

Woodford Neighbourhood Plan: Basic Conditions Statement

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1. Introduction

1.1. Planning Practice Guidance

Planning Practice Guidance (Paragraph: 065 Reference ID: 41-065-20140306)¹ sets out that only a draft Neighbourhood Plan or Order that meets each of a set of basic conditions can be put to a referendum and be made. The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to Neighbourhood Plans by section 38A of the Planning and Compulsory Purchase Act 2004. The basic conditions are:

- a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or Neighbourhood Plan).
- b. having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order. This applies only to Orders.
- c. having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order. This applies only to Orders.
- d. the making of the order (or Neighbourhood Plan) contributes to the achievement of sustainable development.
- e. the making of the order (or Neighbourhood Plan) is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area).
- f. the making of the order (or Neighbourhood Plan) does not breach, and is otherwise compatible with, EU obligations.
- g. prescribed conditions are met in relation to the Order (or plan) and prescribed matters have been complied with in connection with the proposal for the order (or Neighbourhood Plan).

1.2. Aims of Woodford Neighbourhood Plan Basic Conditions Statement

This Basic Conditions Statement sets out how the Woodford Submission Neighbourhood Plan has been prepared to meet the basic conditions. It has been prepared and submitted as a supporting document for consideration by the Neighbourhood Plan Independent Examiner.

2. Legal Requirements

2.1. The Submission Plan is being submitted by a qualifying body

The Woodford Neighbourhood Plan is being submitted by a qualifying body, namely Woodford Neighbourhood Forum.

2.2. What is being proposed is a neighbourhood plan

The plan Proposal relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

2.3. The proposed Neighbourhood Plan states the period for which it is to have effect

The proposed Woodford Neighbourhood Plan states the period for which it is to have effect. That period is from the Plan being made (2018) up to 2030.

2.4. The policies do not relate to excluded development

The Neighbourhood Plan proposal does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990. 2.5 The proposed Neighbourhood Plan does not relate to more than one neighbourhood area and there are no other neighbourhood plans in place within the neighbourhood area. The Neighbourhood Plan proposal relates to the Woodford Neighbourhood Area and to no other area. There are no other Neighbourhood Plans relating to that neighbourhood area.

3. Introduction and Background to Woodford Neighbourhood Plan

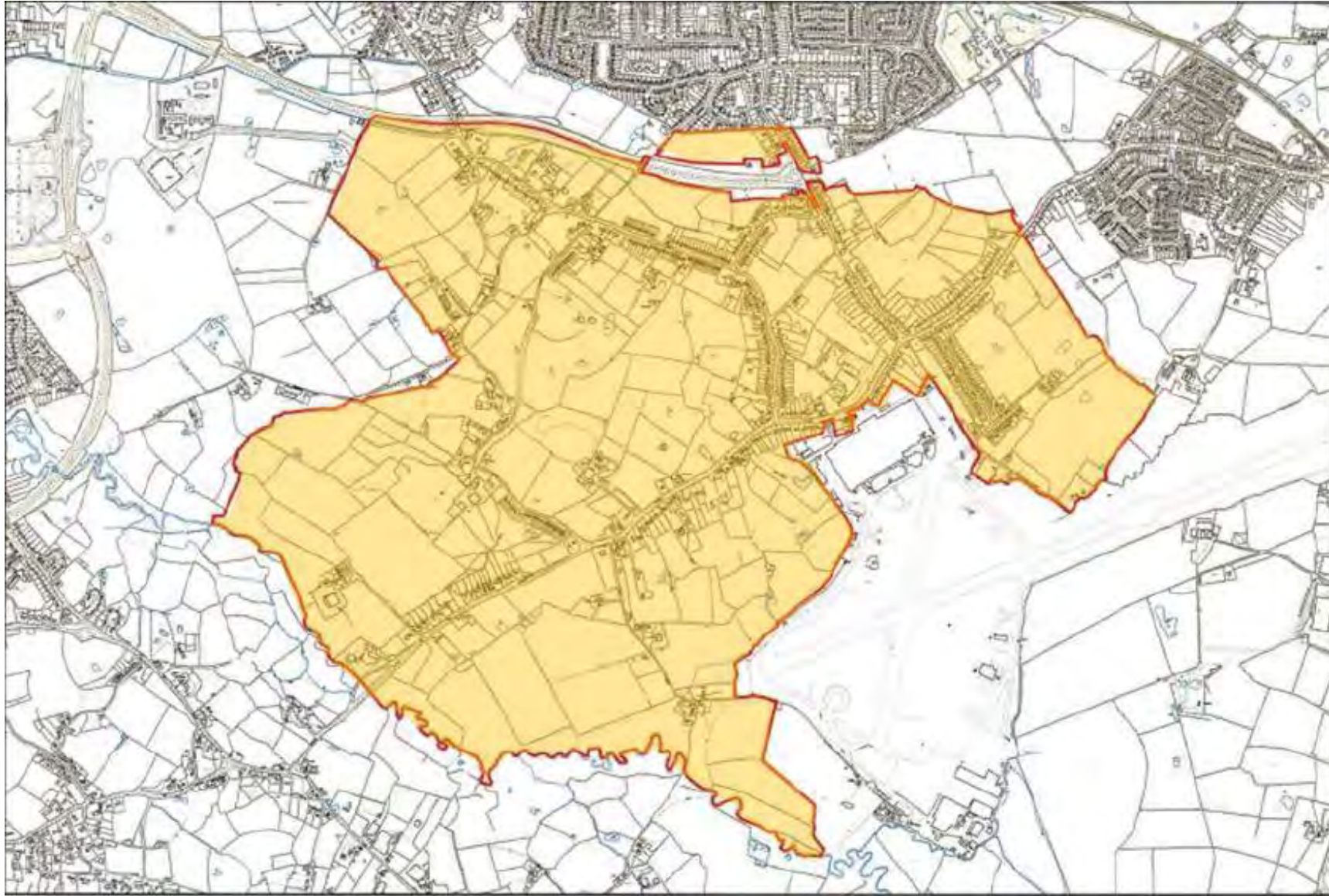
Woodford Neighbourhood Forum arose in 2013 as an initiative by Woodford Community Council in response to the Localism Act 2011, which allows local communities to develop a Neighbourhood Plan. Members of the WCC Management Committee enlisted 24 supporters from within the

Woodford community and submitted the application to become a Forum to Stockport Metropolitan Borough Council (SMBC). The Forum and its Neighbourhood Area were approved in October 2013. A management committee was formed and officers elected at the first Forum meeting in May 2014. In consultation with the community, and using evidence from volunteers and professional studies, a draft Neighbourhood Plan has been prepared, which will be submitted for Regulation 14, Pre-submission Consultation.

Woodford is a settlement located on the southern boundary of the Metropolitan Borough Council of Stockport in Greater Manchester, bordering Cheshire. The Woodford Neighbourhood Area is designated as Green Belt. Development in Woodford comprises ribbon development along a network of roads and lanes through countryside. It falls within the Shropshire, Cheshire and Staffordshire Plain National Character Area, which is described as a pastoral area of rolling agricultural plain. The structure and setting are an integral part of Woodford's character. Development is largely low density with significant gaps in the housing line along roads and lanes. The aspect is open and flat and the land slopes gently down to the east, with the result that there are far reaching views from public lanes, footpaths and private residencies across farmland and to the Pennine hills. The area is poorly drained, resulting in surface flooding in wet weather. The countryside contains numerous mature native trees, particularly oaks, a network of native hedgerows, ditches, brooks, a river and a large number of permanent and seasonal ponds. These are all an intrinsic part of the character of the landscape and important wildlife habitats.

The Woodford Neighbourhood Area is shown in Figure 1.

Figure 1. Woodford Neighbourhood Area



4. Aims of Policies in Woodford Neighbourhood Plan

Policy	Aims
Policy ENV1	To protect and enhance views and vistas within and out from the Woodford 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, features in the Woodford Neighbourhood Area that are valued by the community. To allow improvement, relocation, or addition of new features of value to the community in the Neighbourhood Area, provided no harm to existing features of value is caused.
Policy COM3	To recognise the community value of heritage to the Woodford Neighbourhood Area and the contribution this makes to local quality of life.
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 the Woodford Neighbourhood Area, consistent with Green Belt policy.
Policy DEV3	To define the criteria/conditions for supporting development of affordable housing in the Woodford Neighbourhood Area.
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.

5. Compliance with Basic Conditions

This Basic Conditions Statement has been produced to explain how the proposed Woodford Neighbourhood Plan has been prepared in accordance with the Neighbourhood Planning General Regulations 2012 and how the basic conditions of neighbourhood planning and other considerations as prescribed by Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 have been considered to have been met.

The whole of Woodford Neighbourhood Area is currently in Green Belt. Therefore, planning decisions for the Woodford Neighbourhood Area must be in accordance with national planning guidance regarding development in the Green Belt and the UDP.

The Woodford Neighbourhood Plan complies with the Basic Conditions because it:

- Has regard to national policies and advice contained in guidance
- Is in general conformity with the strategic policies of the local development plan
- Contributes to the achievement of sustainable development
- Is compatible with, EU obligations
- Is compatible with Human Rights legislation

5.1. Compliance with national policies and guidance and strategic policies of the local development plan

Woodford Neighbourhood Plan has regard to national policies and advice contained in guidance and is in general conformity with the strategic policies of the local development plan, as shown in Tables 1 and 2 below.

At the time of preparation of the Submission version of the Woodford Neighbourhood Plan (September 2018) the most up to date versions of relevant national and local policies were:

- National Planning Policy Framework (NPPF) and Planning Practice Guidance 2012
- Stockport Metropolitan Borough Council (SMBC) Core Strategy, 2011
- SMBC Unitary Development Plan Saved Policies, 2011 (SMBC UDP)

The Greater Manchester Spatial Framework* is at a very early stage of development and does not have any status in planning at the time of preparation of the Woodford Neighbourhood Plan.

* 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 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 Basic Conditions 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".

Table 1. Summary of compliance of Woodford Neighbourhood Plan with evidence and local and national policies

	Evidence	NPPF (2012)	SMBC Core Strategy	SMBC UDP	EU and UK Habitat Regulations	Heritage	Sustainability
Vision							
Environment Objective							
Employment Objective							
Community and Heritage Objective							
Development Objective							
Policy ENV1							
Policy ENV2							
Policy ENV2							
Policy ENV4							
Policy ENV5							
Policy EMP1							
Policy EMP2							
Policy EMP3							
Policy COM1							
Policy COM2							
Policy COM3							
Policy DEV1							
Policy DEV2							
Policy DEV3							
Policy DEV4							
Policy DEV5							
Policy DEV6							
Policy DEV7							
Policy DEV8							
Policy DEV 9							

Key

Complies



Neutral



Table 2: Compliance of Woodford Neighbourhood Plan (WNP) policies with national policies, LPA policies, other national policies/advice and supporting evidence [for more details please refer to WNP Appendix 2]

WNP Policy	NPPF Policy /paragraph	SMBC Core Strategy Policy /paragraph	SMBC UDP Policy /paragraph	Other national policies/advice	Supporting evidence	Community Engagement
ENV1	79, 81, 101.	3.307, 3.28.	LC1.1.	DEFRA white paper, The Natural Choice. Natural England Notes EIN020, and EIN018.	WNF Landscape and Environment Studies reported in WNF04. AECOM Heritage and Character Assessment.	Kirkwells Reports WNF Reports: WNF01-03.
ENV2	73, 74, 75, 79.	3.286	L1.1, L1.5, and 2.8	DEFRA white paper, The Natural Choice. Natural England Notes EIN020, and EIN018.	WNF Landscape and Environment Studies reported in WNF04. AECOM Heritage and Character Assessment. SMBC Rights of Way Improvement Plan. Greater Manchester Moving programme	Kirkwells Reports WNF Reports: WNF01-03.
ENV3	17, 81, 109, 156, 170	2.2, 2.45, 3.286, 3.287, 3.293, 3.345, 3.346, 3.347, 3.361, 3.370	LCR1.1	DEFRA white paper, The Natural Choice. Natural England Notes EIN020, and EIN018.	WNF Landscape and Environment Studies reported in WNF04. Cheshire Wildlife Trust Report 4: Protecting and Enhancing Woodford's Natural Environment	Kirkwells Reports WNF Reports: WNF01-03.

WNP Policy	NPPF Policy /paragraph	SMBC Core Strategy Policy /paragraph	SMBC UDP Policy /paragraph	Other national policies/advice	Supporting evidence	Community Engagement
ENV4	7, 9, 81, 109, 114, 117, 118, 143.	Objective 5, Paragraphs: 3.286, 3.296, 3.345 3.361, 3.364, 3.370.	NE3.1	<p>DEFRA white paper, The Natural Choice.</p> <p>UK Biodiversity Action Plan and UK Post-2010 Biodiversity Framework (now subsumed into the NERC 2006 Section 41 species NERC = Natural Environment & Rural Communities Act).</p> <p>Greater Manchester Biodiversity Action Plan.</p> <p>Amendments to the Wildlife and Countryside Act 1981.</p> <p>The 2011 Association of Local Government Ecologists (ALGE) Biodiversity Toolkit.</p> <p>Environment Agency advice on flood risk, groundwater contamination and biodiversity</p>	<p>WNF Landscape and Environment Studies reported in WNF04.</p> <p>Cheshire Wildlife Trust Report 4: Protecting and Enhancing Woodford's Natural Environment.</p> <p>AECOM Heritage and Character Assessment.</p>	<p>Kirkwells Reports</p> <p>WNF Reports: WNF01-03.</p>
ENV5	125	Objective 5d 3.298, 3.348	2.17	The Bat Conservation Trust report on Bats and Lighting in the UK		No objections to draft policy at policy consultation.

WNP Policy	NPPF Policy /paragraph	SMBC Core Strategy Policy /paragraph	SMBC UDP Policy /paragraph	Other national policies/advice	Supporting evidence	Community Engagement
EMP1	28, 37, 41, 79	CS1, AED-4	GBA2.3			Kirkwells Reports WNF Reports: WNF01-03. Woodford Business Survey Report
EMP2	22	AED-4 para 3.270, AED-6 para 3.277				Kirkwells Reports WNF Reports: WNF01-03.
EMP3	17, 28					Kirkwells Reports WNF Reports: WNF01-03. Woodford Business Survey Reports
COM1	69, 70, 73, 74, 89, 90, 111	3.152-3.155				Kirkwells Reports WNF Reports: WNF01-03.
COM2	70, 74, 126-141, 169, 170	3.152-3.155, 3.190, 3.187		The Historic England Advice note 7.	AECOM Heritage and Character Assessment.	Kirkwells Reports WNF Reports: WNF01-03.
COM3	121-141	3.300-302 3.352-354 3.388-3.94 3.393	Section 4	The Historic England Advice note 7. Enterprise and Regulatory Reform Act 2013 Part 5. The Government Heritage statement of 2017	AECOM Heritage and Character Assessment.	Kirkwells Reports WNF Reports: WNF01-03.

WNP Policy	NPPF Policy /paragraph	SMBC Core Strategy Policy /paragraph	SMBC UDP Policy /paragraph	Other national policies/advice	Supporting evidence	Community Engagement
DEV1	89	3.127	GBA1.2, GBA1.5, GBA1.6 and GBA1.7		AECOM Housing Needs Assessment. AECOM Heritage and Character Assessment.	Kirkwells Reports WNF Reports: WNF01-03.
DEV2	89	3.108	GBA1.2		AECOM Housing Needs Assessment.	Kirkwells Reports WNF Reports: WNF01-03.
DEV3	89	3.126			AECOM Housing Needs Assessment.	Kirkwells Reports WNF Reports: WNF01-03.
DEV4	17, 51, 89	GBA1.2, GBA1.5, GBA1.6,				
DEV5	79, 89	3.112	GBA1.2 and GBA1.5		AECOM Housing Needs Assessment. AECOM Heritage and Character Assessment.	Kirkwells Reports WNF Reports: WNF01-03.
DEV6	79, 89	3.112	GBA1.5		AECOM Heritage and Character Assessment.	Kirkwells Reports WNF Reports: WNF01-03.
DEV7	50	GBA1.5	GBA1.5		AECOM Housing Needs Assessment. AECOM Heritage and Character Assessment.	Kirkwells Reports WNF Reports: WNF01-03.

WNP Policy	NPPF Policy /paragraph	SMBC Core Strategy Policy /paragraph	SMBC UDP Policy /paragraph	Other national policies/advice	Supporting evidence	Community Engagement
DEV8	17, 56, 59	3.112 CS3 para 3.10	LCR1.1	SMBC: The Design of Residential Development Supplementary Planning Document, 2007 para 7.31		
DEV9	79, Annex 2 Glossary				AECOM Heritage and Character Assessment.	Kirkwells Reports WNF Reports: WNF01-03.

5.2. Contributes to the Achievement of Sustainable Development

Table 3: Woodford Neighbourhood Plan Sustainability Assessment

Utilising SMBC Assessment Wheel SEA Screening Questions

Decision Making Criteria	Assessment	WNP Policy	Woodford Village Aspirations
Will it improve human health?	Yes, potentially	ENV1 – ENV5	Aspirations 1 and 2
Will it reduce death rates?	Yes, potentially if it improves health	ENV1 – ENV5	Aspirations 1 and 2
Will it reduce and/or manage limiting long term illnesses?	Yes, potentially could reduce incidence of cardiovascular disease, diabetes, heart disease, cancer and depression through exercise, exposure to nature and cleaner air	ENV1 – ENV5	Aspirations 1 and 2
Will it reduce smoking, alcohol use and obesity?	Yes, potentially obesity if more people cycle or walk		Aspirations 1 and 2
Will it reduce accidents?	Yes, potentially if road safety measures are implemented	Aspiration 4, EMP3 4 th para	
Will it foster a healthy environment for residents at work and at rest?	Yes, potentially if air is cleaner, they walk and cycle and enjoy nature.	ENV1 – ENV5, DEV8 para e	Aspirations 1-8
Will it reduce health inequalities?	NA		
Will it reduce poverty?	NA		
Will it help to create a cohesive community?	Yes, potentially	COM1, COM2	Aspirations 5-7
Will it protect and improve existing community services and facilities?	Yes, potentially	COM1, COM2	

Decision Making Criteria	Assessment	WNP Policy	Woodford Village Aspirations
Will it offer opportunities for residents to interact?	Yes, potentially	COM1 and 2	Aspirations 5-7
Will it ensure access to an affordable & decent home?	Neutral		
Will it improve access to employment, particularly for low income families?	Neutral		
Will it encourage independent living?	NA		
Will it improve access to health & welfare services and information?	NA		
Will it ensure access as determined by Disability Discrimination Legislation?	NA		
Will it encourage healthy lifestyles, including sustainable transport options?	Yes, if movement aspirations are implemented	ENV2 para a, ENV3	Aspirations 1-4
Will it improve and increase access to leisure, physical activity & sport, cultural and arts facilities?	Yes	COM1 and COM2, ENV2 para a	
Will it maintain and where possible increase the area and quality of green belt and green chain in Stockport?	Yes	ENV1-ENV5	
Will it improve access to wildlife, wildlife sites and local green space?	Yes	ENV2-ENV4	
Will it ensure access to local shops with supplies of locally and/or organically sourced healthy food?	NA		
Will it maintain or improve access to and provision of allotments?	NA		
Will it help to create communities where people feel safe?	NA		
Will it promote design that discourages crime / anti-social behaviour?	NA		
Will it promote a safe public transport system?	Yes		Aspiration 3

Decision Making Criteria	Assessment	WNP Policy	Woodford Village Aspirations
Will it promote safe cycling and pedestrian routes?	Yes		Aspirations 1 and 2
Will it promote opportunities for reducing re-offending rates?	NA		
Will it promote use of standards such as C4SH & BREEAM?	NA		
Will it promote provision of appropriate housing dwelling mix and tenure?	Yes	DEV1-7, 9	
Will it respect, protect and enhance existing sites, areas and settings of historical, archaeological, architectural or cultural interest?	Yes	COM3	
Will it encourage the use of sustainable transport options and reduce congestion?	Yes, potentially		Aspirations 1-4
Will it encourage the use of innovative design including ideas such as passive solar, green roofs or creative use of space?	Yes	DEV8	
Will infrastructure be designed to promote development of such places, spaces and buildings?	NA		
Will it promote the sensitive re-use of historic or culturally important buildings where appropriate?	Yes	COM3	
Will it conserve and enhance local landscape character?	Yes	ENV1-3, DEV8	
Will it protect and enhance the uniqueness of places and spaces?	Yes	ENV2, COM3, DEV8	
Will it ensure local environmental quality is maintained and/or improved?	Yes	ENV1-5	
Will it avoid damage to nationally and locally designated sites of nature conservation or geological interest?	NA		

Decision Making Criteria	Assessment	WNP Policy	Woodford Village Aspirations
Will it create any new wildlife sites?	Designates Habitats of High and Medium Distinctiveness and Wildlife Corridors	ENV4	
Will it help protect any species at risk?	Yes	ENV4, DEV8 para e	
Will it minimise fragmentation of habitats?	Yes	ENV4, DEV8 para e	
Will it ensure protection against climate change impacts?	Yes	ENV2-5, DEV8 para d and e	
Will it enhance biodiversity?	Yes	ENV4, DEV8 para e,	
Will it maintain and improve the quality of ground and surface waters?	Yes, ponds are protected	ENV4, DEV8 para e	
Will it ensure sustainable management of water courses?	Yes, rivers and streams are protected	ENV4	
Will it protect soil resources?	NA		
Will it protect agricultural land?	Yes	ENV2	
Will it protect and enhance the natural environment resource of Stockport Borough?	Yes	ENV1-5, DEV8 para e	
Will it ensure sustainable management of our mineral resource?	NA		
Will it reduce contamination and pollution of land?	NA		
Will it reduce pollution of water systems?	NA		
Will it help maintain and improve local air quality?	Yes	ENV5, DEV8 para e	Aspirations 1-4,
Will it minimise the environmental impact of travel (e.g. noise, air pollution, congestion)	Yes	EMP1 para d	Aspirations 1-4
Will it minimise or promote alternatives to the use of fossil fuels?	Yes	DEV8	Aspirations 1-4
Will it help to minimise carbon emissions?	Yes	DEV 8 para d, ENV5	Aspirations 1-4
Will it minimise excessive noise?	Yes		Aspirations 1-4

Decision Making Criteria	Assessment	WNP Policy	Woodford Village Aspirations
Will it encourage water efficiency, including recycling and re-use, through efficient building design and construction (including promotion of SUDS)?	Yes, applying SMBC Gold Standard	DEV 8 para d	
Will it minimise risk to people, property and ecosystems from flooding?	NA		
Will it encourage energy efficient buildings and the efficient use of energy?	Yes	DEV8	
Will it encourage low carbon technologies?	Yes	DEV8	
Will it reduce Urban Heat Island effects?	NA		
Will it encourage use of non-hard surfaces and reduce loss of permeable surfaces?	Yes, SMBC Sustainability checklist	DEV 8 para d	
Will it encourage the use of innovative design (e.g. passive solar or green roofs)?	Yes	DEV 8 para d	
Will it reduce the need to travel?	NA	EMP1 and 2	
Will it facilitate reduction of the distances needed to travel?	NA		
Will it help to reduce the reliance on the private car?	Yes	EMP 1 and 2	Aspirations 1-4
Will it promote sustainable transport options using safety conscious design?	Yes		Aspirations 1-4
Will it help reduce traffic congestion?	Yes	EMP3 4 th para	Aspirations 1-4
Will it ensure adequate provision of facilities for cyclists and pedestrians?	Yes, not ensure but encourage	EMP1	Aspirations 1 and 2
Will it improve public transport provision?	Yes		Aspiration 3
Will it facilitate prevention, re-use and recycling of waste?	NA		

Decision Making Criteria	Assessment	WNP Policy	Woodford Village Aspirations
Will it facilitate community waste management schemes?	NA		
Will it encourage appropriate design to facilitate Sustainable Waste Management by local agencies?	NA		
Will it encourage Site Waste Management Plans?	NA		
Will it promote sustainable consumption and production?	NA		
Will it encourage the disposal of waste as close to point of origin as possible?	NA		
Will it facilitate an increase in sustainable employment?	Yes, potentially via internet working - good broadband	EMP1	
Will it reduce unemployment, underemployment & worklessness?	NA		
Will it improve access to employment opportunities?	Yes, potentially	EMP1 -3	
Will it improve access to sustainable transport, particularly for commuting?	Yes, potentially		Aspiration 3
Will it promote creation of a healthier working environment and workforce?	Yes, if they walk or cycle to work. Potential to reduce air pollution	ENV5	Aspirations 1 and 2
Will it improve sustainable access to education and training?	NA		
Will it improve the level of investment in community services and infrastructure?	Yes, potentially	COM1 and 2	
Will it facilitate a low carbon economy?	Yes,		Aspirations 1-3
Will it facilitate businesses to take up ICT options before travel options?	Yes	EMP1	
Will it support home working?	Yes, potentially via internet working - good broadband in the area?	EMP1 para c?	

Decision Making Criteria	Assessment	WNP Policy	Woodford Village Aspirations
Will it assist organisations to implement green travel plans?	Yes	EMP1 paras c and e	Aspirations 1-3
Will it encourage businesses to invest in sustainable practices including improving efficiencies?	Yes, potentially via internet working - good broadband?		
Will it encourage development which ensures businesses can operate more sustainably?	Yes, potentially via internet working - good broadband and public transport	EMP1 paras c and e	Aspirations 1-3
Will it offer opportunities for employees to engage in sustainable commuting and travel for work?	Yes, potentially		Aspirations 1-3
Will it encourage the provision of education & training facilities which promote the ideals of sustainable development?	NA		
Will it offer the opportunity to improve the skills of employers and employees in sustainable business practices?	NA		
Will it support sustainable business development?	Yes, potentially via internet working - good broadband and public transport	EMP1, DEV8 para e	Aspirations 1-3
Will it assist with business retention where appropriate?	Yes	EMP2	
Will it encourage the development of social enterprise?	NA		
Will it support small & medium business development?	Yes	EMP1-3	
Will it encourage innovation in existing business and new business development?	Yes, potentially	EMP 1-3	

Decision Making Criteria	Assessment	WNP Policy	Woodford Village Aspirations
Will it encourage development of businesses serving a sustainable lifestyle?	Yes, potentially		Aspirations 1-3
Will it increase access to facilities and services which offer opportunities for a more sustainable lifestyle?	NA		
Will it facilitate an increase in the number of businesses working in the sustainability field?	NA		
Will it promote local sustainable tourism (e.g. Eco Hotels, Farm B&B)?	NA		
Will it contribute to the vitality and viability of an existing centre, including sub-urban economic sectors?	NA		
Will it encourage the diversification of employment in the Borough?	Yes, potentially	EMP1-3	
Will it foster the establishment of local businesses with skills to further enhance a sustainable Stockport?	Yes, potentially	EMP1-3	
Will it increase businesses set up by Female / Younger and Older / BME / Disabled Business People	NA		

NA = not applicable; WNP = Woodford Neighbourhood Plan; SMBC = Stockport Metropolitan Borough Council; SEA = Strategic Environment Assessment

6. Compatible with EU Obligations

The Submission Woodford Neighbourhood Plan is fully compatible with EU Obligations.

The making of the Woodford Neighbourhood Plan is not likely to have a significant effect on a European site [as defined in the Conservation of Habitats and Species Regulations 2010(2)] or a European offshore marine site [as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007(3)] (either alone or in combination with other plans or projects).

6.1. Strategic Environmental Assessment (SEA)

To meet the 'basic conditions' which are specified by law a Neighbourhood Plan must be compatible with EU obligations. Furthermore, as at 9th February 2015 Regulation 15 of the 2012 Neighbourhood Planning Regulations was amended to require that when a plan is submitted to the Local Planning Authority it should include either an environmental report prepared in accordance with the applicable regulations or where it has been determined as unlikely to have significant environmental effects, a statement of reasons for the determination.

A SEA screening report was prepared by Woodford Neighbourhood Forum to determine whether or not the content of the draft Woodford Neighbourhood Plan requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC and associated Environmental Assessment of Plans and Programmes Regulations 2004.

Having taken all of the relevant policies of the draft plan into account, and assessed the potential environmental impact on designated sites and landscapes, it was Woodford Neighbourhood Forum's opinion that a full SEA is not required for the Woodford Neighbourhood Plan.

6.2. Requirement for Habitats Regulations Assessment (HRA)

Article 6 (3) of the EU Habitats Directive (Council Directive 92/43/EEC) and Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended) requires that an appropriate assessment of plans and programmes is carried out with regard to the conservation objectives of European Sites (Natura 2000 sites) and that other plans and projects identify any significant effect that is likely for any European Site. In the context of Neighbourhood Planning, a Habitats Regulation Assessment (HRA) is required where a Neighbourhood Plan is deemed likely to result in significant negative effects occurring on protected European Sites (Natura 2000 sites) as a result of the plan's implementation.

Since no development sites are allocated, the Woodford Neighbourhood Forum considers that the Woodford Neighbourhood Plan will not have a significant effect on a European Site and that therefore further assessment under the Habitats Regulations is not required.

6.3. SEA/HRA Determination

Having taken all of the relevant policies of the draft plan into account, and assessed the potential environmental impact on designated sites and landscapes, it is Woodford Neighbourhood Forum's opinion that a full SEA is not required for the Woodford Neighbourhood Plan. The reasons for this conclusion are set out in the following screening report.

Since no development sites are allocated, the Woodford Neighbourhood Forum considers that the Woodford Neighbourhood Plan will not have a significant effect on a European Site and that therefore further assessment under the Habitats Regulations is not required. The full reasons are set out in this report.

As a lower tier plan all development proposals will be subject to assessment against higher tier policies, plans and legislation that seek to protect locally, nationally and internationally designated sites. This includes the Core Strategy, the saved policies of Stockport's Unitary Development Plan (UDP) that are specifically relevant to heritage and natural assets within the neighbourhood area and beyond, as well as the Greater Manchester Joint Waste and Minerals Development Plan Documents. The content and broad approach of the plan is not considered to have a significant effect on the environment, or a significant adverse effect on designated sites. Therefore SEA is not required.

Stockport Council's Core Strategy, UDP and the GM Waste and Minerals Plans all underwent Sustainability Appraisal, Strategic Environmental Assessment, Habitats Regulations Assessment and Equalities Impact Assessment, as well as Health Impact Assessment. These processes included the Woodford Neighbourhood Plan area within that work. No significant impacts for this specific area were identified and any potential significant impacts identified for the Borough were addressed through suggested mitigation via policy or delivery.

Stockport Council supports the statements that SEA and HRA are not required.

Historic England and the Environment Agency supplied comments at Pre-submission Consultation, which have been addressed in the Submission version.

Please refer to the Woodford Neighbourhood Plan SEA Screening Report for more details.

6.3. European Convention on Human Rights

The Submission Woodford Neighbourhood Plan is fully compatible with the European Convention on Human Rights. It has been prepared with full regard to national statutory regulation and policy guidance, which are both compatible with the Convention. The Plan has been produced in full consultation with the local community. The Plan does not contain policies or proposals that would infringe the human rights of residents or other stakeholders over and above the existing strategic policies at national and district-levels, as demonstrated below.

The Human Rights Act 1998 incorporated into UK law the European Convention on Human Rights (“The Convention”). The Convention includes provision in the form of Articles, the aim of which is to protect the rights of the individual.

Section 6 of the Act prohibits public bodies from acting in a manner, which is incompatible with the Convention. Various rights outlined in the Convention and its First Protocol are to be considered in the process of making and considering planning decisions, namely:

Article 1 of the First Protocol protects the right of everyone to the peaceful enjoyment of possessions. No one can be deprived of possessions except in the public interest and subject to the conditions provided by law and by the general principles of international law.

The Submission Version of Woodford Neighbourhood Plan is fully compatible with the rights outlined in this Article. Although the Submission Woodford Neighbourhood Plan includes policies that would restrict development rights to some extent, this does not have a greater impact than the general restrictions on development rights provided for in national law, namely the Town and Country Planning Act 1990, Planning and Compulsory Purchase Act 2004 and the Localism Act 2011. The restriction of development rights inherent in the UK’s statutory planning system is demonstrably in the public interest by ensuring that land is used in the most sustainable way, avoiding or mitigating adverse impacts on the environment, community and economy.

Article 6 protects the right to a fair and public hearing before an independent tribunal in determination of an individual’s rights and obligations. The process for Woodford Neighbourhood Plan production is fully compatible with this Article, allowing for extensive consultation on its proposals at various stages, and an independent examination process to consider representations received.

Article 14 provides that “The enjoyment of the rights and freedoms set forth in ... [the] ... European Convention on Human Rights shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status.” Woodford Neighbourhood Forum has developed the policies and proposals within the Plan in full consultation with the community and wider stakeholders to produce as inclusive a document as possible. In general, the policies and proposals will not have a discriminatory impact on any particular group of individuals.

7. Conclusion

The Basic Conditions as set out in Schedule 4B to the TCPA 1990 are considered to be met by the Woodford Neighbourhood Plan and all the policies therein. It is therefore respectfully suggested to the Examiner that the Woodford Neighbourhood Plan complies with Paragraph 8(1)(a) of Schedule 4B of the Act.