and its marina and Mow Cop Castle should be recognised.

5.5.7 Additionally, the Landscape and Settlement Character Assessment defined important green buffer zones between the existing more built up areas of the Parish and the surrounding open countryside. These buffers provide an important transition between built development and the rural landscape, playing an important role in the setting of the distinct character areas within the natural environment. These areas are considered particularly sensitive to inappropriate development, and development proposals must show how these zones have been taken into consideration, and their landscape character and quality conserved or enhanced.

5.5.8 The National Planning Policy Framework (NPPF) highlights that planning policies should ensure that developments respond to local character and history, the surrounding built environment and landscape setting. The Cheshire East Local Plan Policy SE 4: The Landscape requires that all “development should conserve the landscape character and quality and should where possible, enhance and effectively manage the historic, natural and man-made landscape features that contribute to local distinctiveness of both rural and urban landscapes.”

Figure C - Landscape character areas



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Policy ENV-2 Views

Proposed new development must not significantly harm views to local landmarks and those from sensitive receptors in the Neighbourhood Area. In particular, the visual prominence of Mow Cop castle and views across, to and from the canals should not be significantly compromised by new development.

New development should seek to:

- reinforce and/or maintain relevant key and important views identified on Figure D
- retain and frame views of the wider countryside, landscape features and distant landforms

Aim

Prevent development that degrades any iconic views that significantly contribute to the character of the parish.

Evidence and justification

5.5.9 The rural setting of Odd Rode within the landscape is important to the local community, and in particular there are specific views and vistas which should, where possible, be preserved. The Landscape and Settlement Character Assessment highlights that there are a number of locally important viewpoints, along with the regionally important viewpoint of Mow Cop, which should be protected from inappropriate development. The 'key' views are identified in Figure D and detailed in Appendix A.

5.5.10 The countryside to the west of the Trent & Mersey canal at Rode Heath slopes substantially down to the River Wheelock, and gives the tow path elevated and panoramic views over the Wheelock valley which should be protected.

5.5.11 Scholar Green is set with the rolling Cheshire Plain. Views to the much higher Mow Cop are occasionally visible between houses, and a pattern of scattered dwellings and the silhouette of Mow Cop Castle is visible. Areas further to the west occasionally rise higher than this character area and form a middle distance horizon.

5.5.12 Scholar Green Canal South is a distinct section of the Macclesfield canal which is cut into the slopes of the Staffordshire Ridge. Here bridges still enclose and frame the views. At Scholar Green Canal North there are full and partial views to the west across agricultural land, scattered properties and woodland and to the East views of the Staffordshire Ridge.

5.5.13 Ramsdell Hall, a grand historic building set in parkland, is visible from both the canal and Station Road. The Hall's ornate entrance gates are a significant feature on Station Road. The marina, with its collection of colourful narrow boats, is a hive of boating activity. Openings in woodland create vistas in the south. Opposite Ramsdell Hall and further north there are expansive views over the Cheshire Plains and beyond. Little Moreton Hall and its environs are visible from locations along the canal tow path.

5.5.14 The western side of The Bank settlement has occasional panoramas west over the Cheshire Plain and towards the Welsh Hills, and views east looking up to Mow Cop. The central and eastern areas of the settlement have more restricted views due to the level topography cropping views west. Where visible Mow Cop Castle is a dominant Landmark skyline.

5.5.15 At Spring Bank, there are wide panoramic views over the Cheshire Plain to the Welsh Hills. At Mount Pleasant the upper areas, including Heatherside and Clare Street, have panoramic views

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of the Cheshire Plain. The views both in and out of Mount Pleasant, and The Lanes and Estates are considered important.

5.5.16 The Woodcock Lane, Chapel Bank and High Street Character area skirts the south and west slopes of Mow Cop. Mow Cop Castle is a major, parish-wide landmark. There are abundant views to the west over the Cheshire Plain to the Welsh hills.

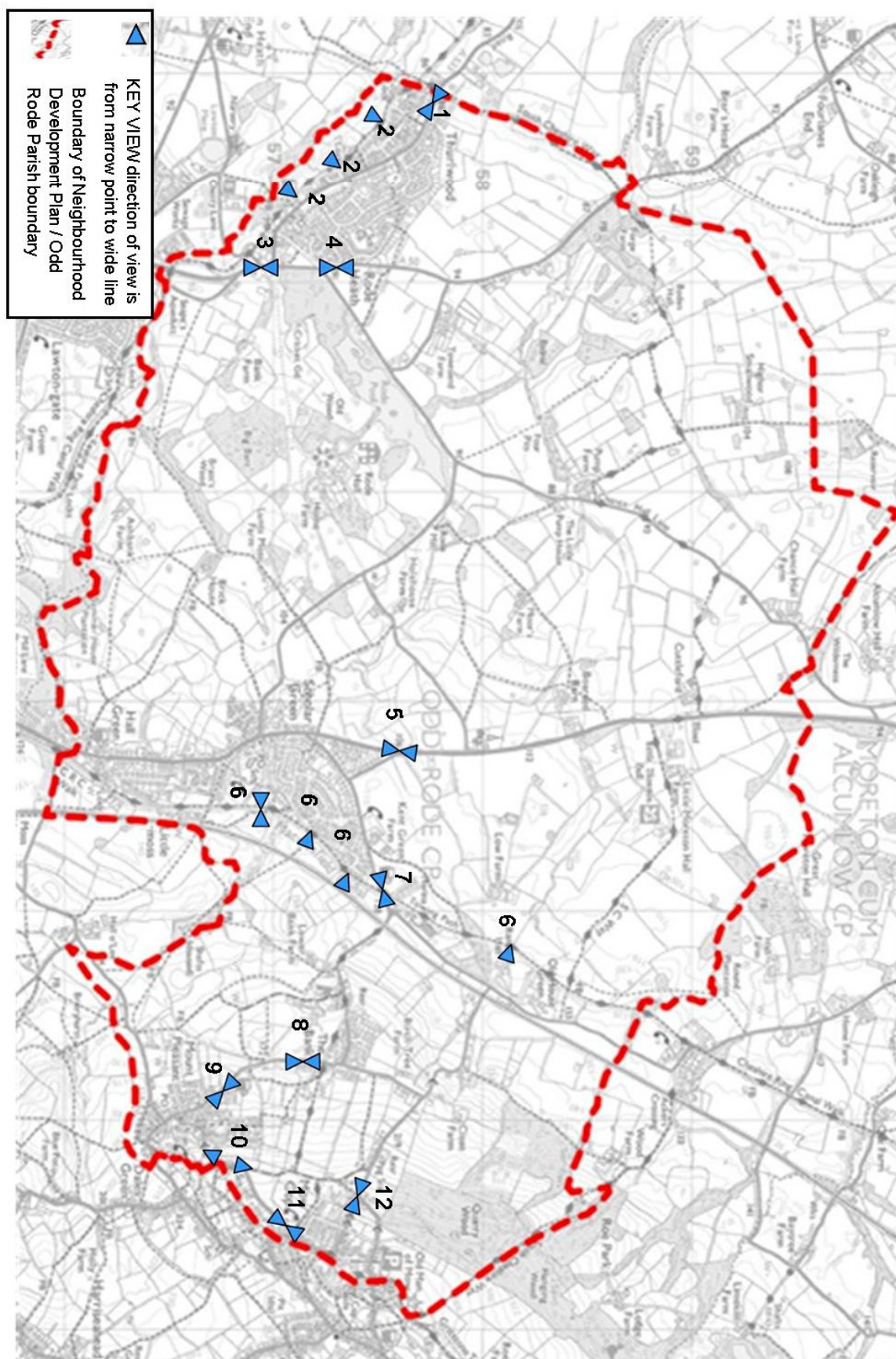
5.5.17 At Primitive Street and Station Road Mow Cop Castle emerges straight ahead on the horizon at the top of the steep slope of Station Road. There are wide scale views over the Cheshire Plain and beyond to the Welsh hills, while Jodrell Bank is visible to the north.

5.5.18 The NPPF highlights that planning policies and developments should contribute to and enhance the natural and local environment, protecting and enhancing valued landscapes. Cheshire East Local Plan Strategy Policy SE4 - '*The Landscape*' written justification highlights that the impacts of proposed developments upon existing landscape and views of the surrounding area should be assessed as part of the planning process.



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Figure D - Key views



See also detail in Appendix A

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Policy ENV-3 Biodiversity net gain

1. Developments should provide for a net gain in biodiversity, protect and support features beneficial to wildlife, protect, enhance and avoid disturbance to existing landscape features; retain and avoid disturbance to trees, hedgerows, water courses and wetland features such as ponds. If appropriate and viable any such existing features might be incorporated into the layout as communal space of any development proposal encompassing multiple dwellings.
2. Areas identified on Figure E as supporting high distinctiveness habitat should be protected by at least a 15m buffer zone and those supporting medium distinctiveness habitat will require a comprehensive ecological evaluation if they are put forward for development.
3. Compensatory measures (for example biodiversity offsetting) may be required if a net loss of biodiversity is likely.

Aim

Maintain or improve the diversity of wildlife that is enjoyed by residents.

Evidence and justification

5.5.19 In line with DEFRA's 25 Year Environment Plan (updated 1st February 2018) we will achieve a growing and resilient network of land and water that is richer in plants and wildlife by restoring our terrestrial and freshwater protected sites to favourable condition, securing their wildlife value for the long term. Also, by creating or restoring wildlife-rich habitat outside the protected site network, focusing on priority habitats as part of a wider set of land management changes providing extensive benefits, particularly increasing woodland coverage on appropriate land. The Cheshire Wildlife Trust were commissioned to identify the areas of high and medium habitat distinctiveness within the Parish. Their report '*Protecting and Enhancing Odd Rode's Natural Environment*' is Background document H. The habitat distinctiveness map will be kept under review throughout the plan period and will be updated periodically to reflect any changes over time.

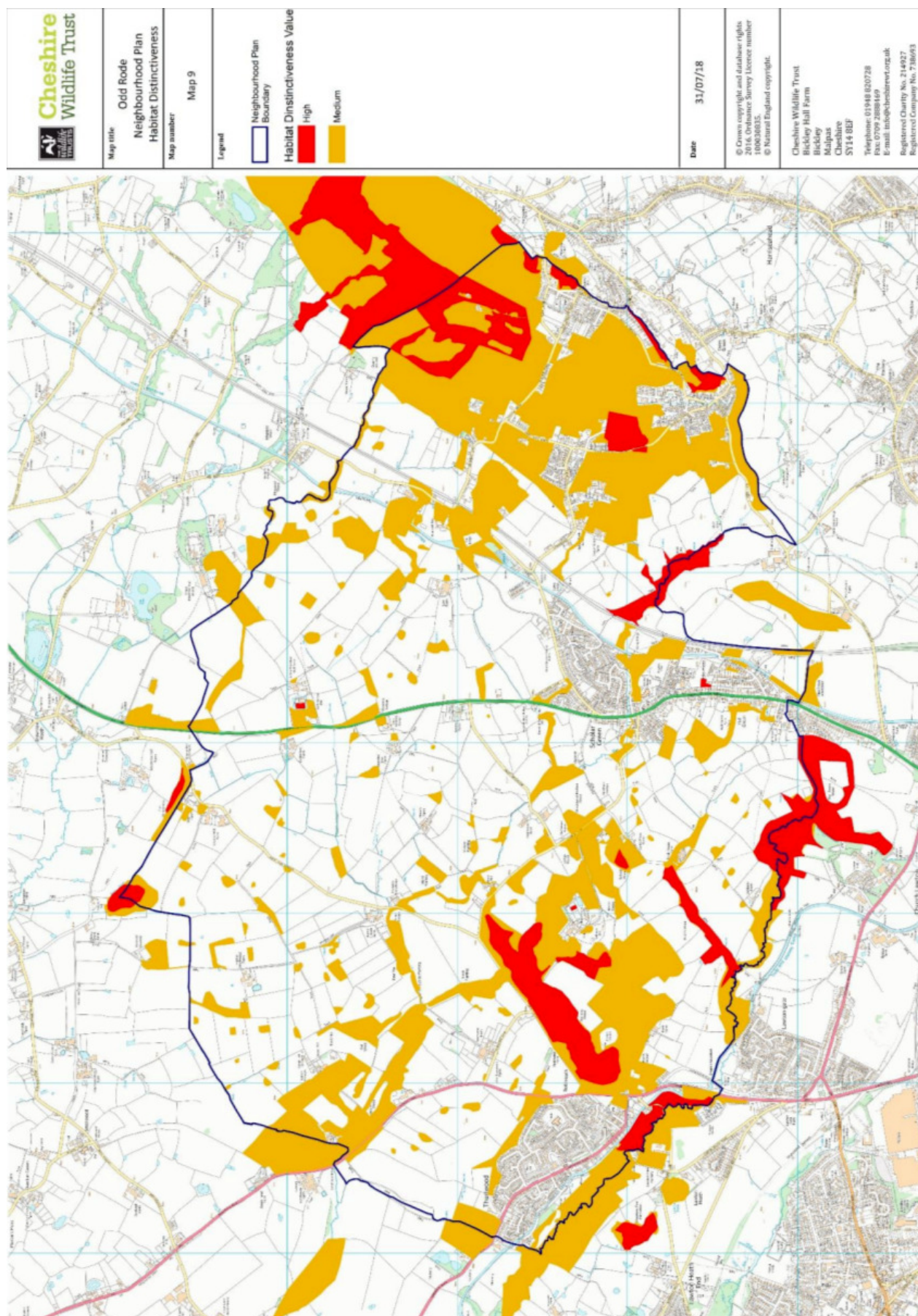
5.5.20 The Cheshire Wildlife Trust report recommended that in order to protect local natural assets, net gain policies should form part of the Neighbourhood Development Plan. The report stresses that providing 'net gain' for biodiversity is embedded in the guidance in the NPPF. The report also highlighted the importance of designating a 15 metre buffer zone around areas of high distinctiveness.

5.5.21 The response to Section 6 of the consultation survey 'Natural Heritage' showed that the diversity of wildlife is 'Very valued' and that the respondents wish to see trees, hedgerows and other features protected.



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Figure E - Habitat Distinctiveness



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Policy ENV-4 Wildlife corridors

Development should not adversely affect the wildlife corridors identified on Figure F. The enhancement of these areas will be supported. Where development proposals are likely to have a significant impact on these sites, development will only be permitted where suitable mitigation and/or compensatory measures are provided to address the adverse impacts, or where any residual harm, along with any other harm, is clearly outweighed by the benefits of the development.

New developments must not create divisions between existing wildlife corridors and where possible should contribute to the creation of new or improved links.

Aim

Encourage existing wildlife by facilitating access to, and spread between, smaller areas of significant value.

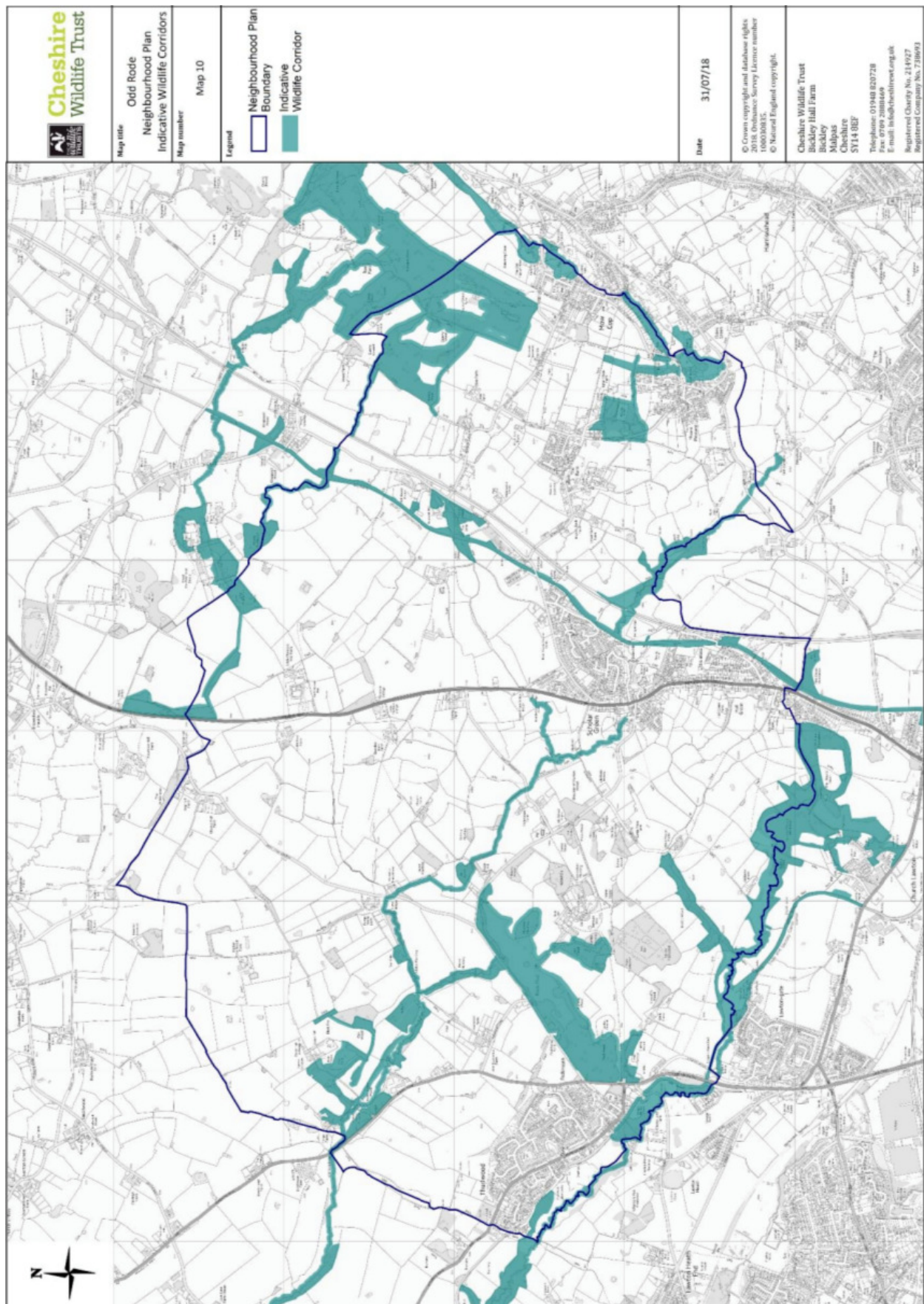
Evidence and justification

5.5.22 Wildlife corridors are a key component of wider ecological networks as they provide connectivity between core areas of high wildlife value/distinctiveness enabling species to move between them to feed, disperse, migrate or reproduce. The Cheshire Wildlife Trust were commissioned to identify the wildlife corridors within the Parish and these are identified on Figure F. The wildlife corridors map will be kept under review throughout the plan period and will be updated periodically to reflect any changes over time.



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Figure F - Wildlife Corridors



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Policy ENV-5 Trees and Hedgerows

Hedgerows and trees make a significant contribution to the amenity, biodiversity and landscape character of Odd Rode. Development proposals will be expected to preserve and enhance these interests by applying the following principles:

1. A tree survey in line with the latest British Standard will be submitted on sites where trees are present.
2. Veteran trees are of particular importance locally due to their historic, landscape and biodiversity value. Applications where veteran trees are present will be expected to protect them within the scheme.
3. Applications on sites where hedgerows follow the historic field patterns will be expected to include plans to ensure these field boundaries are retained, enhanced and brought into good management where possible.
4. An extension of the existing tree cover in Odd Rode will be sought through new developments incorporating sustainable tree planting.
5. Woodlands and woodland corridors will be protected and enhanced.

Aim

Ensure the attractive features of the landscape are maintained, and the ecosystems for wildlife are not degraded.

Evidence and justification

5.5.23 Odd Rode falls within the Shropshire, Cheshire and Staffordshire Plain National Character Area which is characterised by strong field patterns with generally well-maintained boundaries, predominantly hedgerows, with dense, mature hedgerow trees.

5.5.24 The Cheshire Landscape Character Assessment⁷ classifies the parish as being within the Higher Farm and Woods; the Lower Farm and Woods and the Upland Footslopes categorisations. The key characteristics of these landscape categorisations are hedgerow boundaries and hedgerow trees, a high density of woodland – blocks, coverts and riparian areas and in the Upper Footslopes, wooded steep sided stream and river valleys, a large proportion of which is ancient woodland.

5.5.25 The Odd Rode Landscape and Settlement Character Assessment (2018) highlights the importance that trees and woodlands make to the character of the Parish, and the setting of important local features such as the canal. Trees and hedgerows have historically been used as field boundaries, contributing to the valued rural landscape of the parish. A number of individual and groups of trees have Tree Preservation Orders on them, which are detailed in Chapter 6. The Landscape and Settlement Character Assessment highlighted, however, that a number of trees are vulnerable and that some areas within or adjacent to settlements had tree cover worthy of further professional inspection to assess their value and whether additional Tree Preservation Orders may be required.

5.5.26 The contribution trees and hedgerows make to the character of Odd Rode is therefore of much importance. The Neighbourhood Development Plan questionnaire highlighted the importance that the community place on trees and hedgerows, with over 80% of respondents wishing to afford them greater protection. This policy seeks to ensure that valued trees and

⁷ http://www.cheshireeast.gov.uk/environment/heritage_natural_environment/landscape/landscape_character_assessment.aspx

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hedgerows are protected, and that further appropriate coverage will be forthcoming. The policy helps to deliver one of the key aims of the NPPF of conserving and enhancing the natural environment. The NPPF stresses that planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss.

5. 6 Heritage Assets

OBJECTIVE

Preserve and enhance the rich social and industrial heritage in order to protect the distinctive local character of the area

Policy HER-1 Designated Heritage Assets

Proposed development must take account of its impact on heritage assets and their settings and demonstrate how it will protect and enhance these through carefully designed schemes, with consideration of the historic area buffer zones identified in the Odd Rode Landscape and Settlement Character Assessment (2017). Any possible harm or loss 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.

Where relevant, planning applications will be required to demonstrate how development proposals respond positively to the Parish's heritage assets and their settings.

Applications which seek to bring existing heritage assets back into use and/ or secure the assets' long term sustainability through enabling developments in a manner sensitive to their heritage value, will be looked upon favourably where they meet the requirements of other policies within the Neighbourhood Development Plan and national and Local Plan policies.

Any development along the Trent and Mersey Canal and the Macclesfield Canal Conservation Areas must protect, enhance and respect the canals as valued historical assets, and must comply with Policy HER-3 Canals.

Where development takes place on any site with significant heritage value, provision must be made for appropriate long term recognition of the site, for example with a plaque or interpretation board.

Aim

Maintain and protect the landscape settings of those buildings and structures having formal recognition of merit.

Evidence and justification

5.6.1 Odd Rode is fortunate to have a long and rich history. Heritage assets are abundant across the Parish, with 35 listed Buildings, a sizeable number. Of these, one is listed at Grade I, the highest grade, five are listed at Grade II*, the middle grade, and the others are at Grade II. The most important listed building in the parish is Little Moreton Hall and nearby Tithe Barn which date from the early sixteenth century. The Hall is Grade I Listed, and the ground on which Little Moreton Hall stands is protected as a Scheduled Monument.

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5.6.2 Other notable country houses include Rode Hall. The house is surrounded by parkland and formal gardens, which are included as Grade II on the National Register of Historic Parks and Gardens. On the site are a grotto, an ice house, and an ornamental obelisk. Ramsdell Hall is a further Listed country house of note. Most of the other listed buildings are houses, farmhouses, and associated structures. The Macclesfield and the Trent and Mersey Canals run through the parish, and the listed buildings associated with these are bridges, milestones, and distance markers. The other listed buildings are a thatched Tudor house, a church, a folly, wellheads and a thatched public house. The historical designations and the historic area buffer zones are highlighted on Figure J.

5.6.3 There are two Conservation Areas in Odd Rode parish, namely the Trent and Mersey Canal, and the Macclesfield Canal. Both are Conservation Areas in their entire length.

5.6.4 The Odd Rode Landscape and Settlement Character Assessment (2017) defined historic area buffer zones around the important historical properties of Rode Hall, Little Moreton Hall and Ramsdell Hall. The buffer zones are areas which are considered to make a significant contribution to the setting of the historic properties within the surrounding landscape, and which are particularly sensitive to inappropriate development. Development proposals must show how these zones have been taken into consideration, and how their landscape character and quality and the setting of the historic assets would be conserved or enhanced.

5.6.5 These heritage assets are part of Odd Rode's character and are valued by the community. It is important that they are protected from inappropriate development and, where possible, enhanced. In addition, increased interpretation of the Parish's heritage sites through plaques, walking trails and maps is a continued aspiration for the community. One of the aims of the NPPF is to conserve 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.



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Policy HER-2 Non-Designated Built Heritage Assets

Cheshire East holds a Local List of Historic Buildings. This policy relates to the buildings and structures on that list, including any that are added to it during the lifetime of this Plan.

1. Where any of these buildings is affected by development proposals, there will be a presumption in favour of its retention wherever possible. Any loss of the whole or part of such an asset will require clear and convincing justification. No loss will be permitted without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
2. Any special features which contribute to an asset's significance should be retained and reinstated, where possible, in accordance with the National Planning Policy Framework.
3. Proposals within the setting of a non-designated heritage asset will be required to give due consideration to the asset's significance and ensure that this is protected or enhanced where possible.
4. New buildings and any associated landscaping within the curtilage of a non-designated heritage asset, or in close proximity to one, should ensure that the setting is not compromised. Positive settings should be protected, preserved and where possible enhanced by new development which should assist in better revealing the significance of the asset.

Aim

Proposals would be expected to conserve and enhance the local historic character throughout the Parish. A balanced judgement will be required, having regard to the scale of any harm or loss and the significance of the heritage asset.

Evidence and justification

5.6.6 Responses from residents to the Parish Plan survey (2006) and NDP survey (2018) indicated strong support for a policy seeking to protect non-designated heritage assets in the parish. One of the core planning principles of the NPPF is to conserve heritage assets in a manner appropriate to their significance, including non-designated heritage assets.

5.6.7 It is important, not least in support of the visitor economy, that the historic character of the parish is conserved and enhanced, and high-quality design of new development is encouraged. Non-designated heritage assets are not afforded the same level of protection as designated heritage assets and this policy seeks to protect non-designated heritage assets in accordance with the NPPF.

5.6.8 At the date of publication of this Plan, the non-designated heritage assets in the parish are Church Cottages, Holehouse Lane, Scholar Green ST7 3SX and 232 & 234 Sandbach Road, Rode Heath, ST7 3SB. Cheshire East Council reviews this list periodically and seeks nominations for additions. Odd Rode Parish Council has identified a number of buildings and structures as important to the heritage of the parish (appendix X). If Cheshire East Council places any of these buildings or structures on its Local List of Historic Buildings, this policy will apply to those selected.

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Policy HER-3 Canals

Development proposals in or near the Macclesfield Canal and the Trent and Mersey Canal Conservation Areas must ensure that any development is well designed and appropriate to the canal side setting, with particular consideration of materials, scale, mass, orientation, views, access, landscaping and vegetation. New development must respect, protect and enhance the canals as historical assets and ensure their structural integrity is safeguarded.

Sympathetic development which protects, encourages and enhances the usage of the canals and the canal towpaths for leisure, recreational and tourism uses and the associated health and wellbeing benefits will be supported.

Development should not adversely affect the canals' wildlife and biodiversity, and should, where possible, provide complementary connective habitats. In exceptional circumstances, where the reasons for proposed development clearly outweigh the value of the ecological feature adversely affected and there are no appropriate alternatives, suitable mitigation and/ or compensation must be provided to address the adverse impacts of the proposed development.

Development along the canals is restricted in line with local and national Green Belt policies, and with Odd Rode's position in the Cheshire East Local Plan settlement hierarchy. Any new development that does take place should remain in keeping with the existing pattern of development, reflecting the character of the canals which normally have buildings along just one side.

Proposals should demonstrate consideration of the Odd Rode Parish Landscape and Settlement Character Assessment (2017) and the Macclesfield Canal Conservation Area Appraisal (1999) and any future updates or appraisals.

Aim

To preserve the rural setting of the canals and ensure their continued use for leisure and recreation.

Evidence and Justification

5.6.8 The Trent and Mersey Canal and the Macclesfield Canal are Conservation Areas throughout their whole length through the Parish. The Odd Rode Parish Landscape and Settlement Character Assessment highlights the significant role that the canals make to the historic and landscape character of the Parish, and how they are an important recreation and community asset. In areas where housing runs along the canals, the canals play a valuable role in providing a transition between the more urban and the rural landscape. The canals are home to a number of Listed Buildings highlighting their important role in the heritage of the Parish, and the historic red sandstone bricks and sturdy brickwork add much to the character of Odd Rode Parish. In addition, the canals are designated local wildlife sites, forming important wildlife corridors through the parish, and are home to much wildlife, trees and flora and fauna. They are an attractive visual feature in the landscape, and they provide valued views and vistas both to and from their banks and towpaths.

5.6.9 The Neighbourhood Development Plan consultations highlight the value that the community place on the canals, with residents appreciating how near they live to the canals and how they enjoy them for their recreational, peaceful and visual value. The canals help to define the local distinctiveness of the Parish, helping to explain the history of Odd Rode, and provide.

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valued open space on the residents' doorstep, where visitors and residents can walk, cycle, fish, cruise or just enjoy the wildlife.

5.6.10 Appropriate development which will increase the leisure and tourism facilities along the canal will therefore be supported. Such facilities will help to encourage more users, and can help open up access to and from the canal side. Additionally, new facilities can provide natural surveillance helping people feel safe when using the towpath and moorings, which will in turn encourage more users and can help the local economy.

5.6.11 Importantly, where new housing in the Parish has historically grown alongside the canal, this has traditionally been on just one side. Indeed, the canals have often been used as a natural development boundary. This pattern of development is a distinct feature of the landscape and settlement character of Odd Rode Parish. New development along the canal is likely to be limited due to the Green Belt designation, and by Odd Rode's position in the settlement hierarchy of the Cheshire East Local Plan (as a rural settlement). In order to prevent an urbanising feel, and to reflect the existing character of the Parish, this pattern of development only on one side of the canal should remain.

5.6.12 The Canals were central to the historical development of Odd Rode's settlements and are designated Conservation Areas that contain a number of listed buildings (bridges and mileposts). They offer a number of significant views and important settlement viewpoints as identified in the Village Design Statement and Landscape and Settlement Character Assessment. Any development adjacent to the canals must respect these constraining factors.

5.6.13 It is therefore important that with any new development new buildings are well sited, configured and well orientated to optimise views of the water, protect any existing valued views, generate natural surveillance of water space and encourage and improve access to, along and from the water. Any new developments should maximise the benefit of having a waterside frontage.

5.6.14 The canals are designated as local wildlife sites, which again is valued by the local community. The survey by Cheshire Wildlife Trust identified them as valuable wildlife corridors. New development should not adversely affect the wildlife value of the canals, and indeed can provide an opportunity to further improve wildlife conditions, biodiversity, and habitat connectivity. Protecting and enhancing biodiversity and creating ecological networks are central to the National Planning Policy Framework. The community in Odd Rode 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.



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5.7 Transport and Infrastructure

OBJECTIVE

Seek ongoing improvements to transport, digital connectivity and utility services

Policy TRA-1 Sustainable Transport

1. The needs of pedestrians, cyclists and horse riders must be taken into account in all traffic planning, but especially in relation to rural lanes and roads. Measures to be taken to ensure this may include, for example, separation of pedestrians, cyclists and horse riders from vehicular traffic where possible, improvements to signage, facilities for those with accessibility requirements, or by means of speed reduction. The provision of additional accessible, traffic free routes for non-motorised users will be supported.
2. Where appropriate, development should incorporate cycling infrastructure such as cycle lanes, covered cycle parking and the provision of safe cycle storage facilities. New developments should seek opportunities to connect to the existing cycle network
3. Where appropriate, development should provide safe routes and facilities for horse riders.

Proposals must demonstrate:

4. How any adverse impacts of traffic from the proposed development will be mitigated
5. That the up to date parking standards required by Cheshire East Council will be met
6. How the proposals link to public transport

Aim

To improve transport and safety and to facilitate cycling and walking, and minimise the distance that people need to travel to employment, shops, services and leisure opportunities.

Evidence and justification

5.7.1 In Odd Rode private car ownership and usage constitute the predominant method of transport, with approximately 53% of all homes owning at least two or more cars. 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 parking problems and provide equality of opportunity. The Canals and their towpaths also provide important alternative modes of travel, for walkers, cyclists and boaters, linking the settlements within the parish and with neighbouring towns and villages, and must be considered part of the sustainable transport mix. Any opportunity to provide enhancements to the towpaths would be welcomed.

5.7.2 Parking and congestion are problematic in Odd Rode, and are of concern to many residents. It is considered important that further new development should not increase these problems and indeed, where possible, should provide opportunities for walking, cycling and improvements to public transport.

5.7.3 The NPPF promotes sustainable development, highlighting that developments should be located and designed where practical to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities.

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Policy TRA-2 Parking

Proposals which would exacerbate existing parking problems in the Parish, or lead to the loss of existing parking provision will not be permitted, unless the lost parking places are adequately replaced in a nearby and appropriate alternative off street location.

Any further provision for car parking in the Parish will be supported, in line with Conservation Area guidance, national Green Belt policies and other policies within the Neighbourhood Development Plan.

Existing residential areas and new residential, retail, commercial and business developments must retain adequate parking facilities to avoid or minimise 'on street' parking in accordance with the number of spaces defined in the Cheshire East Local Plan Parking Standards (Background document I).

Aim

Prevent further worsening of congestion caused by parking that overflows housing plots.

Evidence and justification

5.7.4 In parts of the parish, the terrain is very hilly, and it can be difficult for some members of the community to walk around, leading to high car ownership and usage. The 2011 census indicated that in Odd Rode Parish 52.7 % of households have 2 or more cars, compared to 32.1% in England. This exacerbates the problems with car parking. In some parts of the Parish there are pressures on parking spaces in part due to the number of terraced cottages facing directly on to the pavement. The vast majority of these properties were built before the era of the car and therefore have no designated parking space. Due to the narrowness of the roads, cars often park illegally on the pavement causing obstruction to both pedestrians and other road users.

5.7.5 The issue of parking is therefore of much concern to the community, and has been raised at Neighbourhood Development Plan consultation events and in surveys. There is a consensus that parking is an issue which needs addressing in Odd Rode and this policy seeks to ensure that parking standards are met and that parking problems are not worsened through the loss of existing provision, and that new development should not further exacerbate the problem.



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Policy TRA-3 Footpaths and Bridleways

Access to the countryside will be promoted through protection and maintenance of the existing Public Right of Way (PROW) network, and where possible this network will be enhanced. The safety of users of rural roads and lanes must be considered when evaluating proposed developments.

Any new development that leads to the loss or degradation of any PROW, will not be permitted in other than very special circumstances, and then only if a suitable alternative can be provided. Proposals to divert PROWs should provide clear and demonstrable benefits for the wider community. Applications for diversion of PROWs to enhance a homeowner's privacy will be supported only if the proposed diversion provides amenity of at least equal value.

Aim

Preserve the free flow of people and traffic within the Parish.

Evidence and justification

5.7.6 The natural environment and continued access to the open countryside are seen as very important to the community of Odd Rode.

5.7.7 Odd Rode parish is fortunate to have a large number of public footpaths that allow direct access to the countryside. Additionally, the canal towpaths are greatly used by both local residents and by tourists as an easily accessible walking route. The footpaths link the tourist attractions of Little Moreton Hall, Rode Hall, Mow Cop castle and Kent Green Marina. The Neighbourhood Development Plan aims to protect the existing network, and take opportunities to enhance existing provision by creating new links where possible, including the creation of Quiet Lanes.

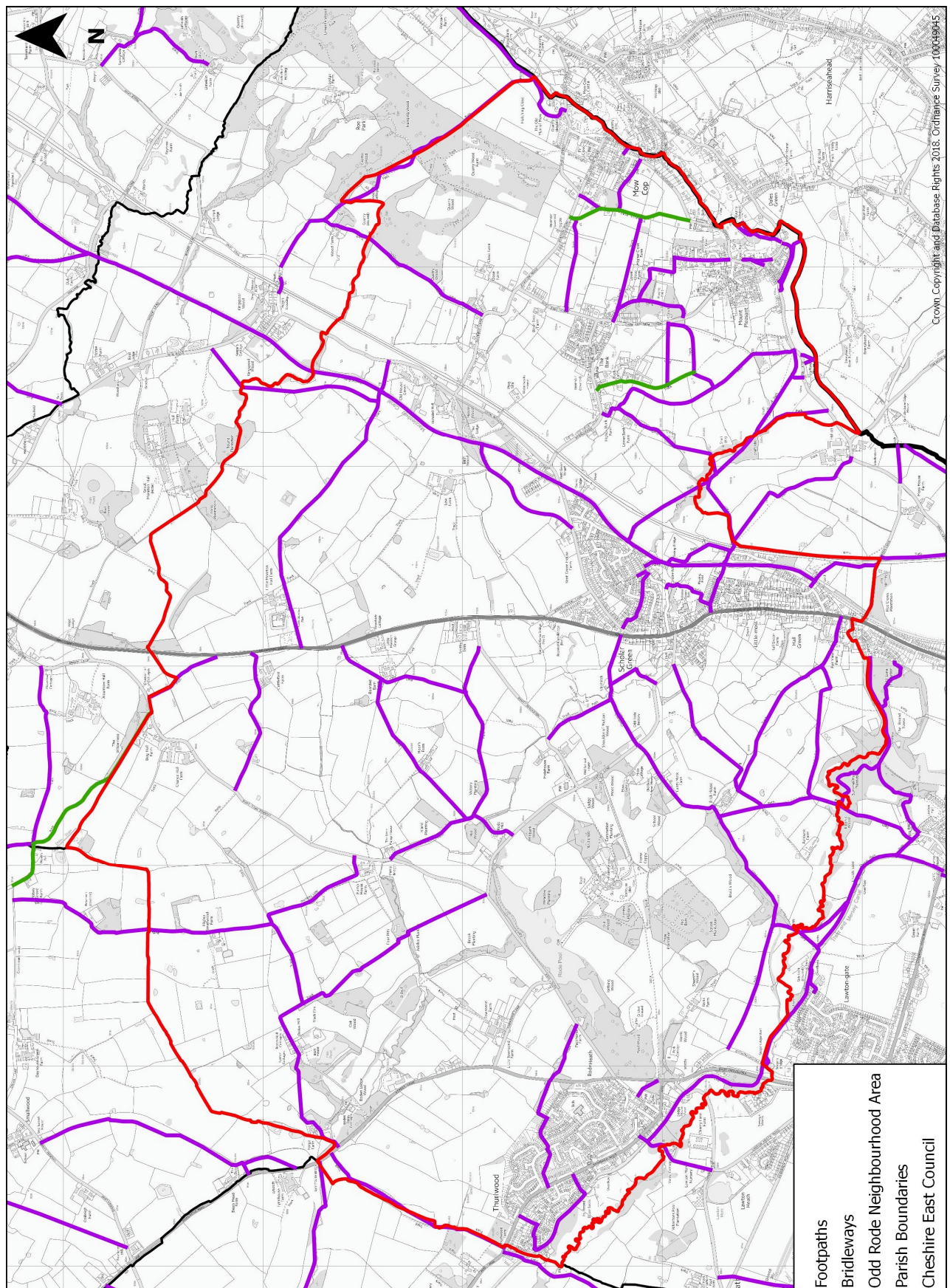
5.7.8 There are only two short lengths of bridleway in the Parish, and any improvements or provision of safe places to ride would be welcomed.

5.7.9 Figure H highlights the many footpaths throughout the Parish, and the recreational, wildlife and visual importance that they contribute to the Parish as a whole, and to the individual character areas. This policy will help to maintain and enhance access to the countryside throughout the Parish. This policy seeks to help deliver one of the NPPF's key planning aims of conserving and enhancing the natural environment, and also of promoting healthy communities. The NPPF indicates that policies should protect and enhance public rights of way and that opportunities should be sought to provide better facilities for users, for example by adding links to existing public rights of way networks.



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Figure G - Public Rights of Way



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Policy TRA-4 Electronic Communications

Proposals which seek the expansion of electronic communication networks and high speed broadband along with improvements to connectivity will be supported where:

- the applicant has fully explored the opportunities to erect apparatus on existing buildings, masts or other structures
- the numbers of radio and telecommunication masts are kept to a minimum consistent with the efficient operation of the network
- the development has been sited and designed to minimise the impacts on the character and appearance of the area and
- the applicant has minimised the possibility of harmful radiation to the immediate environment especially nearby residential areas and their inhabitants.

Any applications for residential development must contain a 'Connectivity Statement' and will provide for suitable ducting to enable more than one service provided to provide a fibre connection to individual properties from connection chambers located on the public highway, or some alternative connection point available to different service providers.

Aim

To ensure that the Parish has good connectivity.

Evidence and justification

5.7.10 The Parish of Odd Rode is in a rural location and accessing public transport at a necessary or convenient time is not always achievable, and can be a real problem for people without the use of a car. It is therefore considered important that Odd Rode Parish has high quality communications infrastructure. Superfast broadband is encouraged so that everyone, particularly the elderly and people with disabilities, can have greater access to opportunities and services which are available on the world wide web.

5.7.11 Additionally, the housing Advice Note for Odd Rode (2018) details that over 12% of Odd Rode residents work from home. Having a high quality communications infrastructure is vitally important to help sustain and develop the businesses of these residents.

5.7.12 One of the aims of the National Planning Policy Framework is to support high quality communications infrastructure. The NPPF highlights that supporting high quality communications infrastructure is essential for sustainable economic growth, and social wellbeing.

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Policy TRA-5 Surface water management

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

Surface water should be discharged in the following order of priority:

- an adequate soakaway or some other form of infiltration system
- an attenuated discharge to watercourse or other water body
- an attenuated discharge to public surface water sewer
- an attenuated discharge to public combined sewer.

Evidence and justification

5.7.13 Responses from the questionnaire demonstrated that there is real concern from the community that Odd Rode's water, drainage and sewerage system is inadequate and that any new development should be designed to prevent an increased discharge of surface water.

5.7.14 Past events of abnormally heavy rainfall have given rise to severe localised flooding, for example on the west side of Mount Pleasant.

5.7.15 One of the key aims of the National Planning Policy Framework is to meet the challenge of climate change and flooding, with new development planned to avoid increased vulnerability to the range of impacts arising from climate change.

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6. Community Actions

6.1 This chapter contains policies the Parish Council plans to adopt that do not affect matters of land use planning, but for which the Residents' Survey demonstrated widespread support. They will further support Objectives 5 and 6:

OBJECTIVES

- 5. Protect and enhance landscape characteristics and biodiversity.
- 6. Preserve and enhance the rich social and industrial heritage in order to protect the distinctive local character of the area.

Action LOC-1 Survey of Sites of Biological Interest

The Parish Council will:

- review the Landscape and Settlement Character Assessment (2017) and the recent report by the Wildlife Trust
- commission any necessary further reports
- extend existing protection of Sites of Biological Interest as appropriate
- provide publicity to increase awareness of these special places.

Aim

Improve knowledge of the local areas rich in bio-diversity, and if possible increase the number and extent of these areas.

Evidence and justification

6.2 When asked if they would support such a survey, 80% of the respondents were in agreement.

Action LOC-2 Review of Protected Trees

The Parish Council will carry out a survey to review those trees with TPOs to ensure they are appropriate, and to afford protection to any additional significant trees not yet included.

Aim

Ensure all significant trees are protected.

Evidence and justification

6.3 When asked if they would support such a survey, 81% of the respondents were in agreement, but examples were given of trees currently protected that were not indigenous species.



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Action LOC-3 Review of significant hedgerows

The Parish Council will carry out a survey of hedgerows in the Parish to identify and afford protection to any that are significant in terms of bio-diversity.

Aim

Preserve significant hedgerows and their associated wildlife.

Evidence and justification

6.4 When asked if they would support such a survey, 76% of the respondents were in agreement.

Action LOC-4 Locally important buildings and structures

The Parish Council has identified a number of buildings and structures as important to the heritage of the Parish and which could potentially be added to Cheshire East's Local List of Historic Buildings, see Appendix B. The Parish Council will review this list and consult with owners, residents, Cheshire East Council and other interested parties with a view to determining whether any of them should be nominated for inclusion. If any of these buildings are nominated to, and accepted by, the Borough Council for inclusion in the List, then policy HER-2 will apply to them.

Aim

Preserve buildings that make a significant contribution to the heritage of the Parish.

Evidence and justification

6.5 When asked if they would like to see more building classified as Listed, 40% of the respondents were in agreement. The buildings listed in the Appendix were all nominated by local residents with an interest in architecture.

Action LOC-5 Survey of dry stone walls

The Parish Council will carry out a survey of dry stone walls in the Parish, with a view to affording them support and protection.

Aim

Preserve the local character.

Evidence and justification

6.6 In the upland areas of the Parish, the dry stone walls help define a sense of place and local distinctiveness, and make a locally valued feature to the landscape. When asked if they would support such a survey, 74% of the respondents were in agreement.



Action LOC-6 List of sites of former industrial activity

The Parish Council will:

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- compile a list of site in the Parish where significant industrial activity has taken place
- publicise this list
- where appropriate, mark the site with a plaque or interpretation board.

Aim

Improve local knowledge of the historic roots of the Parish to foster the sense of community. Preserve the local character and enhance the enjoyment of visitors to the area, especially tourists on the canals.

Evidence and justification

6.7 The area is rich in industrial heritage that is no longer immediately apparent. When asked if they would support such a survey, 70% of the respondents were in agreement.



Former steel lock in Rode Heath

Action LOC-7 Recognition of Heritage Sites

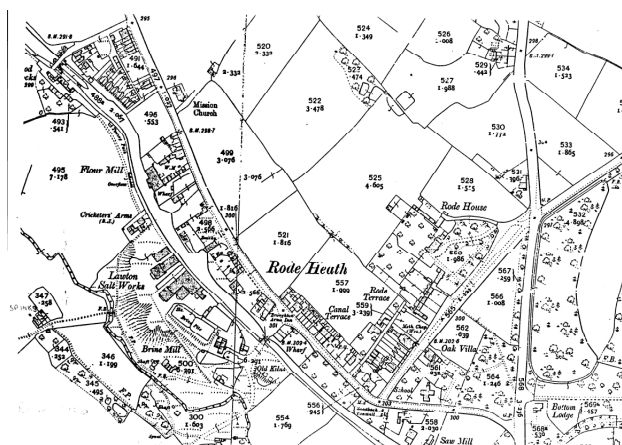
Where development takes place on any site with significant heritage value, the Parish Council will seek arrangements that give that appropriate long term recognition of the site, for example with a plaque or interpretation board.

Aim

Preserve the knowledge of heritage sites that contribute to local character.

Evidence and justification

6.8 The consultations clearly showed the importance that the community place on the heritage sites within the Parish, with residents overwhelmingly wishing for the knowledge to be preserved for future generations. There is a precedent, in that when a canal side development in Rode Heath was being planned on the site of a former steam powered corn mill, the developers themselves made the decision to give it the name “Millers Wharf”. Subsequently, this has been much appreciated by local residents.



7. LOCALITY MAPS

7.1 Key to maps

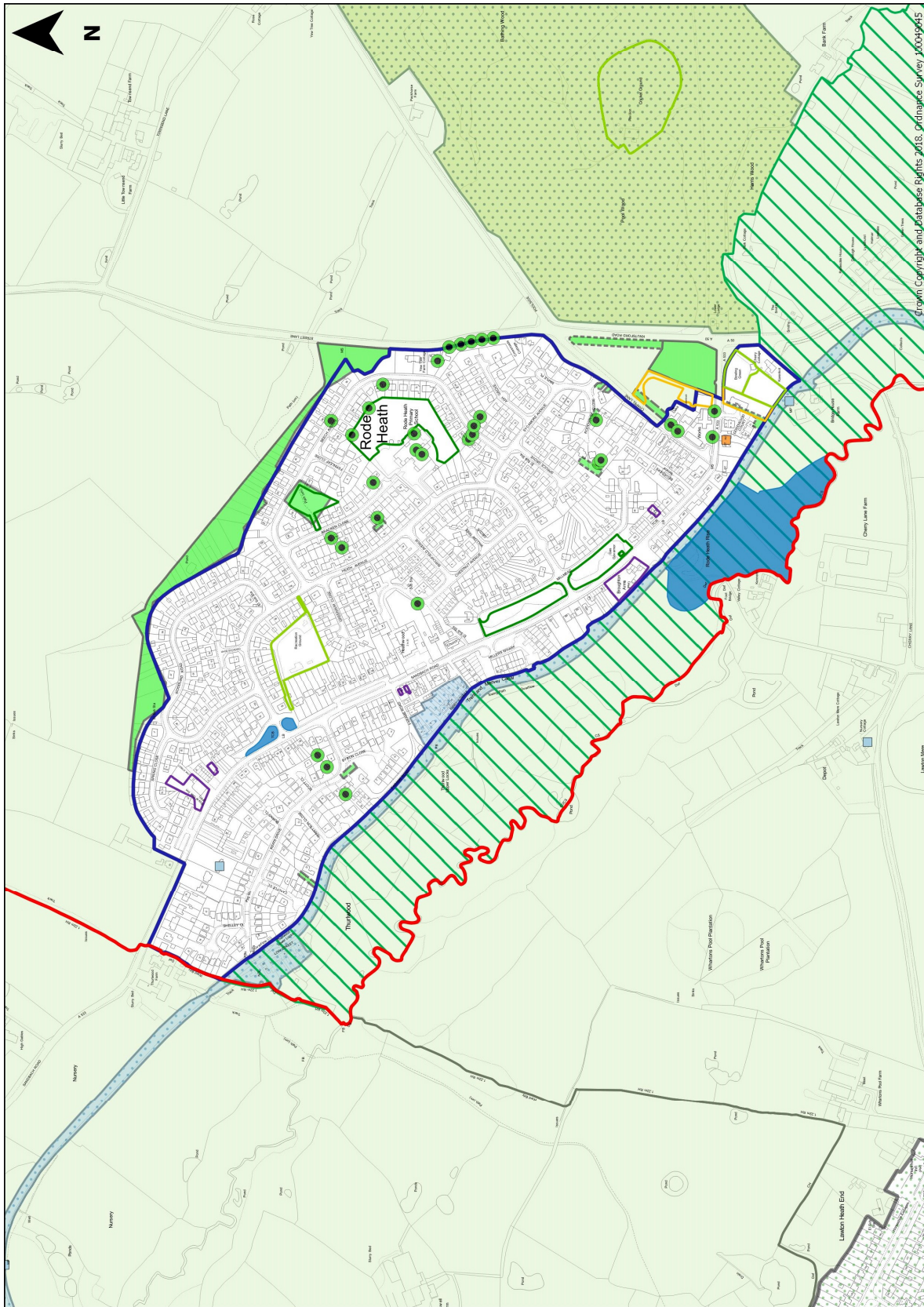
	TPO
	TPO Type: Group
	TPO Type: Area
	TPO Type: Woodland
	Listed Buildings - Grade I
	Listed Buildings - Grade II*
	Listed Buildings - Grade II
	Locally Listed Buildings
	Scheduled Monuments
	Village Halls
	Pubs and Shops
	Local Green Gap
	Local Open Space NDP
	Local Green Space Local Plan
	Village Infill Boundaries
	Green Space
	Conservation Area
	Registered Parks and Gardens
	CE LPS: Green Belt
	CE LPS: Open Countryside
	Odd Rode Neighbourhood Area
	Parish Boundaries
	Cheshire East Council

*

Buildings of local importance

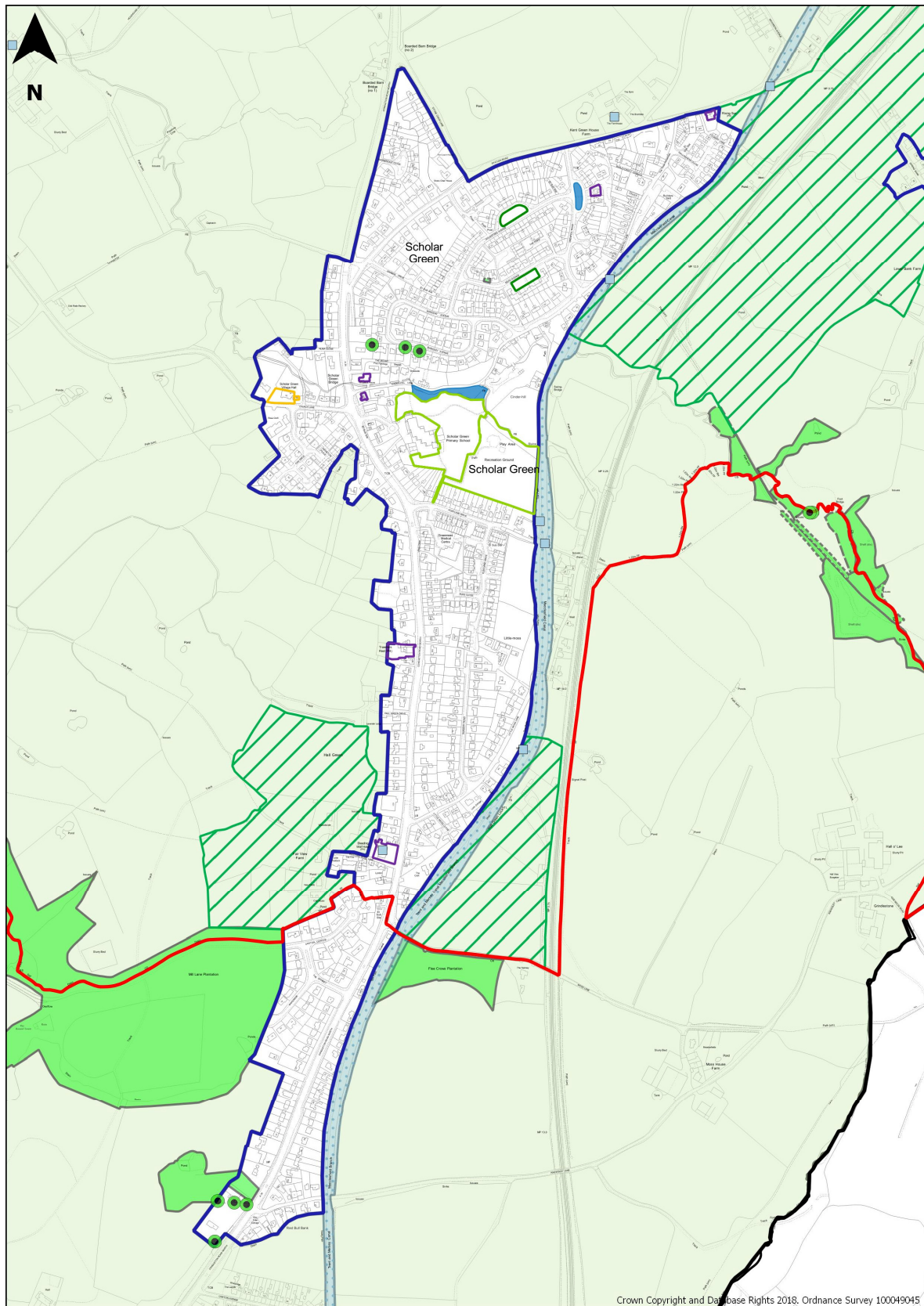
Odd Rode Neighbourhood Development Plan

7.2 Rode Heath



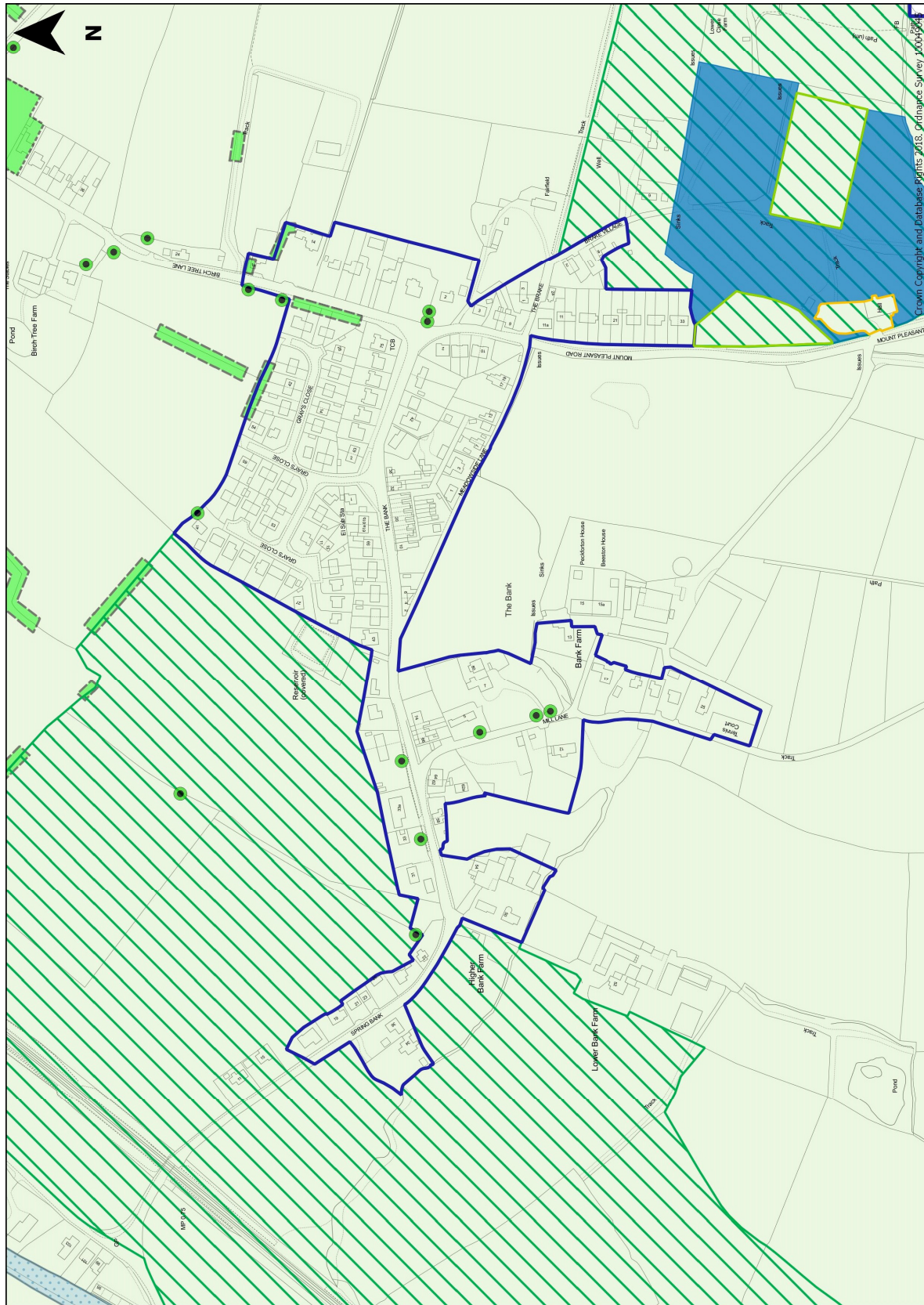
Odd Rode Neighbourhood Development Plan

7.3 Scholar Green



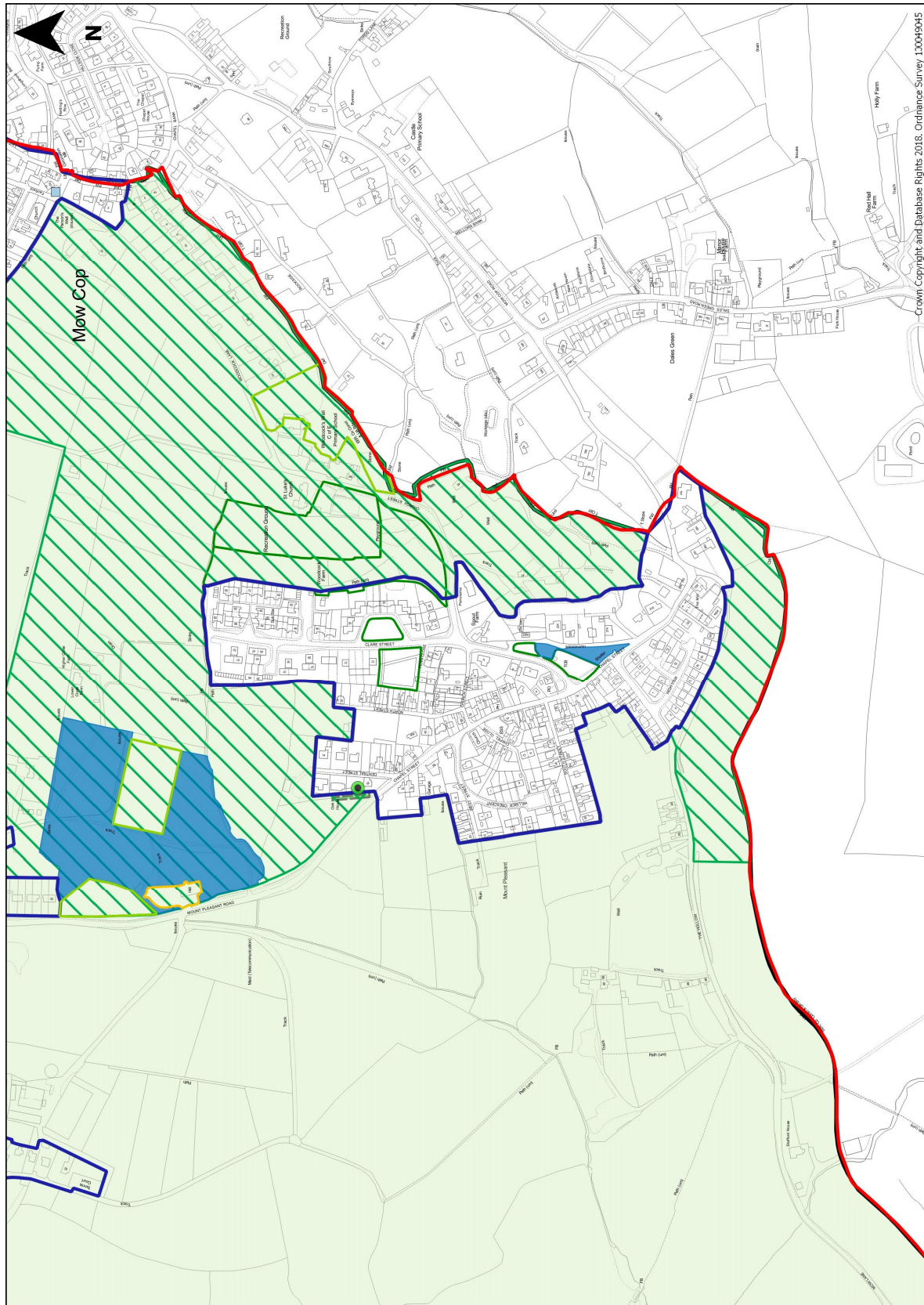
Odd Rode Neighbourhood Development Plan

7.4 The Bank



Odd Rode Neighbourhood Development Plan

7.5 Mount Pleasant



Odd Rode Neighbourhood Development Plan

7.6 Mow Cop

