

Woodford Neighbourhood Plan (WNP)

Consultation Statement

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1. Introduction

The focus of this Consultation Statement is on the 6-week statutory period of consultation on the Woodford Neighbourhood Plan undertaken in early Summer 2018 (known as Regulation 14). It also includes a summary of the previous community engagement and consultation that has taken place. This includes a summary of the main outcomes of this engagement and the process by which this has informed the content of the Neighbourhood Plan. This statement also aims to show that there has been a systematic programme of consultation over a 4-year period which has included both the local community and various stakeholders who have engaged in the process of plan-making.

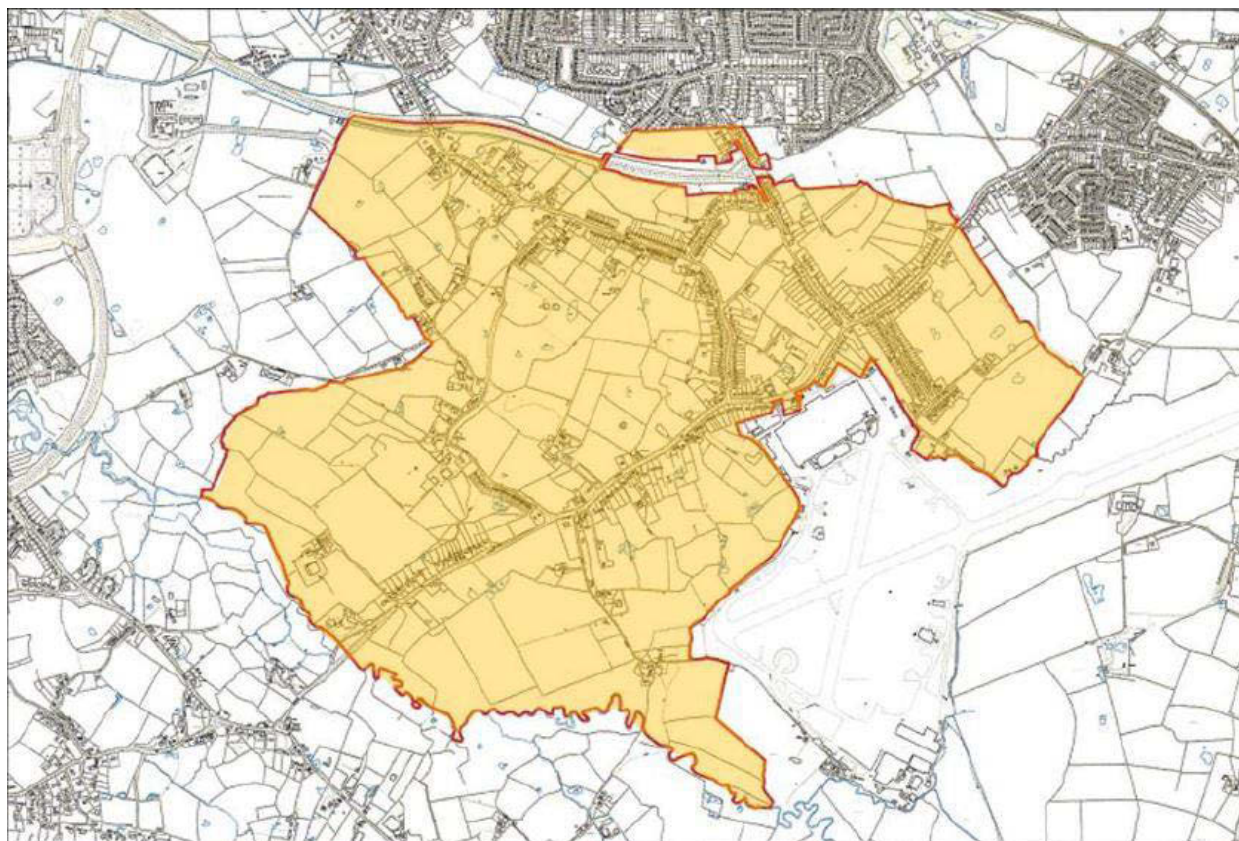
This Consultation Statement has therefore been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2) of Part 5 of the Regulations sets out what a Consultation Statement should contain. According to the Regulations, a Consultation Statement:

- a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- b) explains how they were consulted;
- c) summarises the main issues and concerns raised by the persons consulted;
- d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed Neighbourhood Plan.

This document provides a record of the engagement that took place at the various stages of the plan's evolution. It also seeks to demonstrate that representations made have contributed to the plan-making process.

The main methods used to publicise the consultation and engagement process are documented, along with the main findings from the engagement.

Figure 1 – Neighbourhood Area. Designated on 17 October 2013



Regulations and government guidance:

Stage 1: deciding to prepare a Neighbourhood Plan

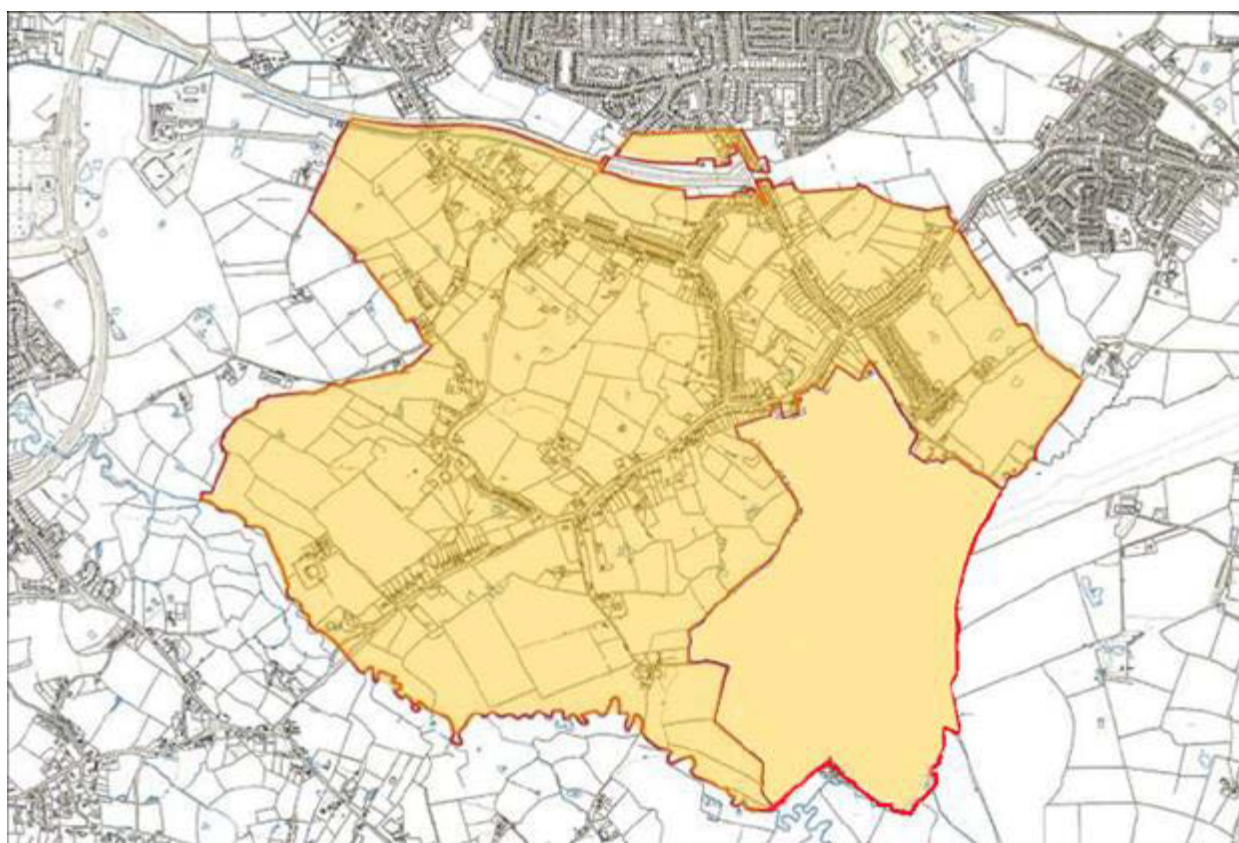
WNF agreed to proceed to prepare a Neighbourhood Plan at the inaugural meeting of the Forum committee on 10 June 2013. (Minutes attached)

Stage 2: defining the neighbourhood

Woodford Community Council applied to Stockport Metropolitan Borough Council (SMBC) on 25th March 2013 to designate Woodford Neighbourhood Forum and the Neighbourhood Area as identified in the map below.

A formal engagement period provided members of the public and other key stakeholders an opportunity to submit comment on the proposed neighbourhood plan area and proposed neighbourhood planning body for Woodford. The proposed neighbourhood planning body was Woodford Neighbourhood Forum and the proposed neighbourhood planning area is shown in Fig 2 below.

Figure 2 – Original submission for Neighbourhood Area



SMBC checked that the application was appropriate and undertook the required notification process. The designation was made on 17th October 2013 as per Fig 1. The difference between Fig 1 and Fig 2 is the former Woodford Aerodrome site. The aerodrome site was formerly owned by BAe Systems who ceased to trade at Woodford in 2010. The site was subsequently sold to Harrow Estates in 2011. SMBC

determined that the former aerodrome site should be excluded from the proposed Neighbourhood Area. At that time this site was the subject of a Supplementary Planning Document (SPD) which was in place as a result of a planning application for 900+ residential properties. This development has since begun and continues to progress.

Stage 3: preparing the plan

Woodford Neighbourhood Plan was then taken forward by Woodford Neighbourhood Forum, working to produce a draft plan, ensuring that it:

- Has regard for national planning policy (primarily through the National Planning Policy Framework (NPPF) and Planning Practice Guidance 2012);
- Is in general conformity with strategic policies in the development plan for the local area (e.g. SMBC Core Strategy, 2011 and SMBC Unitary Development Plan Saved Policies, 2011);
- Is compatible with EU obligations and human rights requirements.
- The Woodford Neighbourhood Plan seeks to establish specific and local planning policies for the development and use of land in the Neighbourhood Area. The Neighbourhood Plan establishes a vision for the future taking into account the data gathered through community engagement and consultation alongside demographic and socio-economic data.

2. Consultation Process

The consultations aimed:

- To inform as many people as possible of the existence of the neighbourhood planning process.
- To seek the views of people from the community on the proposals being developed by Woodford Neighbourhood Forum at the various stages of the process.
- To engage with various stakeholders including local councillors and SMBC in a variety of ways as the Plan developed.

Community Engagement and Consultation

Community consultation has been conducted via questionnaires, flyers, newsletters, a workshop, an exhibition, the website, email circulation, Facebook and Twitter pages, articles in the Church magazine, and public meetings. All the evidence to support the Plan and the minutes of committee meetings are available to view on the website:

<http://woodfordnf.co.uk/>.

A good working relationship was established with SMBC which has included regular dialogue and several meetings.

Residents' Questionnaire, 2014

Consultation with residents began with a comprehensive questionnaire delivered to every Neighbourhood Area resident 16 years and above in June 2014. (The extended electoral roll was employed to achieve this.) The questionnaire included general questions about the aspects of Woodford which people valued, aspects which could be improved, community services, community facilities, public transport, protecting the environment, sustainability, housing needs, jobs and the economy, and an option to raise any other issues.

Forum AGM and update meeting, 2014

The results were analysed by members of the management committee using Excel spreadsheets and presented to residents at the AGM and update meeting in September 2014, which was open to all. A representative of SMBC attended. 58 people in total attended

Forum Workshop, 2015

In January 2015, the management committee enlisted the help of planning consultants, Kirkwells Town Planning. They ran a workshop for Forum members where the vision and objectives identified from the results of the questionnaire and options for different types of Neighbourhood Plan were discussed. Kirkwells prepared reports based on these discussions, which were circulated and made available on the website. This is shown in Appendix B.

Charity Survey, 2015

In February 2015, eight leisure organisations were identified which are run as charities in Woodford, including the community centre, two cricket clubs, the scouts and guides,

the British Legion, the WI and the Church. A questionnaire was sent to these organisations, aiming to discover any local issues of importance to them. Only one organisation, Woodford War Memorial Community Centre, submitted a response.

Business Survey, 2015

In the summer of 2015, a survey of what were judged to be the top twenty businesses in Woodford was carried out by interview and questionnaire by members of the management committee. Questions aimed to discover the nature of the business, the number of employees, how the employees travelled to work, any proposals to change or expand the business and any local issues of importance from a business perspective.

Public Exhibition, 2015

In May 2015, the management committee presented a public exhibition at the Woodford Community Centre, where the draft vision and objectives were displayed. Members of the management committee were present to answer questions and a short exit questionnaire was issued to gather residents' reactions to the vision and objectives.

Forum AGM and update meeting, 2015

In September 2015, the vision and objectives were presented to the residents and a representative of SMBC at the AGM and update meeting held at Woodford Community, which was open to all. The local MP attended. Total attendance 36 people

Presentation to Local Area Committee, 2016

On 11th February 2016, an overview of progress with the Woodford Neighbourhood Plan was presented at the open forum section of a meeting of SMBC's Bramhall and Cheadle Hulme South Area Committee.

Forum AGM and update meeting, 2016

In September 2016, outline draft policies and evidence gathered to support them were presented to residents, a representative of SMBC and the local MP at the AGM and update meeting. 36 people attended.

Policy Consultation, 2016

A consultation on the draft policies for the Plan was conducted from 30th October 2016 to 30th November 2016. A flyer was delivered to all premises in the Woodford Neighbourhood Area with a request for feedback. The policies were made available for public view on the Forum's website, with an option to submit comments via post, email or online.

Liaison with SMBC on draft policies, 2017

The draft policies were also submitted to SMBC for comment in September 2016 and reviewed with SMBC planning officers over a series of meetings in 2017.

Forum AGM and update meeting, 2017

In September 2017, ongoing work to fine tune the policies, following feedback from residents and SMBC, was presented at the AGM and update meeting at the British Legion premises in Woodford, which was attended by Forum members and a representative of SMBC and the local MP. 19 people attended.

Regulation 14, Pre-submission Consultation, 2018

See section 4

3. Key Responses to Consultation

Review of Vision and Objectives

At the end of 2015, all the information gleaned from consultation via the questionnaire and the exhibition was reviewed in depth as set out in the 2015 Interim Analysis of Vision and Objective [here](#) and in the 2015 Progress Report [here](#).

The result of the review was that the Vision was amended slightly from:

The Vision for the Woodford Neighbourhood Development Plan is to manage and instigate change whilst retaining and enhancing the village's rural identity, character, quality of life and sense of community.

to:

The Vision for the Woodford Neighbourhood Development Plan is to manage and support beneficial change whilst retaining and enhancing Woodford's rural identity, character, quality of life and sense of community.

At that time there were objectives in six topic areas as follows:

1. Environment

Protect the area's Green Belt and preserve the open and rural character. Protect the landscape and important views

2. Community

Preserve and enhance recreational assets and open space to promote a healthy community

3. Development

Provide variety and mix that meets local needs and manage infilling and backlot development, including residential, employment and community uses

4. Movement

Create safer roads, streets and lanes and increase public access to countryside by foot, cycle and bridleway. Encourage sustainable transport

5. Employment

Encourage and develop appropriate opportunities for sustainable employment

6. Integration

Ensure integration and linkage between the existing settlement and the Aerodrome development to achieve an enhanced, enlarged community

As a result of the review, all the objectives were considered to be in line with feedback from consultation, except Employment which was amended slightly to read:

Seek to protect and support local employment

Review of draft policies

During 2016, the Plan workgroup developed policies under each of the six topic headings. These were reviewed in detail by the Management Committee in a series of meetings during the year.

As outlined in section 2, in September 2016 residents were consulted on the Draft Policies [here](#). Responses were received from 14 residents as shown in Table X1. All were in general support of the draft policies, but some had comments about the detail. The Management Committee reviewed the comments and made any amendments

which were deemed appropriate. As result, the policy concerning wall height was deleted.

Table 1. Comments and response from residents on first draft policies

S = Support; C= Comment

Ref No.	Name		Comment	WNF comment/action
1.	Foster Kurt	S	Anything that can be done to protect the rural nature/feel of Woodford is a good thing. More development in the area would be a disaster. Thank you all for all your hard work in this matter.	None
2.	Roberts Sarah	S	We live on Moor Lane and the traffic speed is unacceptable. Cars rarely travel at the speed limit or below. Can we have a detector to say slow down when a vehicle exceeds the limit. Any action to prevent further development in the area will be much appreciated.	None
3.	Pennells Paul	S	We chose to live in Woodford because it was a quieter rural community. Greenbelt needs to be protected- it is too much to have 950 houses built, plus more in Handforth, and then for Greenbelt to be targeted. Brownbelt land needs to be used first	None
4.	Blackmore Max	S	A well thought out and researched document which seems to be in tune with local residents and the historic nature of the area. However, how does this fit in with the Greater Manchester proposals to build 2400 more houses and completely submerge Woodford into the South Manchester urban sprawl ? The two seem completely incompatible. I hope the WNF proposals win out.	None
5.	Evans Len	S	Trust that the proposals of the Neighbourhood Forum override the plans put forward by Manchester Council re their proposals to grab the green belt from the heart of Woodford. if not it defeats the whole idea of having a forum	None
6.	Evans Joyce	S	Please don't allow Greater Manchester Council to ride roughshod over the plans of The Neighbourhood Forum especially regarding the Green Belt in Woodford. The WNF plans have been collated in a very professional manner.	None
7.	Coxey Ken	S	Having looked at the draft along with info received at meetings etc I am happy with the content and would like to take this opportunity to thank those concerned for the hard work they took to produce the document.	None
8.	McCall Jayne	S	I would like to add my support to the management committee for their draft policies for the Neighbourhood Plan and to thank them for all their hard work on behalf of the Woodford residents.	None
9.	Wardle-Davis Kate	S	We should make it very clear that it is not acceptable for any developer to encroach on our green belt in Woodford. We must also ensure that SMBC does not release any areas of green belt within our neighbourhood. Thank you for all your hard work in preparing a comprehensive study of the area.	None
10	Buszard David	C	1m. high walls are impractical certainly on the main through roads. Reserve for new developments	Policy regarding wall height deleted.
11	Hayward Kris	C	Overall I support the draft policies presented in your document. Employment: Without the resources (finance) to help attract employment, this is about as far as we could go. Housing and Development: Dev 8 seems to pop in from left field. Sudden random level of detail. Rather a lot of subjective terms (high standard, good design etc) who is the arbiter of taste and what is 'good'? Movement: With the possible exception of MOV3 (minimal cost implications), these can only be aspirational, as we don't have any budget. MOV5 item 8 is getting a bit 'Redrow estate entrance', unless it is just a traditional village road sign. Community: Objective preserves open space, but little open space is mentioned. The A6MARR has already trashed the recreation ground. Integration: You cannot force integration. It will happen organically or not and depends on the desires and ambitions of all sides. Probably the most that can be achieved is to not put any barriers in its way.	None

			<p>Sustainability: Laudable, but would it be enforceable if it exceeds current building regs etc.</p> <p>Environment: Any less protection would be a dereliction of our duties as guardians for future generations.</p>	
12	Schultz John	C	<p>1. I agree with the proposed policies, except for Dev 8. I believe residential curtilage walls other than those on a road frontage should be allowed up to 2 metres, not 1, as with the national planning regulations for fences. What is the justification for a limit of only 1 metre?</p> <p>2. Mov 3: I strongly support the proposed designation of Bridle Road as a Quiet Lane. Please see correspondence below (and attachment above) about proposals to solve the current road safety problems through a small tweak to the Poynton Relief Road plans and a subsequent Traffic Regulation Order on Bridle Road. (An equivalent letter went to Cheshire East Council.) Is this something the Neighbourhood Forum would be willing to support?</p> <p>3. Do you intend to rewrite some of the pre-submission policies to reflect the GM Planning Framework proposals?</p> <p>4. Well done and thank you to those who have overseen/undertaken all this work.</p> <p>Many thanks. I quite understand why the Forum is pressing on with the Neighbourhood Plan – though I suspect it will have little effect in preventing the GMSF proposals.</p> <p>As for the wall height policy in DEV8: I would gently point out that there is a splendid high wall all round the Tatton Park estate (and around many other country estates across the land) – and I’ve never heard anyone suggest that it works against a rural appearance! Such a policy would also prevent the establishment of walled gardens – surely a treasured rural feature. What is more, I would respectfully suggest that good planning policy should not be unduly influenced by “an individual team member's experience”! Perhaps one answer might be to add words to the policy along the lines of “...except where they can be shown to enhance the rural character of the locality”? I’d be very grateful if you would draw these comments on DEV8 to the attention of the team when it reviews the policies.</p>	<p>Policy regarding wall height deleted.</p> <p>Movement moved to Aspirations.</p> <p>GMSF has no status in planning currently.</p> <p>Policy regarding wall height deleted</p>
13	McLeod David	C	<p>Many thanks indeed for this. Three main points arise:</p> <p>1. The narrative in DEV9 (Extension of residential curtilage into countryside) doesn't define the “minimum standard of residential amenity” that might justify such otherwise unauthorised development (ie a “very special circumstance”). Of note, however, none of the 7 garden extensions currently encroaching on to Moorend Green Belt could possibly be regarded as falling short of any reasonable minimum standard (eg the standard adopted by Redrow Homes in Woodford Garden Village).</p> <p>2. Unlike in section EMP1 (New businesses within the area), there is no reference to the adverse effects on the residential amenity of owners of neighbouring properties who might be adversely affected by such garden extensions (as distinct from nature conservation or similar issues). Thus, the “rural identity, character, quality of life and sense of community” experienced by some residents might be significantly impaired (eg because such garden extensions don't necessarily respect established curtilages, but may wrap around to separate neighbours' rear gardens from an open outlook formerly enjoyed).</p> <p>3. Experience has shown that, notwithstanding any such plans and policies, the LPA may elect to circumvent them by employing entirely inappropriate and ineffective enforcement action. Hence the LPA's wholly unnecessary expenditure on Counsel opinion, funded by SMB Council taxpayers, in an attempt to resolve self-inflicted problems that were both predictable and predicted (see earlier forwarded email from the Planning department).</p> <p>My other reactions and comments on the draft “ Proposed Policies for the Woodford Neighbourhood Plan” are as follows:</p> <p>1. This is a very impressive document.</p> <p>2. Under DEV3a (Limited infilling), it should perhaps be noted that, according to national guidance, there is no longer “a presumption in favour of” such infilling.</p>	<p>Covered by national and SMBC policy.</p>

		<p>3. Under DEV6 (Replacement of existing dwellings), it should perhaps be noted that, according to national guidance, extensions to properties washed over by the Green Belt should be restricted to a 33% increase in volume unless “very special circumstances” apply, so this figure should also guide the proposed size of replacement dwellings.</p> <p>4. Under DEV7 (Extensions to existing dwellings), it should perhaps be noted that, according to national guidance, extensions to properties washed over by the Green Belt should be restricted to a 33% increase in volume unless “very special circumstances” apply.</p> <p>5. See above for comments on DEV9</p> <p>6. Under DEV12 (Design of new housing), it should perhaps be recorded that the current trend towards homogeneous “K” rendering of frontages, although permitted, isn’t welcomed as it detracts from the rural nature of Woodford. Also, perhaps there should be some comment on boundary walls and security measures, and prohibition of any new development amounting to a “gated community” South Africa-style.</p> <p>7. Under MOV2 (Cycling provision), could the phrase “utility trips for less confident cyclists” be revisited?</p> <p>8. Under MOV3 (Quiet lane), could the “quiet lane” concept be succinctly defined or a link provided to the CPRE pdf?</p> <p>9. Under MOV5 (Traffic calming), could a mobile “Your speed is mph” sign be included in the list as such a measure has had a noticeable effect in other locations (such as Adlington). I don’t recall ever seeing one in Woodford.</p> <p>10. Under COM2 (Community facilities), could AVRO golf course be included or is it outside the designated area?</p> <p>11. Under ENV1 (Protecting views and vistas), subparas a) and b) appear to represent a tautology – b) is preferred.</p>	<p>Movement moved to Aspirations</p> <p>Golf course outside NA. Amended.</p>
14	Freeth Andrew	<p>C</p> <p>Employment: Surely we should also be seeking to ‘create’ employment. The wording used does not make this explicit.</p> <p>Development: I would advocate that we should also include within the policy objective the word ‘density’ as this is a key feature of Woodford, it is a very low density area and this should be maintained. ‘infilling’ definition is still very vague as what is a ‘relatively small gap’. There are areas within Woodford where there are some large gaps between short rows of houses. As we are facing pressure on the area as a whole, I would suggest we could be encouraging more development along Moor Lane and Chester Road to fill in the gaps? These are not ‘relatively small gaps’.</p> <p>Could you add a policy to allow ‘granny bungalows’ in gardens such that developments may be allowed, but on the basis the new dwelling is occupied by family members. As the population is ageing, more people in Woodford may want/need to convert garages or build new accommodation to allow them to care for family members on their own doorstep.</p> <p>We should encourage ‘modernisation’ of houses and not prevent residents from embracing green technologies or opening up the rear of their houses to their gardens with glass elevations, etc. We are seeing many houses in the area redesigned/rendered/modernised and this should be encouraged as Woodford has a tradition of a very wide range of house types/designs.</p> <p>There is no point in providing affordable housing in Woodford if it is not support by provision of jobs for the occupiers. As such jobs for them are unlikely to be in Woodford, development should only be permitted where it is accompanied by public transport provision that will allow the occupier to get to work at a reasonable cost and timeframe.</p> <p>Community: We should encourage investment of commuted sums into Woodford itself in terms of investment in the Community Centre, footpath/cycle way upgrades, street furniture, tree planting, etc from any large scale developments. Should mention ‘environment’ and not just ‘facilities’ in Woodford and could specifically mention the Community Centre as an important Facility in Woodford that the Community wish to preserve and invest in.</p> <p>Environment: You should also acknowledge that the Rotary and local charities also maintain some of our paths, bridleways, etc.</p>	<p>Only small scale rural employment acceptable to residents</p> <p>Not in line with majority view</p> <p>Covered by COM2</p>

			Mentioned in footpath survey
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In parallel, the draft policies ([here](#)) were sent to SMBC for review in September 2016. Comments from SMBC were supplied in the document and were reviewed in a series of meeting with SMBC planning officers during 2017.

The issues and amendments that arose as a result of advice from SMBC planning officers and environmental specialists, Cheshire Wildlife Trust (CWT) and discussions with planning advisors on the WNF Management Committee are set out in Table X2. These amendments were incorporated in the Regulation 14 Pre-submission Consultation Plan document.

Table 2: Amendments to draft policies resulting from liaison with SMBC

A = Addition; C = Change; D = Deletion

Draft Policy presented in Policy Consultation Document	Issues discussed		Agreed amendments for regulation 14 Pre-submission Plan Document
General point	Rationale, justification and evidence to be added. References to be added to each topic section.	A	Rationale added in Section 7 of the Plan. Justification, evidence and references added in Section 8.
General point	Policy wording debated: Support/resist or permit/refuse.	C	Where appropriate permit/refuse was used to assist the decision maker.
General point	SEA and HRA Screening Report needed.	A	SEA and HRA Screening Report prepared.
General point	Include note about flooding.	C	Text and maps regarding surface and fluvial flooding added to Section 4.3. References added to Section 8.
General point	Note that Woodford falls within Shropshire, Cheshire and Staffordshire plain National Character Area	A	Note added to Section 4.1 Geology, Section 7.2 and Section 8.2
ENV1: Protecting views and vistas	The word “changes” is too vague. Openness of Green Belt important, Access should be encouraged. “Refuse” clause is too restrictive.	A	Reworded. Protect openness of Green Belt added. Specific views for protection identified. Added support for access to views from any new development.
ENV2: Protecting Open Spaces	“Open space” has a specific meaning in planning. Decision not to designate Local Green Space. Access should be encouraged.	C	“Open” changed to “countryside and green spaces” “pattern of open spaces” deleted Added support for access from any new development.
ENV3: Protecting natural features which are a key component of the landscape	Need to distinguish aesthetic value from ecological value. Need to be more specific.	C	Reworded to protect natural features of aesthetic value. Table amended to specify those visible from public rights of way.
ENV4: Supporting biodiversity	Protection of natural features of ecological value sits better with biodiversity.	C	Reworded based on advice from CWT and SMBC environment specialists. Further references added.

	Further references provided.		
ENV5: Protecting woodland, trees, hedgerows and ponds	Protection of natural features of ecological value sits better with biodiversity.	D	Policy deleted and protection of natural features of ecological values included in ENV4.
ENV6: Reducing light pollution	Bats need to be protected.	A	Added need to seek bat information before any development.
ENV7: Supporting clean air	Not an issue for neighbourhood plan policy.	C	An aspiration, moved to Village Action Plan.
EMP1: New Businesses within the Area	Include protection of the openness of the Green Belt. Encourage high speed broadband in new development.	C	Reworded to include protection of environment and high speed broadband.
EMP2: Loss of Employment	Refer to Core Strategy Policy AED 6. Evidence of failure needed?	C	Reworded. Core Strategy Policy AED 6 referenced in Section 8.3. Need for evidence of failure deleted.
EMP3: Use of Rural Buildings	What is appropriate time to elapse before reuse?	C	Reworded. 4 years changed to 10 years.
EMP4: Scale, Design and Amenity	Ensure compliance with NPPF paragraph 89 regarding openness of the Green Belt and sustainability.	D	Policy deleted.
COM1: Provision of new community facilities	Review to ensure compliance with Green Belt policy.	C	Reworded to ensure compliance with Green Belt policy.
COM2: Development of Community Facilities	Review to ensure compliance with Green Belt policy. Check for compliance with Core Strategy Policy AS-2	C	Reworded to ensure compliance with Green Belt policy.
COM3: Financial contributions resulting from development	Covered by local policy.	D	Policy deleted.
	Policy needed to protect Heritage assets, including statutory and locally listed buildings. Cross reference to definition in the NPPF appendix p52.	A	Policy added. COM3:
DEV1: Green Belt Policy	Green Belt policy cannot be determined by a neighbourhood plan.	D	Policy deleted.
DEV2: Former Aerodrome site	Aerodrome is outside of Neighbourhood Area.	D	Policy deleted.
DEV3: Exceptions for new housing development	Village boundary needs to be defined. Criteria for infill development need to be defined.	C	Village defined as the Neighbourhood Area. Renumbered as DEV1.
	Need to provide specific criteria for infilling in the Neighbourhood Area.	A	New Policy added. DEV 2: Limited infilling in Woodford village

DEV4: Backland* and tandem development	Covered by NPPF, but adds specific local information.		None. Renumbered as DEV9.
DEV5: Redevelopment of farm buildings or farm complex	Covered by NPPF, but adds specific local information.		None. Renumbered as DEV4.
DEV6: Replacement of existing dwellings	Ensure compliance with NPPF.		None. Renumbered as DEV5.
DEV7: Extensions to existing dwellings	Covered by UDP Review Policy GBA1.5, but adds specific local information.	C	Two further criteria added. Renumbered as DEV6.
DEV8: Height of walls around domestic curtilages	Covered by legislation under Permitted Development restrictions	D	Policy deleted.
DEV9: Extension of residential curtilage into countryside	Covered by NPPF	D	Policy deleted.
DEV10: Residential caravans and mobile homes	Covered by existing policy.	D	Policy deleted.
DEV11: Affordable Housing	Cannot include threshold which is below the national one. Core strategy requires 50% on green belt sites (subject to viability considerations). Priority for locals needs justification.	C	Wording amended. 40% changed to 50%. Priority for locals explained in justification and evidence Deleted: offer to people from the adjoining areas within Stockport. Renumbered as DEV3.
DEV12: Design of new housing	Needs to cover design for all appropriate development in the greenbelt. Needs to protect the environment. No local plan policy that requires the Sustainability Checklist or zero carbon design.	C	Reworded. Added development should be compatible with the WNF Key Natural Features Map, CWT Habitat Distinctiveness Map and CWT Wildlife Corridor Map Renumbered as DEV8.
DEV13: Subdivision of existing houses	Covered by NPPF, but adds specific local information about what is acceptable.	C	Reworded. Renumbered as DEV7.
DEV14: Planning for traveller accommodation	Covered by NPPF and Core Strategy Policy CS4.	D	Policy deleted.
MOV1: Walking provision	Not an issue for neighbourhood plan policy.	C	An aspiration, moved to Village Action Plan.
MOV2: Cycling Provision	Not an issue for neighbourhood plan policy.	C	An aspiration, moved to Village Action Plan.
MOV3: Quiet Lane	Not an issue for neighbourhood plan policy.	C	An aspiration, moved to Village Action Plan.
MOV4: Bus provision	Not an issue for neighbourhood plan policy.	C	An aspiration, moved to Village Action Plan.

MOV5: Traffic Calming	Not an issue for neighbourhood plan policy.	C	An aspiration, moved to Village Action Plan.
INT1: Extension of the Neighbourhood Area	Not an issue for neighbourhood plan policy.	C	An aspiration, moved to Village Action Plan.
INT2: Information for new residents	Not an issue for neighbourhood plan policy	C	An aspiration and moved to Village Action Plan.
INT3: Interface of existing and new parts of the village Woodford	Not an issue for neighbourhood plan policy.	C	An aspiration and moved to Village Action Plan.
SUS1: Design and Construction	Covered by national and local policies.	D	Policy deleted.
SUS2: Standards for new build or works to existing buildings	Covered by national and local policies.	D	Policy deleted.
SUS3: Reduction in commuting	Covered by national and local policies.	D	Policy deleted.

Plan Policies and Aspirations

During the process of review and development it became apparent that the issues of concern to residents under the headings of Movement and Integration could not be the subject of neighbourhood plan policies. Nevertheless, they included some of the issues most important to residents. Therefore, they were separated off into a section of aspirations, with the aim of highlighting them to higher tier authorities.

Thus the Plan policies now fell into four subject headings:

1. Environment
2. Employment
3. Community and Heritage
4. Development

The aspirations were set out in the Village Action Plan under the following headings:

1. Movement
2. Integration
3. Environment

The table below shows the key issues raised throughout the various stages of consultation and how WNP addressed same when drawing up the proposed WNP. For the Submission Version the Village Action Plan was moved to a separate document entitled Woodford Village Aspirations.

Table 3: Issues raised and how they were addressed

Area of Concern	Key issues / concerns	How WNP addressed the various issues
Environment	<ul style="list-style-type: none"> Protect existing green spaces / greenbelt Maintenance of wildlife corridors Pollution from ever increasing volumes of traffic 	ENV1, ENV2, ENV3 ENV4, DEV8 Environment Aspiration 8 in Woodford Village Aspirations
Employment	<ul style="list-style-type: none"> Suitable small-scale employment to be encouraged e.g. farming, diversified farm activities, tourism, cafes, small shops 	EMP1, EMP2, EMP3
Further Development	<ul style="list-style-type: none"> Any further development should be in keeping with the existing village / housing stock Destruction / loss of views and green space – people like living in Woodford because of its rural location 	DEV1, DEV2, DEV3, DEV8 ENV1, ENV2, ENV3
Community & Heritage	<ul style="list-style-type: none"> Medical provision need improvement as there is currently none Community Centre vital but needs improvement Recreation facilities were considered to be poor 	Unable to address this as SMBC informed us that medical provision in the area was adequate. COM1, COM2 Unable to address this in the Plan
Movement / Transport around Woodford	<ul style="list-style-type: none"> Levels of public transport are very poor Safety of the roads for pedestrians (considered quite dangerous) Better facilities for walking, cycling and horse riding to be encouraged 	Movement Aspiration 3 Woodford Village Aspirations See Movement Aspiration 4 in Woodford Village Aspirations Movement Aspirations 1,2 and 4 in Woodford Village Aspirations
Communication	<ul style="list-style-type: none"> Broadband provision was generally deemed to be poor in terms of reliability and speed 	EMP1 c) addressed new build but current broadband provision improvements are unable to be addressed by a NP

4. Regulation 14 pre-submission consultation

- 4.1 The Neighbourhood Plan Steering Group finalised the Draft WNP in June 2018 It was submitted to Forum members via email for approval to proceed to Regulation 14 Pre-Submission Consultation which then ran for a six-week

period from 16th May 2018 to 30th June 2018. A coordinated publicity campaign was undertaken which comprised:

- A notice and link to the Plan was added to the Woodford Neighbourhood Plan website www.woodfordnf.co.uk/have-your-say
- Notifications were sent to statutory and non-statutory consultees as per the below list via email where possible and a hard copy letter if no email address was available.
- A public notice was put up at Woodford Community Centre and Bramhall Library. This is shown in Appendix C.
- A flyer was distributed by hand to every household in the neighbourhood area. This is shown in Appendix C
- An online version of the Consultation flyer was put on the WNF website which allowed residents to reply online if they so wished. A screen shot of the relevant webpage is shown in Appendix C

Distribution to Statutory and Non-Statutory Consultees

Agencies with a statutory or other significant interest in the Plan were invited to submit their comments in writing by email and letter as part of the pre-submission consultation.

4.2 In accordance with requirements of the Neighbourhood Planning Regulations, relevant statutory consultees were notified by letter which, as previously stated was sent by email or post. In addition, a range of parties that the WNF Committee considered were likely to have an interest in the Plan were also contacted. All parties were advised to download a copy of the Plan and were further advised that hard copies were available at Woodford Community Centre and Bramhall Library and would also be issued upon request.

4.3 The full list of statutory consultees that were written to is as follows:

Statutory Non Council

Assoc Grtr Mcr Authorities
Bramhall High School
British Telecom
Canals & Rivers Trust
Centrica PLC
Coal Authority
Crown Estate Commissioner
Department for Transport
Dept of Energy & Climate Change
E.ON
Electricity North West Limited
English Heritage
Environment Agency
Environment Agency

Environment Agency
Equality & Diversity Stockport
Forestry Commission
Garden History Society (The Gardens Trust)
GMP
GMP Commissioner now the Mayor for Grtr Mcr
Greater Manchester Geological Unit (Urban Vision Partnership Ltd)
Grtr Mcr Fire & Rescue
Health and Safety Executive
Highways Agency
Highways England
Historic England
Homes & Communities Agency(Homes England)
Homes England NW
Lostock Hall Primary School
Manchester Airport Group
Mobile Operators Association
Moss Hey Primary School
National Grid
Natural England
Network Rail
NHS Ches East Clinical Commissionin Group
NHS Stockport Clinical Commissioning Group
NHS England
NHS Property Services
North West Ambulance Service
O2
Poynton High School
Queensgate School
Rail Freight Group
SP Energy Networks
SP Network Connections Limited
Sport England
Stockport NHS Foundation Trust
Stockport Primary care trust
Sustrans
The Theatres Trust
Transport for Grtr Mcr
United Utilities
Virgin Media (Virgin Media House, Threapwood Rd, Concord Business Park. Wythenshawe. M22 0EY)
Wilmslow High School)

Business and Energy

Stockport Chamber of Commerce
Greater Manchester Chamber of Commerce
Energy Planning
Engine of the North
New Economy

Environment Sport and Leisure

Greater Manchester Cycling Campaign
Better Transport
Bramhall Runners
British Cycling
Cheshire Local Nature Partnership
Cheshire Region Local Nature Partnership
Cheshire Wildlife Trust
CPRE Cheshire
CPRE Lancs
Land Access and Recreation Association
Landmark Trust
Manchester & Stockport Canal Society
Manchester Friends of the Earth
Manchester Triathlon Club
National Trust
Ramblers' Association of Greater Manchester and
High Peak, Edgar Ernstbrunner
RSPB NW
Sport England
Stockport Clarion
Stockport Community Cycling Club, Andy Shaw
Stockport Metropolitan Allotment & Gardeners
Association, R Bravey
Stockport Ramblers
Stockport Triathlon Club
Stockport Walkers
Trans-Pennine Trail
Woodland Trust

Local Churches

St Michael's B'hall
Fords La Evangelical Church
United Reformed Church B'hall
St George's Poynton
Baptist Church Poynton
Poynton Methodist Church
St Paul's Catholic Church Poynton
B'hall Methodist Church
Christ Church Woodford
B'hall Baptist Church
St Vincent de Paul B'hall

Adjoining Parish Councils

Adlington Parish Council
Prestbury Parish Council
Alderley Edge Parish Council
Poynton Town Clerk
Wilmslow Town Clerk
Handforth Parish Council

Statutory Local Authorities

Cheshire East Council
Manchester City Council
Stockport Metropolitan Borough Council
Trafford Council

Woodford Organisations

Bramhall & Woodford Rotary
Bramhall Ladies Circle
Avro Golf Club
Avro Heritage Museum
Bathrooms by Design
Blossoms Kennels
Budgens Stores Woodford
Christ Church Woodford
Chrome Motors
Church Lane Gargae
Cocktail Stars
Creations of Woodford
Davenport Arms
Deanvalley Livery Stables
Deanwater Hotel
Etre Belle
Fieldings Woodford
Flora Cottage Kennels
Girl Guiding
Green Thumb Woodford
Hearing Dogs for the Deaf
Hush Spa Woodford
Huws Gray Woodford
Igloo Architecture Woodford
Maidenhead Aquatics
Notcutts Woodford
Olivers Restaurant
Oxford Aviation
Poynton Quilters
Royal British Legion
Southfield House
University 3rd Age
Wilmslow Dog Club
Woodford Antique Fairs
Woodford Beaver, Cub & Scouts
Woodford Bridge Club
Woodford Cricket Club
Woodford Players
Woodford WI
WWMCC

MP and Councillors

Brian Bagnall
Mike Hurleston
John McGahan
Mary Robinson MP

Other Neighbourhood Forums

Poynton Neighbourhood Plan
Handforth
Wilmslow
Marple
High Lane

Disabled and Charity Support

Disability Stockport
Stockport TPA
My Care, My Choice
Stockport Age UK
Citizens Advice Stockport

4.4 A copy of the email sent to the statutory bodies is shown in Appendix C.

4.5 The Forum received and addressed over 200 comments in total, in representations from:

- 99 residents who supported the draft Plan and submitted a total of 81 comments, which included strong support, caveats and suggestions.
- 3 residents who objected and submitted a total of 9 comments.
- 13 businesses and organisations who submitted a total of 26 comments. These included suggestions for amendments from Historic England, the Environment Agency and United Utilities.
- 2 residents in neighbouring Handforth, who supported and made suggestions.
- 8 landowners and their agents, who made a large number of comments and objections.

4.6 The schedule of comments and the respective responses made are shown in Appendix D. As a result, the Submission WNP has been appropriately amended.

4.7 The amendments made to the WNF and the reasons for them are shown in Appendix G.

5. Summary

The draft Neighbourhood Plan is now ready to be submitted to SMBC who will publicise it for a further six weeks during which period any further representations on the changes made to the Plan will be received (Regulation 16). SMBC will then forward the Plan, along with accompanying documents and all representations made during the Regulation 16 publicity period, to an Independent person who is qualified and experienced, to act as the “independent examiner” of the Plan. The appointment of such an examiner is required to be agreed between SMBC and Woodford Neighbourhood Forum. The examiner will review the Plan and check that it meets the ‘Basic Conditions’ and any other legal requirements. If the Plan successfully passes this stage, with or without any amendments, it will be put forward for referendum. All those on the electoral roll for the Neighbourhood Plan area will receive a vote in this referendum.

The referendum question will be a simple “yes” or “no” on the whole Plan, as set out by Neighbourhood Planning Regulations. Voting for or against individual policies will not be permitted at this stage. If 50% or more of those voting, vote for the Plan, it will be brought into force (‘Made’) and become part of local planning policy.

This Consultation Statement and the supporting Appendices are provided to comply with Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulation

Appendix A

December 2014

Workshop on the Neighbourhood Plan

1st Dec, Deanwater Hotel, 6:30 pm

Forum members are invited to a workshop to discuss the development of the Neighbourhood Plan at the Deanwater Hotel on Monday 1st December starting at 6:30 pm.

If you are a Woodford resident but not yet a member of the Forum, you will be able to join at the Workshop.

A consultant has been appointed who will help us with the development of our Neighbourhood Plan and the purpose of the workshop is to enable us all to think about our vision for Woodford and our key objectives. We have provided some background reading in the attached pdf file.

Food will be provided as the meeting may last 3 or 4 hours.

We will need an idea of the numbers expecting to attend so that seating and food can be planned appropriately.

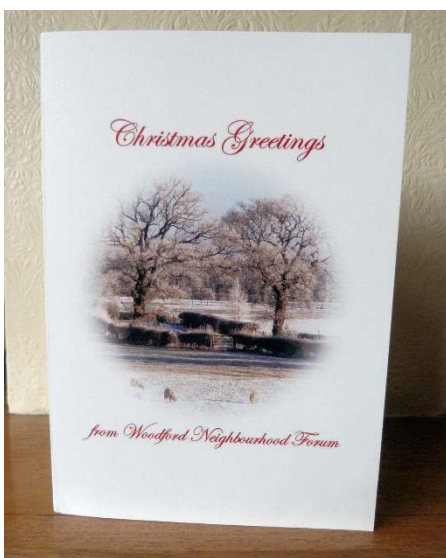
RSVP by noon on Wednesday 26th November.

If you have an email address we could contact you on, could you send a message to: woodfordneighbourhood@gmail.com. Alternatively, you can post a note in the letter box in the side of the entrance lobby at the Community Centre.

Background information in pdf files:

- Woodford NP pre-workshop
- Minutes of AGM 29 Sep 2014
- Presentations at AGM 29 Sep 2014

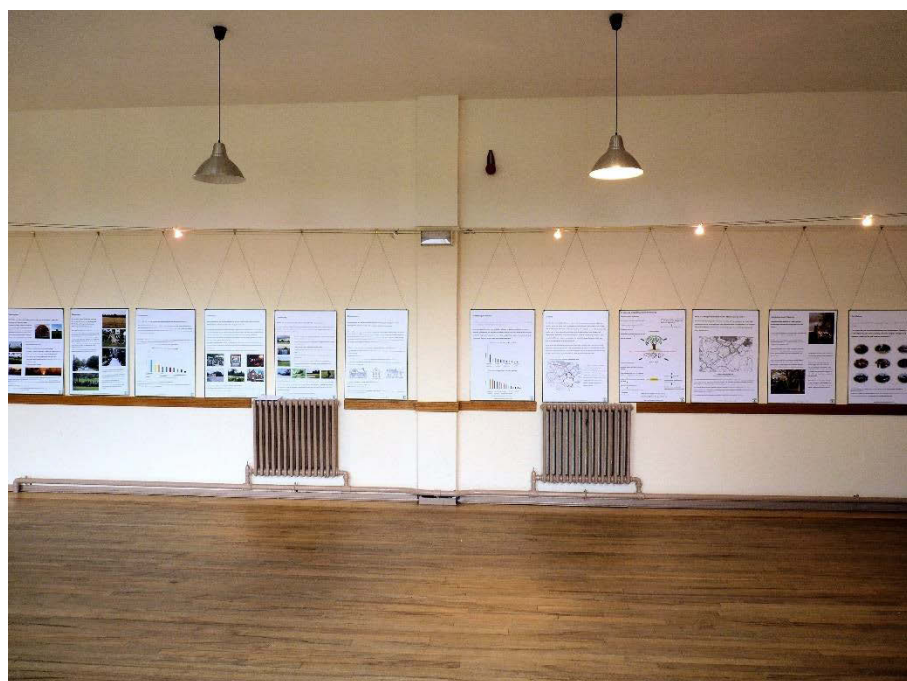
Xmas card 2015



This was hand delivered to WNF members. Full text can be viewed [here](#).

Exhibition

Details can be viewed [here](#).



Article in Parish Magazine February 2016. The Parish magazine is hand delivered to all households in Woodford

Woodford Neighbourhood Forum

Your village Your Plan Your Choice

Woodford Neighbourhood Forum (WNF) is developing a Plan which will be used by Stockport Council (SMBC) when deciding whether to grant permission when planning applications relating to the Neighbourhood Area are submitted to them.



New legislation allows local communities to have a say in planning decisions by producing a Neighbourhood Plan which sets out local rules specifically for their Neighbourhood Area, which can add local relevance alongside national and regional policies. WNF was set up following an initiative by Woodford Community Council. An application to SMBC for the area within the old Parish boundary was accepted, with the exclusion of the aerodrome site and the route of A6MARR (formerly known as SEMMMS). The rest of the parish is in our Neighbourhood Area and will be the subject of the Plan. Over the last two years WNF has progressed with the help of grant funding available from the government to support local communities developing a Plan. The overall aim of WNF is:

To promote and improve the social, economic and environmental well-being of the Area



WNF membership currently stands at 78 and all residents are very welcome to join. A group of volunteer members sit on a Management Committee of 23 residents plus two planning advisors from neighbouring communities. The members of the committee are elected annually at the AGM in September. The Management Committee meets monthly to make decisions on the way forward and between meeting actions are progressed. Volunteers are very welcome on any aspect of our work. A key task in the development of a Neighbourhood Plan is consultation with residents to gather views. To date WNF has conducted a residents' questionnaire, circulated newsletters, held a workshop for members, put on a public exhibition at the Community Centre, conducted a business survey, held two AGMs and set up a website and pages on social media. From this consultation and with the help of external planning consultants, the following draft Vision and objectives (aims) for Woodford have emerged:

The Vision for the Woodford Neighbourhood Plan is to manage and support beneficial change whilst retaining and enhancing the village's rural identity, character, quality of life and sense of community.



The draft objectives are:

1. **Environment:** Protect the area's Green Belt and preserve the open and rural character. Protect the landscape and important views.
2. **Community:** Preserve and enhance recreational assets and open space to promote a healthy community.
3. **Development:** Provide variety and mix that meets local needs and manage limited infilling including residential, employment and community uses.
4. **Movement:** Provide variety and mix that meets local needs and manage limited infilling including residential, employment and community uses.
5. **Employment:** Seek to protect and support local employment.
6. **Integration:** Ensure integration and linkage between the existing village and the aerodrome development to achieve an enhanced, enlarged community.

Expert advice has been sought from external consultants on specific topics. Much of this work is now complete, including a Housing Needs Report and a Movement Study. A Landscape Study, a Wild Life Study by Cheshire Wild Life Trust, and a Habitat Survey conducted by volunteers are underway. Alongside residents' views, the information provided by these studies will identify some of the special features of Woodford and help in the development of the Plan.

We are now entering a key stage in developing the criteria (policies) under each of those six objectives against which planning applications will be assessed (alongside local authority and national policies which always take priority). We will be consulting you soon on a variety of options.

Keep up to date

Look out for our posters and flyers. You can keep up to date via our website, or if you prefer, information is available in the foyer at the Community Centre. Here you will find the results of our questionnaire, images of our exhibition panels, our Annual Progress Report, the Housing Needs Report, the Movement Study Report, minutes of our meetings and lots of other useful background information.

Your chance to have your say

You can contact us via email or via a letter to the Community Centre using the addresses below.

WNF would like to thank everyone who has contributed their views so far.



Website: www.woodfordforum.co.uk Email: woodfordneighbourhood@gmail.com

Appendix B

- Residents Questionnaire 2014 as per attached document
- Kirkwells Town Planning Survey as per attached document
- AECOM Housing Needs Study as per attached document
- Business survey attached as per attached document
- Charity survey attached as per attached document
- Movement Survey Peter Brett Associates as per attached document
- AECOM Character and Heritage study as per attached document
- Woodford Environment Survey as per attached document
- Footpath Survey Report as per attached document
- Cheshire Wildlife Trust survey for Woodford as per attached document

Appendix C

- text of letter/email sent to statutory bodies and other interested parties regarding Pre-Submission Consultation

May 2018

Dear Sir / Madam,

Re: Woodford Neighbourhood Plan: Statutory Regulation 14 Consultation

Woodford Neighbourhood Forum has now reached Statutory Regulation 14 stage and is consulting statutory consultees and interested parties on the Draft Woodford Neighbourhood Plan.

As you/your company or organisation may have a current or potential interest in the future development of Woodford, you are kindly invited to express your views on the Woodford Neighbourhood Plan.

A copy of the Plan can be found on our website and printed reference copies will be available at Bramhall Library and Woodford War Memorial Community Centre from 16th May 2018.

On our website homepage <http://woodfordnf.co.uk/> you can find:

- The Draft Woodford Neighbourhood Plan
- A flyer explaining this consultation stage and providing a short overview of the Woodford Neighbourhood Plan
- The evidence supporting the Plan can be found on our website via this link: <http://woodfordnf.co.uk/neighbourhood-plan/pre-submission-consultation/> (* screenshot shown below)

You may choose from the following options for your response:

Online: Response forms can be filled in electronically via this link <http://woodfordnf.co.uk/have-your-say/>

Email: Responses can be submitted by email to woodfordneighbourhood@gmail.com

Post: Response forms can be returned to the address below:

Regulation 14 Response
Woodford Community Centre
Chester Road, Woodford
SK7 1PS

The response form is attached to this email as a Word document for you to complete and return if you wish to use this route for your response.

The consultation will be open from Wednesday 16th May to Saturday 30th June. Any suggested changes or additions will need to be compliant with both national and borough-level planning policies, and will also need to be evidence-based. All responses will be carefully considered by the Woodford Neighbourhood Forum Management Committee and the Plan amended, if necessary, before it is submitted to Stockport Metropolitan Borough Council.

Please note any representations must be returned to us by mid-night on the closing date of 30th June 2018.

With regards,

A handwritten signature in black ink that reads "E. M. Frearson". The signature is written in a cursive, slightly slanted style.

Evelyn Frearson
Honorary Secretary
Woodford Neighbourhood Forum

- Text of public notice for Regulation 14 Consultation of WNP

Woodford Neighbourhood Plan has now reached Statutory Regulation 14 stage and is consulting statutory consultees and interested parties on the Draft.

A copy of the Plan can be found on www.woodfordnf.co.uk

Printed reference copies and response forms are available at Bramhall Library and Woodford War Memorial Community Centre from 16th May 2018 until 30th June 2018.

- Below is a screenshot of the page on WNF' website showing the online response form

Woodford Neighbourhood Forum



Woodford Neighbourhood Plan Consultation

Over the last four years, members of the Woodford Neighbourhood Forum Management Committee have been working hard to develop a Woodford Neighbourhood Plan (WNP).

Using feedback from residents, information from professional studies and advice from Stockport Council (SMBC) we are pleased to say that we have prepared a draft WNP that we can now recommend to you.

A consultation will run from the 16th May to the 30th June so that people who live, work or carry on business in the designated Neighbourhood Area*, may review and comment on the Draft WNP.

*The Neighbourhood Area does **not** include the former Woodford Aerodrome site.

It is an important document that will affect you.

Now is your chance to have your say before we submit the WNP to SMBC for the next stages in the process of consultation and approval.

Please take this opportunity to look at the draft WNP and let us know whether you support it. Where you have an objection, it is important that you tell us what change we could make to overcome your objection.

Your Village, Your Plan, Your Say

What happens after that?

Your views will be collated and the draft WNP will, if required, be amended, before we proceed to the next stages which are:

We submit the WNP to SMBC.

SMBC organises a further formal six-week consultation period.

SMBC appoints an independent Examiner to check the WNP.

Any amendments required will be made and, if deemed necessary, there will be further rounds of consultation.

SMBC organises a referendum of Woodford residents on the WNP.

If approved*, the WNP becomes part of SMBC statutory Development Plan policy.

WNP policies and aspirations will then be used together with national and local authority policies to make decisions on planning applications and to promote improvements in the area.

*Approval requires 50% or more of those who vote in the referendum to support the Plan. Then it becomes part of the statutory Development Plan policy and a basis for the determination of all planning applications and appeals.

Where can I view the Plan?

From 16th May 2018 you will find the draft WNP, the information supporting it and how to respond on our website: www.woodfordnf.co.uk , click on “have your say”

If you are not online, the Plan and comments form can be accessed in Bramhall Library.

Please respond by 30th June 2018

online at www.woodfordnf.co.uk , click on “have your say”

or by email to woodfordneighbourhood@gmail.com

or by via the attached response form which can be put through the letter box at the Woodford Community Centre or posted to Woodford Community Centre, Chester Road, Woodford, SK7 1PS

It is important that you include your name and address

Your Village, Your Plan, Your Say

Woodford Neighbourhood Plan



Introduction

A Neighbourhood Plan is, of necessity, a detailed and complex document written in 'planning speak'. However at its heart, it addresses the simple issues of how we would like our village to develop over the next 15 years and how this links into the broader plans for Stockport Borough and national planning law

The Plan consists of four layers:

1. What it seeks to achieve set out as the Vision and Objectives (Section 6 in the Plan).
2. The Policies which aim to achieve the Vision and Objectives (Section 7 in the Plan).
3. The detail and supporting evidence to justify the policies (Section 8 in the Plan).
4. Aspirations for the village, which cannot be policies in a neighbourhood plan, but which we seek to achieve via liaison with the relevant authorities (Section 9 in the Plan).

We would suggest you concentrate on sections 6, 7 and 9. Does the Plan reflect the Vision and Objectives you think are reasonable for Woodford? If not then please tell us why. The Policies, which have to use 'planning speak', give the detail for future planning. If you want to know how a particular Policy was justified, then you can delve into the detail in section 8. If you are happy with the overview, then you don't need to spend time on the detail. In this case just let us know that you approve our proposal.

Your Village, Your Plan, Your Say

Woodford Neighbourhood Plan



Further rounds of consultation

This consultation is an opportunity for everyone who lives, works or has a business in Woodford to express their view. It is important that the consultation produces a representative picture, so it would be useful if you could respond to this consultation.

Be prepared for further rounds of consultation. Legislation requires at least two rounds of consultation, examination by an independent examiner and, if required, amendments and further consultation after each step. Finally, the Neighbourhood Plan will be voted on by residents in a referendum.

This will be a lot of work for us and rather tedious and repetitive for you, but please stay engaged. We need you to provide your views and eventually vote in the referendum. Thank you.

You will find an overview of the Plan on the following pages in this leaflet, with the aim of providing a flavour in a nutshell and demystifying some of the planning jargon. We hope this is helpful.

A response form can be found at the back of this leaflet, if you prefer to use the paper version.

Your Village, Your Plan, Your Say

Woodford Neighbourhood Plan in a nutshell

Summary of Vision, Objectives, Policies and Aspirations

These notes aim to provide you with an overview of the contents to aid you in making an informed response to the consultation. You will find the main document on our website: <http://woodfordnf.co.uk/>

Vision

A vision and objectives arose from consultation with residents.

To manage and support beneficial change whilst retaining and enhancing Woodford's rural identity, character, quality of life and sense of community.

Objectives

The objectives identified to achieve this vision were divided into four themes, where planning policies specific to Woodford have been developed, as follows:

Environment: To preserve and protect the openness of the Green Belt, the rural character, the landscape, important views, natural features and biodiversity.

Employment: To seek to protect and support local employment.

Community: To preserve and enhance recreational and heritage assets to promote a healthy community.

Development: To provide variety and mix that meets local needs and manage limited infilling, including residential, employment and community uses.

These objectives are presented in Section 7: Woodford Neighbourhood Plan Policies in the Plan document.

Aspirations

Other community aspirations, which are not matters of planning policy, have been presented in Section 9: Village Action Plan in the Plan document and are as follows:

Movement: To create safer roads, streets and lanes and increase public access to countryside by foot, cycle and bridleway and to encourage sustainable transport.

Integration: Ensure integration and linkage between the existing village and the Aerodrome development to achieve an enhanced, enlarged community.

Environment: Supporting clean air

*Planning policies (see next page) are criteria against which planning applications are assessed. When the Woodford Neighbourhood Plan is adopted, all planning proposals will have to comply with all the policies in the National Planning Policy Framework, all the policies in the SMBC Development Plan and all the policies in the Woodford Neighbourhood Plan. Each policy in the Woodford Neighbourhood Plan should be read as part of the total set and not as a stand-alone policy.

Aims of Policies* (details are in Section 7: Woodford Neighbourhood Plan Policies in the Plan document)

Policy	Aims
Policy ENV1	To protect and enhance views and vistas within and out from the Neighbourhood Area.
Policy ENV2	To protect and enhance countryside and green spaces and public access to them.
Policy ENV3	To protect and enhance natural features, which are key aesthetic components of the landscape.
Policy ENV4	To increase biodiversity and habitats for wildlife and to avoid, or compensate for any losses.
Policy ENV5	To minimise light pollution and ensure environmentally friendly lighting is used, with particular reference to bats.
Policy EMP1	To permit and promote small-scale employment, which has no negative effects on the environment.
Policy EMP2	To retain existing employment.
Policy EMP3	To reuse redundant buildings for employment as a priority over new-build.
Policy COM1	To allow provision of new community facilities, provided that no harm is caused to other village features that are valued by the community.
Policy COM2	To prevent loss of, or harm to, existing village features that are valued by the community. To allow improvement, relocation, or addition of new village features of value to the community, provided no harm to existing features of value is caused.
Policy COM3	To conserve and enhance the heritage value of heritage structures or buildings and their setting.
Policy DEV1	To define development that may be considered acceptable as rural exceptions in Green Belt.
Policy DEV2	To provide the criteria for small-scale infilling in Woodford, consistent with Green Belt policy.
Policy DEV3	To define the criteria/conditions for supporting development of affordable housing in Woodford.
Policy DEV4	To define the criteria for supporting the complete redevelopment of farm buildings into new housing.
Policy DEV5	To define the criteria for supporting the replacement of existing dwellings with new dwellings.
Policy DEV6	To define the criteria for supporting extensions to dwellings.
Policy DEV7	To define the criteria for supporting sub-division of existing dwellings into self-contained residential units.
Policy DEV8	To achieve a high standard of development design, compatible with the rural landscape, environment and ecological network and to achieve high standards of energy efficiency, aimed at reducing carbon emissions.
Policy DEV9	To define the criteria for an additional dwelling in tandem with, or behind, an existing dwelling within an existing garden.

Aims of Aspirations (details are in the Section 9: Village Action Plan in the Plan document)

Aspiration	Aims
Aspiration 1	To create a safe and secure network of walking routes around and within Woodford and improve links with surrounding areas.
Aspiration 2	To create a safe and secure cycling network.
Aspiration 3	To achieve better quality and more frequent bus services for Woodford with a greater range of destinations.
Aspiration 4	To achieve improved safety for all road users, and to encourage increased levels of walking and cycling, including speed reduction schemes where appropriate.
Aspiration 5	To support the provision of accessible information about facilities, services and activities throughout the extended village and its communication to new residents.
Aspiration 6	To encourage and support the development of physical infrastructure, which facilitates linkages throughout the extended village.
Aspiration 7	To establish and maintain a dialogue with the land owner, developer and local authority and with the community to promote effective integration of the old village and new development.
Aspiration 8	To achieve clean air in Woodford by avoiding the burning of waste and supporting initiatives that would reduce levels of air pollution on roads and in homes.

Woodford Neighbourhood Plan Response Form

Please be assured that under no circumstances whatsoever do we part with your details to third parties. Your views are important to us and as such we fully respect your privacy. Any data collected here is used solely for the purpose of preparing the Woodford Neighbourhood Plan

Please respond by 30th June 2018.

This consultation will run from 16th May 2018 until 30th June 2018

*Name:

*Organisation - If you are replying on behalf of a business based in Woodford please enter the name of your organisation here:

*Address:

*Postcode:

email:

*Required field

I do not reside in Woodford but I am employed / work in Woodford ☐

Let us know whether you agree with the proposed Woodford Neighbourhood Plan? If not, what would you change? Is there anything else we should consider?

SUPPORT	I support the proposed Woodford Neighbourhood Plan	
OBJECT	I object to the proposed Woodford Neighbourhood Plan*	

* If you object, please give reasons in the comments boxes below

Comments

Please use the spaces provided below for more detailed comments, whether you support or object (you may use extra paper if necessary).

My comments about the environment policies:

My comments about the employment policies:

My comments about the community & heritage policies:

My comments about the development policies:

My comments about the Village Action Plan:

My comments in general about the Woodford Neighbourhood Plan:

☐

I wish to be kept informed by email about Plan progress and Forum news

☐

I do not wish to be kept informed by email about Plan progress and Forum news

Please post / deliver this response to Woodford Community Centre, Chester Road, Woodford. SK7 1PS. Letterbox is on the side of the main hall porch. Thank you for your time and input, it is much appreciated.

Your Village, Your Plan, Your Say – Response Deadline 30th June 2018
www.woodfordnf.co.uk

Appendix D

Schedule of comments and responses to the Pre-Submission Consultation as per attached document.

Appendix E

Greater Manchester Spatial Framework (GMSF)

Greater Manchester Combined Authority (GMCA)

The GMCA website provides the following information:

“The GMCA is made up of the ten Greater Manchester councils and Mayor, who work with other local services, businesses, communities and other partners to improve the city-region.

The ten councils (Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Stockport, Tameside, Trafford and Wigan) have worked together voluntarily for many years on issues that affect everyone in the region, like transport, regeneration, and attracting investment.

The GMCA gives local people more control over issues that affect their area. It means the region speaks with one voice and can make a strong case for resources and investment. It helps the entire north of England achieve its full potential.”

<https://www.greatermanchester-ca.gov.uk/about>

Greater Manchester Manchester Spatial Framework (GMSF)

The GMCA website provides the following information:

“The Greater Manchester Spatial Framework is a joint plan for Greater Manchester that will provide the land for jobs and new homes across the city region, setting out ambitious plans as we seek to make Greater Manchester one of the best places in the world.

The framework, which is being produced by all 10 councils working together in partnership, will ensure that we have the right land available in the right places to deliver the homes and jobs we need up to 2035, and will identify the new infrastructure such as transport, schools, health centres and utility networks required to achieve this. By working in a coordinated way, we can ensure the right decisions can be taken both locally and at a Greater Manchester level.”

<https://www.greatermanchester-ca.gov.uk/gmsf>

27,000 responses were submitted to the GMCA consultation on the GMSF from October 2016 to January 2017, the majority of which were objections. The most common reason for objection was the proposed release of land in Green Belt for development. The public outcry resulted in a radical rewrite of GMSF, instigated by the Greater Manchester Mayor, Andy Burnham.

In July 2018 GMCA issued this update via email:

“REVISED plans for the timetable of the publication and consultation on the Greater Manchester Spatial Framework (GMSF) will go before Leaders at next week’s Greater Manchester Combined Authority (GMCA) meeting.

Leaders agreed at June’s GMCA meeting that the Spatial Framework consultation would be delayed to make sure that it uses the most-up-to-date figures. This came after official population estimates showed slower projected growth in Greater Manchester’s population. This could mean there will be lower household growth projections when the figures are released in September 2018.

Greater Manchester Leaders will be presented with a report on the GMSF timetable at the next GMCA meeting on July 27. This will outline plans for the draft GMSF to be reported to the October GMCA meeting for approval before a 12-week consultation period.

After this consultation, further work will take place on the plan before a new draft goes before the GMCA for approval and another consultation period takes place next year. This plan will then be approved by the Combined Authority for submission to the Secretary of State for Housing Communities and Local Government towards the end of 2019 or start of 2020.

The GMSF will be Greater Manchester's plan to solve the housing crisis and realise Greater Manchester's economic vision by ensuring we have the right land available in the right places to deliver the homes and jobs we need over the next 20 years, and will identify the new infrastructure required to achieve this. The plan will help Greater Manchester to ensure the city-region makes the most of brownfield sites and town centres and minimises the need for Green Belt development."

<https://mail.google.com/mail/u/0/#search/GMCA/164b80f4e6c907a9>

At the time of preparation of this Consultation Statement in September 2018, the GMSF has no status in planning. Therefore, the Woodford Neighbourhood Plan cannot make reference to, or consider the impact of GMSF, as several objections to the WNP have suggested, when it effectively does not yet "exist".

Appendix F

Residents' Questionnaire, 2014 - As shown in Appendix B

Forum AGM and update meeting, 2014 - As detailed in Section 3 Consultation Process

Forum Workshop, 2015 - As detailed in Section 3 Consultation Process

Housing Needs Assessment, July 2015

WNF commissioned a Housing Needs Assessment and this was carried out by AECOM. Technical support from AECOM was commissioned through Locality to provide advice on demographic, economic, market and social data at local level. AECOM produced a report entitled Neighbourhood Plan Housing Policy Advice: Woodford Neighbourhood Forum'. This is shown in Appendix B

- AECOM is a global network of experts including planning experts who have provided Housing Needs Assessments for local authorities, including Stockport Metropolitan Borough Council.
- Locality is the national network of ambitious and enterprising community led organisations, working together to help neighbourhoods thrive. They offer financial and technical support to help us achieve our ambitions.

Public Exhibition, 2015 - As detailed in Section 3 Consultation Process

Charity Survey, 2015 - As shown in Appendix B

Business Survey, 2015 - As shown in Appendix B

Movement Survey, 2015 - As shown in Appendix B

Forum AGM and update meeting, 2015 - As detailed in Section 3 Consultation Process

Character and Heritage Assessment, 2016 - As shown in Appendix B

Environment Surveys, 2015 -2017 - As shown in Appendix B

Footpaths survey 2017 – 2018 - As shown in Appendix B

Consultation on Draft Policies, 2016 -2017 - As detailed in Section 3 Consultation Process

Protecting & Enhancing Woodford's Natural Environment Assessment, 2017
As shown in Appendix B

Consultation on Draft Pre-Submission (Reg14) Policies May 2018 – June 2018
As detailed in Section 5

Appendix G

Amendments to WNP following Pre-submission Consultation

As shown in attached document.