

Proposed Policies for the Woodford Neighbourhood Plan

Draft policies for pre-submission consultation

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Introduction

Woodford Neighbourhood Forum Management Committee have developed a vision, objectives and draft policies for the Neighbourhood Plan based on analysis of evidence gathered from a residents' questionnaire, a business survey, landscape and environment studies and a number of studies conducted on our behalf by professional consultants, including a Scoping Report by Kirkwells Ltd, a Housing Needs Assessment by AECOM, a Movement Study by Peter Brett Associates and a Heritage and Character Assessment by AECOM. A report by Cheshire Wildlife Trust is in progress.

These reports are available on our website on the Pre-submission Consultation page: [here](#)

The policies presented here are draft for pre-submission consultation and reaction. A Plan document will be prepared subsequently which will be presented to all Woodford residents via a formal consultation process.

Where planning terms may differ from everyday usage they are explained in the text. Further definitions are provided in the Glossary.

The stages in developing a Neighbourhood Plan are shown at the end of this document. The Woodford Neighbourhood Plan is currently at Step 2: Preparing a draft neighbourhood plan.

VISION

The Vision for the Woodford Neighbourhood Plan:

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

EMPLOYMENT

Objective: Seek to protect and support local employment

EMP1: New Businesses within the Area

Proposals shall be supported that extend or promote existing and new small scale employment opportunities within the Neighbourhood Area and that benefit the local community and the local economy. It will be important that these proposals do not adversely impact upon, the environment, the character and appearance of the locality or the amenity of adjoining properties.

EMP2: Loss of Employment

Loss of existing local employment sites through change of use or redevelopment shall only be supported where it can be demonstrated that the existing use is no longer viable or required.

EMP3: Use of Rural Buildings

Schemes that create employment by the re-use, conversion and adaptation of permanent, structurally sound, rural buildings of substantial construction for small business, recreation or tourism shall be supported subject to:

- a) The building being capable of conversion without substantial reconstruction; and
- b) The proposed use being appropriate to a rural location; and
- c) The conversion and/or adaptation works proposed respecting the local character of the surrounding buildings and local area; and
- d) The local highway network being capable of accommodating the traffic generated by the proposed new use and adequate car parking being provided within the site; and
- e) Applications for the change of use of agricultural buildings, including stables, within 4 years of completion of the building shall be resisted unless accompanied by evidence that the building was used during that period for the intended agricultural use and that the proposed change of use will not generate the need for a replacement structure.

EMP4: Scale, Design and Amenity

All new employment development shall be of a high quality of design which:

- a) Complements and enhances where appropriate the size, height, scale, mass, materials, layout, access and density of existing adjoining development; and
- b) Demonstrates that the amenities of neighbouring dwellings will not be adversely affected through overlooking, loss of light or outlook, over-dominance or general disturbance; and
- c) Provides an appropriate level of landscaping which complements the rural character of the local area; and
- d) Provides on-site car parking that meets the needs of the prospective occupiers and visitors.

HOUSING AND DEVELOPMENT*

*For the purposes of these policies the term Development refers to growth or change in the built environment.

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

*Infilling: The development of a relatively small gap between existing buildings, for no more than one dwelling.

These policies reflect and reaffirm national and local government policies on development in Green Belt and add detail specific for development in Woodford.

DEV1: Green Belt Policy

The aim of this policy is to reaffirm Stockport Metropolitan Borough Council (SMBC) policy that development in Woodford is governed by Green Belt planning regulations and advocate that it will continue to be governed by these regulations at least until 2030 (the period of this Neighbourhood Plan).

The whole of Woodford Neighbourhood Plan Area is currently in Green Belt. Through the Plan period to 2030, Woodford shall continue as an area lying within the Green Belt, as defined by the adopted Stockport Unitary Development Plan Review [UDP] (May 2006). As such, planning decisions shall be made in accordance with national planning regarding development in the Green Belt and the UDP. There is a presumption within the Green Belt against inappropriate development (including housing) unless very special circumstances apply.

DEV2: Former Aerodrome site

The aim of this policy is to advocate that the former Aerodrome site (which is outside of our sphere of influence) remains governed by Green Belt planning regulations with particular regard to housing development.

The former Woodford Aerodrome site lies adjoining the Neighbourhood Plan boundary but also within Woodford. Two areas of Woodford are allocated within the UDP as Major Existing Developed Sites [MEDS] in the Green Belt, where the principle of infilling and redevelopment can accord with national and local planning guidance. The site is identified in the Stockport Core Strategy [SCS] (March 2011) as the Woodford Aerodrome Opportunity Site. A Supplementary Planning Document [SPD] has also been prepared to guide redevelopment. Planning permission has been granted for a large redevelopment mainly for a housing development of around 950 houses. Any re-designation of the former aerodrome site to form a new settlement or to amend Green Belt boundaries shall be through the preparation of a Local Plan for Stockport Borough Council.

DEV3: Exceptions for new housing development

Development is not permitted in Green Belt apart from certain exceptions which are listed in national and SMBC policy. The policies below reflect these national and local policies.

Allowable development in Woodford, within the Green Belt, includes the following which may be considered acceptable as rural exceptions to Policy DEV1:

- a) Limited infilling.*

* Infill: The development of a relatively small gap between existing buildings, for no more than one dwelling.

- b) The redevelopment of previously developed land and buildings (subject to appropriate environmental safeguards and mitigation) whether redundant or in continuing use (excluding temporary buildings) which would not have greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
- c) Conversion of existing buildings provided the buildings are of a permanent and substantial construction (subject to the preservation of the surrounding countryside).
- d) Limited affordable housing schemes for local community needs which meet the criteria for Local Plan rural exception sites or according to policy DEV4.

DEV4: Backland* and tandem development

*Backland development: Development of 'landlocked' sites behind existing buildings, such as rear gardens and private open space, usually within predominantly residential areas. Such sites often have no street frontages.

A Proposal for an additional dwelling in tandem with or behind an existing dwelling within an existing garden should satisfy the following criteria:

- a) A satisfactory and separate means of access to the new dwelling can be obtained to an existing public highway; and
- b) The amenities of residents of existing and proposed dwelling would be safeguarded as a consequence of the proposed development; and

- c) The proposed dwelling would not result in the creation of an over intensive development to the area and detract from the openness of the Green Belt at this point; and
- d) The plot size of the proposed dwelling should be appropriate to the size of the dwelling and the character of the immediate local area.

DEV5: Redevelopment of farm buildings or farm complex

The complete redevelopment of related farm buildings or within a farm complex into a new housing scheme within Woodford shall be supported where:

- a) The site is currently occupied by agricultural buildings which are not capable of re-use without extensive re-building, or has previously been occupied by agricultural buildings which have outlived their usefulness for agricultural purposes; and
- b) The location and proposed nature of the scheme are both sympathetic to the character of the open countryside and would have minimal visual and environmental impact; and
- c) The redevelopment does not extend beyond the site area previously or currently occupied by agricultural buildings; and
- d) The housing scheme reflects a mix of housing based on meeting the needs of different groups within the Woodford community and is based on a recent Housing Needs survey of the local area.

DEV6: Replacement of existing dwellings

Proposals to rebuild or replace an existing dwelling shall be allowed providing the following criteria can be satisfied:

- a) The new dwelling would be sited within the house and garden and its design would create a visual enhancement of the site; and
- b) The new dwelling by virtue of its siting, design, external appearance and any access arrangements would respect the traditional character and openness of the surrounding countryside; and
- c) Existing landscape features are retained and appropriate additional landscaping carried out which reflects the character and appearance of the surrounding countryside and
- d) Any additional freestanding buildings shall not have an adverse impact upon the character and appearance of the surrounding countryside; and
- e) The new dwellings shall respect the privacy and other existing amenities of any adjacent dwellings.

DEV7: Extensions to existing dwellings

Planning permission for extensions to existing dwellings in Woodford shall be granted provided that:

- a) The proposed extension is well-designed and has appropriate regard to the scale, style, appearance and materials of the existing dwelling; and
- b) The proposed extension is not disproportionate to the original dwelling and would not result in significant detrimental effect upon either the character or identity of the original dwelling.
- c) Any side extension to any house shall normally retain a gap of at least one metre to the site boundary in order to prevent the creation of a terraced street effect.

DEV8: Height of walls around domestic curtilages

Proposals for walls above 1 metre high around domestic curtilages shall be resisted.

DEV9: Extension of residential curtilage into countryside

Proposals for the extension of residential curtilages into the countryside area within the Green Belt shall not be permitted unless the land is required to enable a minimum standard of residential amenity to be achieved and would not adversely affect areas of interest for their nature conservation, landscape or historic value.

Proposals should not compromise the openness of the Green Belt, the purposes of including land within the Green Belt or the strategic objectives of Green Belt as set out in the NPPF.

DEV10: Residential caravans and mobile homes

Proposals for residential caravans and mobile homes shall satisfy the same policies in this Neighbourhood Plan as would applications for new housing development.

DEV11: Affordable Housing*

* Includes social rented and intermediate housing (e.g. shared ownership), provided to households at a cost low enough for them to afford. Households eligible for affordable housing are those who cannot afford open market housing. (SMBC definition)

Affordable housing shall be provided within the Plan area and/or within the former aerodrome area to meet Woodford's housing needs as follows:

- a) Where the site size threshold of any new housing site is more than 5 dwellings, 40% affordable housing shall be provided on site.
- b) On rural exception sites, which are defined as:

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

- c) All proposals for affordable housing needs within Woodford shall be justified by a recent Housing Needs survey which identifies the number and the type(s) of dwelling required.
- d) Affordable housing shall be made available to persons who satisfy the local connection (to be known as the Woodford connection and defined below*) for a minimum period of 6 months on completion and a minimum period of 3 months on subsequent re-letting or sale). After this period, the dwelling shall be offered to people from the adjoining areas within Stockport Borough before being offered to people elsewhere in the Borough.

*The Woodford Connection is defined for the purposes of affordable housing in accordance with policies DEV4. For the purposes of this Neighbourhood Plan, a local housing connection is classed as being of a residency nature only. Residency qualification is defined as any individual who satisfies the following criteria:

- i. Has been resident in Woodford for 3 out of the previous 5 years at the time of application, or
- ii. Has close family (defined as mother, father, sister, brother, adult children or grandparent) who have been resident in Woodford for a continuous period of 5 years and continue to be so resident at the time of application.

DEV12: Design of new housing

Any new housing development shall achieve a high standard of design. The new development should be compatible with the rural nature of Woodford. The Landscape Character Assessment for Woodford will be used to assess development schemes coming forward.

The layout and design of new housing should satisfy the following local design principles:

- a) Reflect local rural character of the Woodford; and
- b) Respect the form, layout, materials, siting, height, scale and design of the adjoining and surrounding buildings, the setting and countryside; and
- c) Be sympathetic to the character of the local environment, the rural street scene, the linear and street frontage layout of development; and
- d) Achieve environmental and energy standards as defined in sustainability policy SUS2; and
- e) Retain or enhance existing landscape features.

DEV13: Subdivision of existing houses

Planning applications for the sub-division of existing dwellings into self-contained residential units shall be treated as would an application for a new dwelling or extension. Any grant of planning permission should seek to retain the character, identity and appearance of the original dwelling so the additional unit does not require substantial extensions. Personal circumstances (including disability and family) should be taken into account when considering any grant of permission.

DEV14: Planning for traveller accommodation

Planning applications for the provision of accommodation for gypsies, travellers and travelling show-people should be determined in accordance with national planning guidance (Planning policy for traveller sites, DCLG, August 2015). This provides that inappropriate development is harmful to the Green Belt and should not be approved, except in very special circumstances. Traveller sites (temporary or permanent) in the Green Belt are defined as inappropriate development. This national guidance supersedes the relevant parts of the Stockport Development Plan set out in policy CS4 of the Core Strategy (2011) concerning such sites and contained within paragraphs 3.1110 and 3.111 of the Core Strategy.

MOVEMENT

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

MOV1: Walking provision

The Community will work with SMBC, Redrow Homes, Cheshire East and other developers and land owners to create a safe and secure network of walking routes around and within Woodford and improve links with surrounding areas. This will provide direct links to health, education, employment, retail and other important amenities, and aesthetic walking routes, away from main roads, typically with greenery, and providing access to informal recreation opportunities.

MOV2: Cycling Provision

The Community will work with SMBC, Redrow Homes, Cheshire East and other developers and landowners to create a safe and secure cycling network, with appropriate cycle parking facilities around and within Woodford and improve links with surrounding areas. The network will provide direct cycling routes and also routes on quieter residential roads and off-road links which are required not only for recreational cycling, but also utility trips for less confident cyclists.

MOV3: Quiet Lane

The Community will seek to gain “Quiet Lane” designation for Church Lane, Blossoms Lane, Old Hall Lane and Bridle Road.

MOV4: Bus provision

The Community will work with SMBC, Redrow Homes, Cheshire East and other developers and landowners to achieve better quality and more regular bus services for Woodford with a greater range of destinations.

MOV5: Traffic Calming

The Community will work with SMBC, Redrow Homes, Cheshire East and other developers and landowners to produce a programme of schemes designed to reduce the speed of traffic through Woodford, in order to improve safety for all road users, and to encourage increased levels of walking and cycling.

Some suggestions for potential specific road and traffic improvements

1	Traffic calming in Moor Lane.
2	Traffic calming in Church Lane.
3	Traffic calming in Blossoms Lane
4	Improved pedestrian crossing facilities on Woodford Road.
5	Improved pedestrian crossing facilities in Chester Road.
6	Junction improvements at Chester Road/Woodford Road roundabout.
7	Junction improvements at Chester Road/Church Lane (bus turn-round).
8	Village “entrance feature” at village boundaries on Wilmslow Road, Chester Road, Woodford Road and Hall Moss Lane.
9	Speed limit reduction from 40 mph to 30 mph from Deanwater Hotel to Moor Lane.
	Other suggestions.

COMMUNITY*

*For the purposes of this Plan the policies under the heading Community focus on features and facilities of value to, or reflecting the history of the community.

Objective: To preserve and enhance recreational assets and open space to promote a healthy community

COM1: Provision of new community facilities

Proposals for the provision of new community facilities shall be supported provided that they would not have significant harmful impact on residents or on other neighbouring uses.

COM2: Development of Community Facilities

Any development that has a significant adverse effect on, or results in the loss of, any of the assets that are listed as Features of Value to the Community (see table below) shall not be supported.

Any measure to improve, relocate, or add new Features of Value to the Community for the benefit of Woodford shall be supported where it can be demonstrated that there will be no

loss, but there will be an equal or greater level of value to the community, and provided that the proposals would not have significant harmful impact on residents or on other neighbouring uses.

Features of Value to the Community

1	Woodford War Memorial Community Centre and field
2	The Davenport Arms known locally as the Thief's Neck
3	Woodford Cricket Club and field
4	Bramhall Cricket Club and field
5	The Royal British Legion Club House and any proposed allotments
6	The Scout Hut
9	Woodford Recreation Ground
11	Grass verges
12	Trees in grass verges and pavements
13	Public footpath network
14	Listed Buildings and local listings; see appendix 1 (which includes the Church)
	Other suggestions?

COM3: Financial contributions resulting from development

Any financial contributions identified for the local community as a result of development shall be used to deliver improvements to facilities in Woodford.

INTEGRATION

Objective: To ensure integration and linkage between the existing village and the aerodrome development to achieve an enhanced, enlarged community

INT1: Extension of the Neighbourhood Area

The Community will encourage SMBC, Cheshire East Council, Redrow Homes and other developers and landowners of the Aerodrome site to co-operate on the progressive extension of the Neighbourhood Area as development proceeds.

INT2: Information for new residents

The Community will work with SMBC, Redrow Homes, Cheshire East Council and other developers and landowners of the Aerodrome site in the provision of information about facilities, services and activities throughout the extended village and the surrounding area to residents.

INT3: Interface of existing and new parts of the village

The Community will establish and maintain a dialogue with SMBC, Redrow Homes, Cheshire East Council and other developers and landowners of the Aerodrome site to promote

appropriate development at the interface of the existing and new parts of the village to support effective integration.

SUSTAINABILITY

Objective: to encourage building and lifestyles in Woodford which minimise damage to the environment for current and future generations.

SUS1: Design and Construction

The Community will encourage the adoption of design and construction methods that will give higher performance levels than Building Regulations, which will improve comfort, reduce long term energy costs and reduce impact on the environment and the overall emissions of global warming gases.

SUS2: Standards for new build or works to existing buildings

The Community expects that new build or works to existing buildings in Woodford should achieve at least a Silver Standard* in accordance with the SMBC ‘Sustainability Checklist’. Innovative approaches to the construction of “low carbon”* homes which demonstrate sustainable use of resources, high energy efficiency levels and reduced carbon dioxide emissions towards ‘zero carbon’* will be supported by the Community.

*Low carbon: Reduced emission of carbon dioxide (which contributes to climate change) from energy use for heating, domestic hot water, lighting and household appliances

Zero carbon: Zero net emission of carbon dioxide from energy use for heating, domestic hot water, lighting and household appliances

Silver Standard: A score of 25 on a checklist compiled by SMBC to help developers and building professionals working in Stockport to evaluate the sustainability of their projects. It includes 8 topics covering location and transport, site layout and building design, materials, waste, energy, water, landscape and biodiversity and health and well-being. Details can be found on this link:

<http://www.stockport.gov.uk/2013/2994/developmentcontrol/planningpolicy/LDF/SPD/susdesandcons3sustainabilitychecklist>

SUS3: Reduction in commuting

The Community will encourage small start-up and micro-enterprises which provide local employment and support home working to reduce the need to commute to places of work.

ENVIRONMENT*

*For the purposes of these policies the term Environment covers natural features, views, ecology, biodiversity and wildlife.

Objective: To, preserve the open, rural character and protect the landscape, important views, natural features and biodiversity.

The policies below reflect national and local government policies on landscape and the environment and aim to provide protection for aspects specific to Woodford.

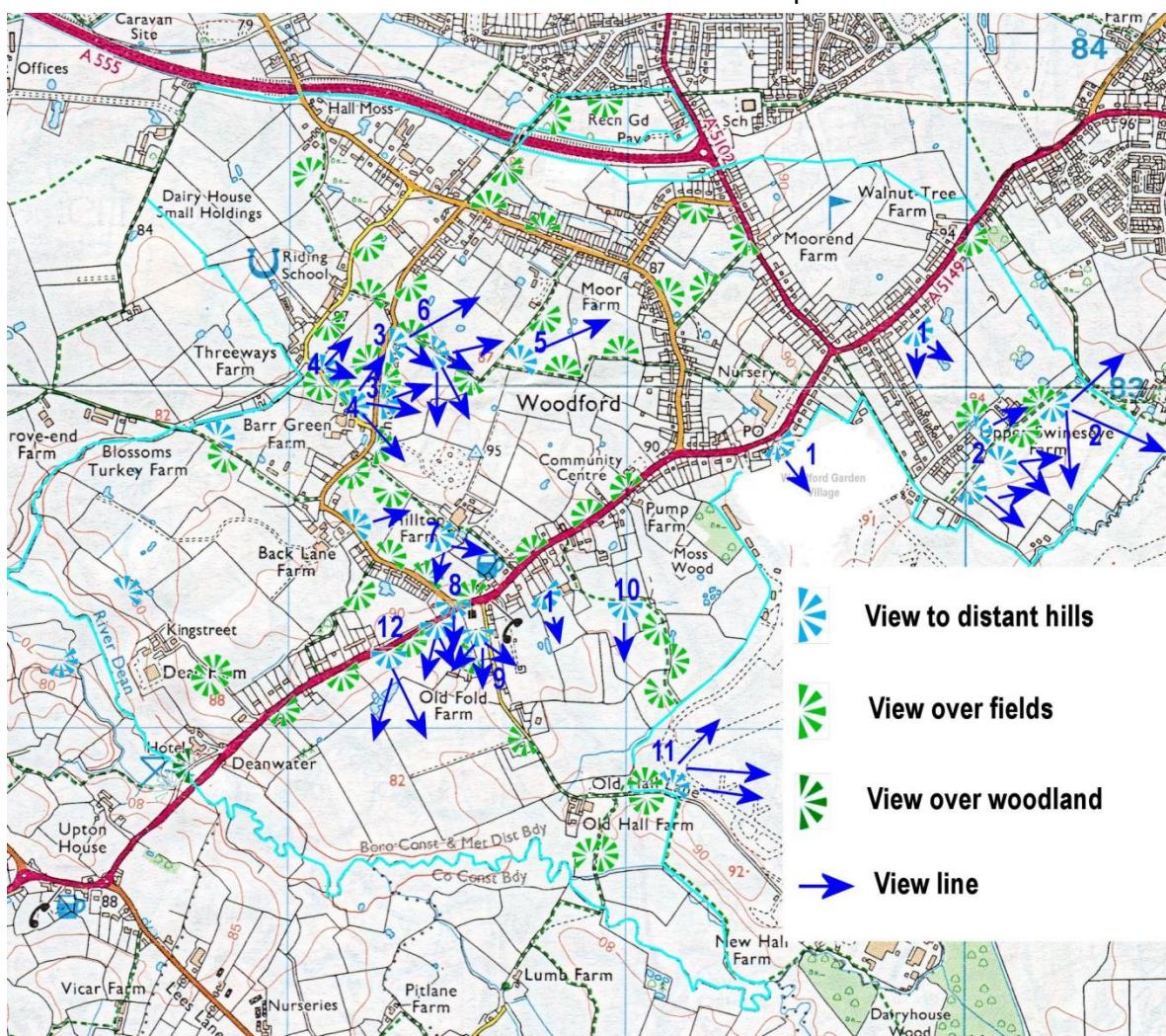
ENV1: Protecting views and vistas

- a) New development or changes shall be supported provided that they respect and enhance the local landscape quality, ensuring that important local views and vistas into, out of and across the Neighbourhood Area and the rural skylines are maintained.
- b) Any development which would obscure local views and vistas into, out of and across the Neighbourhood Area and the rural skylines shall be resisted.

See map of views and vistas within and from the Neighbourhood Area below.

Views and vistas within and from the Neighbourhood Area

Views to distant hills area are marked with blue arrows and explained in the table below.



Numbers associated with blue arrows on the map indicate the view below:

1. View of Hills from back of properties on Chester Road	Pennines: Lyme Park, Macclesfield Forest, White Nancy
2. View of hills from Bridle Way and footpaths 101 and 107HGB	Pennines: Kinder Scout, Lyme Park
3. View of hills from Church Lane (middle section) and Blossoms Lane	Pennines: Kinder Scout, Lyme Park, Shining Tor, Macclesfield Forest, White Nancy
6. View of hills from footpath 8HGB	Pennines: Kinder Scout, Lyme Park, Shining Tor, Macclesfield Forest, White Nancy
7. View of hills from footpath 7HGB	Pennines: Macclesfield Forest
8. View of hills from Church Lane (southern end)	Pennines: Macclesfield Forest, White Nancy
9. Views of hills from Church graveyard	Alderley Edge
10. View of hills from footpath 99HGB	Pennines: Croker Hill
11. View of hills from Old Hall Lane at end of former runway	Pennines: Saddleworth Moor, Kinder Scout, Lyme Park
12. View of hills from Wilmslow Road	Pennines: Shining Tor, Macclesfield Forest, White Nancy, Alderley Edge

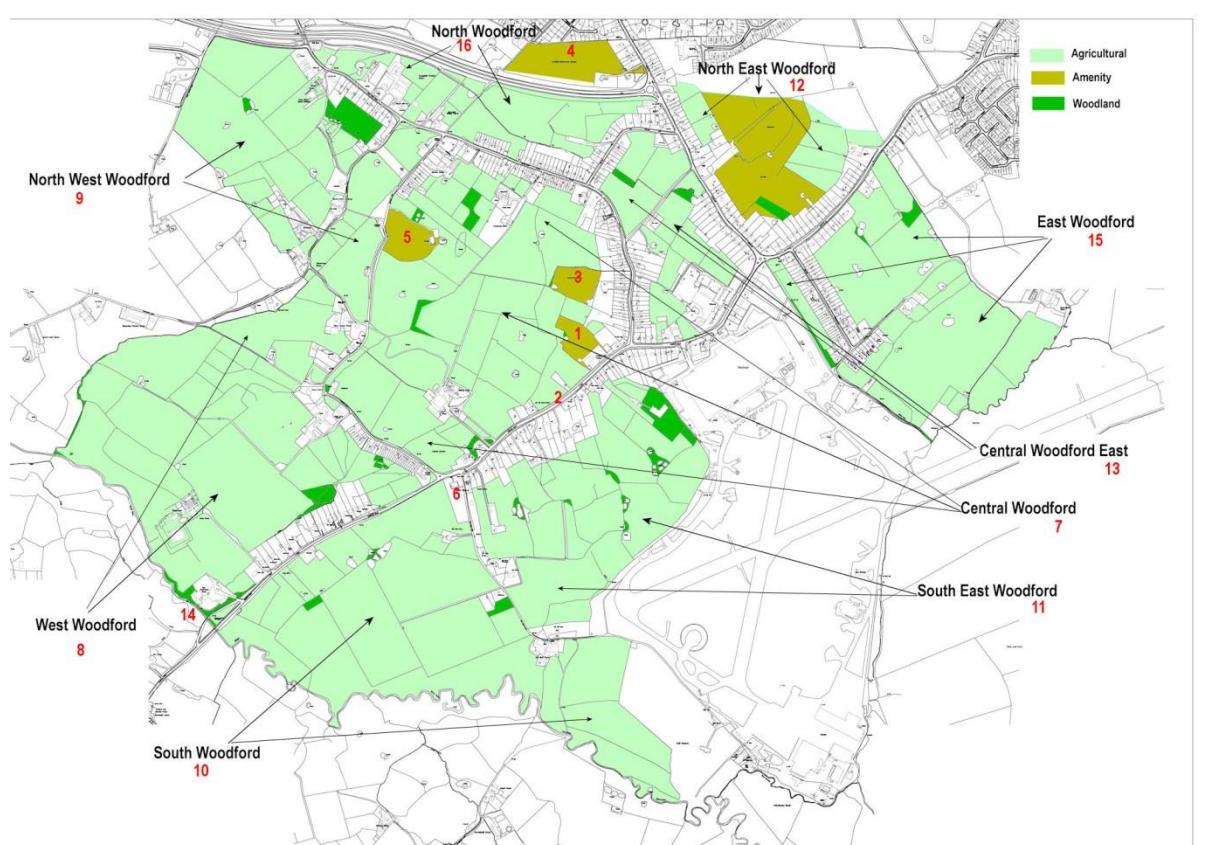
ENV2: Protecting Open Spaces

- a) Any new development or change which has a detrimental impact on areas of Open Space (shown on in the table and the map of Open Spaces below) that have sport, recreation, amenity or aesthetic value, unless an overriding need for development can be demonstrated, shall be resisted.
- b) Development which retains of the pattern of Open Spaces around and within Woodford shall be supported (see table B and map).
- c) Any Development which would disrupt the pattern of Open Spaces around and within Woodford shall be resisted (see table B and map).

Open spaces in Woodford Neighbourhood Area

Number on map		Area labelled on map
1.	Community Centre field	
2.	Grass verges on Chester Road	
3.	Woodford Cricket Club field	
4.	Woodford Recreation Ground	
5.	Bramhall Cricket Club field (in Woodford)	
6.	Christ Church Woodford: Church yard	
7.	Fields which form the centre of the village between Moor Lane, Chester Road and Church Lane.	Central Woodford
8.	Fields between Blossoms Lane, Wilmslow Road and the River Dean.	South West Woodford
9.	Fields between Church Lane, Hall Moss Lane and the road to Total Fitness.	North West Woodford
10.	Fields between Wilmslow Road, River Dean, old Hall Lane and South Eastern boundary of Neighbourhood Area and Chester Road.	South Woodford
11.	Fields between Old Hall Lane, Chester Road, and Woodford Aerodrome.	South East Woodford
12.	Fields between Woodford Road, Chester Road and A6MARR.	North East Woodford
13.	Fields between Jenny Lane, Woodford Road, Chester Road and Moor Lane.	Central Woodford, East
14.	Valley of the River Dean, near the Deanwater Hotel.	
15.	Fields between Chester Road, boundary with Cheshire East, and Aerodrome site, including land behind the houses on both sides of Bridle Road	East Woodford
16.	Fields between A555, Jenny Lane and Moor Lane/Hall Moss Lane	North Woodford
	Any other suggestions?	

Map of Open Spaces in Woodford Neighbourhood Area



Key

- Agricultural
- Amenity
- Woodland

ENV3: Protecting natural features which are a key component of the landscape

- Proposals that protect and enhance natural features which are a key component of the landscape shall be supported, provided that they do not impair views and vistas listed in the table and shown on the map below.
- Proposals that would be detrimental to natural features that are a key component of the landscape shall be resisted.

Natural Features which are a key component of the Woodford Landscape

1	Trees in public places and bordering roads, in pavements and in grass verges along Chester Road, Wilmslow Road, Bridle Road, Church Lane, Blossoms Lane, Moor Lane, and Hall Moss Lane
2	Trees and woodland with Tree Preservation Orders
3	Mature trees in farmland (therefore owned by landowner)
4	Mature trees in domestic gardens (therefore owned by landowner)

5	Grass verges with daffodils and wildflowers, such as bluebells
6	Native hedgerows
	Other suggestions

See locations marked in the Natural Features and Habitats map in ENV4 and Heritage and Character Assessment by AECOM.

ENV4: Supporting biodiversity*

*The variety of plant and animal life in the world or in a particular habitat, a high level of which is usually considered to be important and desirable.

- a) Proposals shall be supported that:
 - i. Protect and enhance natural features which provide habitats for Woodford's species populations
 - ii. Protect and enhance natural features which provide favourable conditions for biodiversity, including maintenance and enhancement of habitat connectivity
 - iii. Produce net gains in biodiversity
 - iv. Benefit pollinator species
- b) Proposals shall be resisted that would be detrimental to:
 - i. Natural features which provide habitats and corridors for Woodford's species populations
 - ii. Biodiversity
 - iii. Pollinator species
- c) Proposals shall be resisted which do not include mitigation measures where any loss in biodiversity would be unavoidable and cause significant harm.

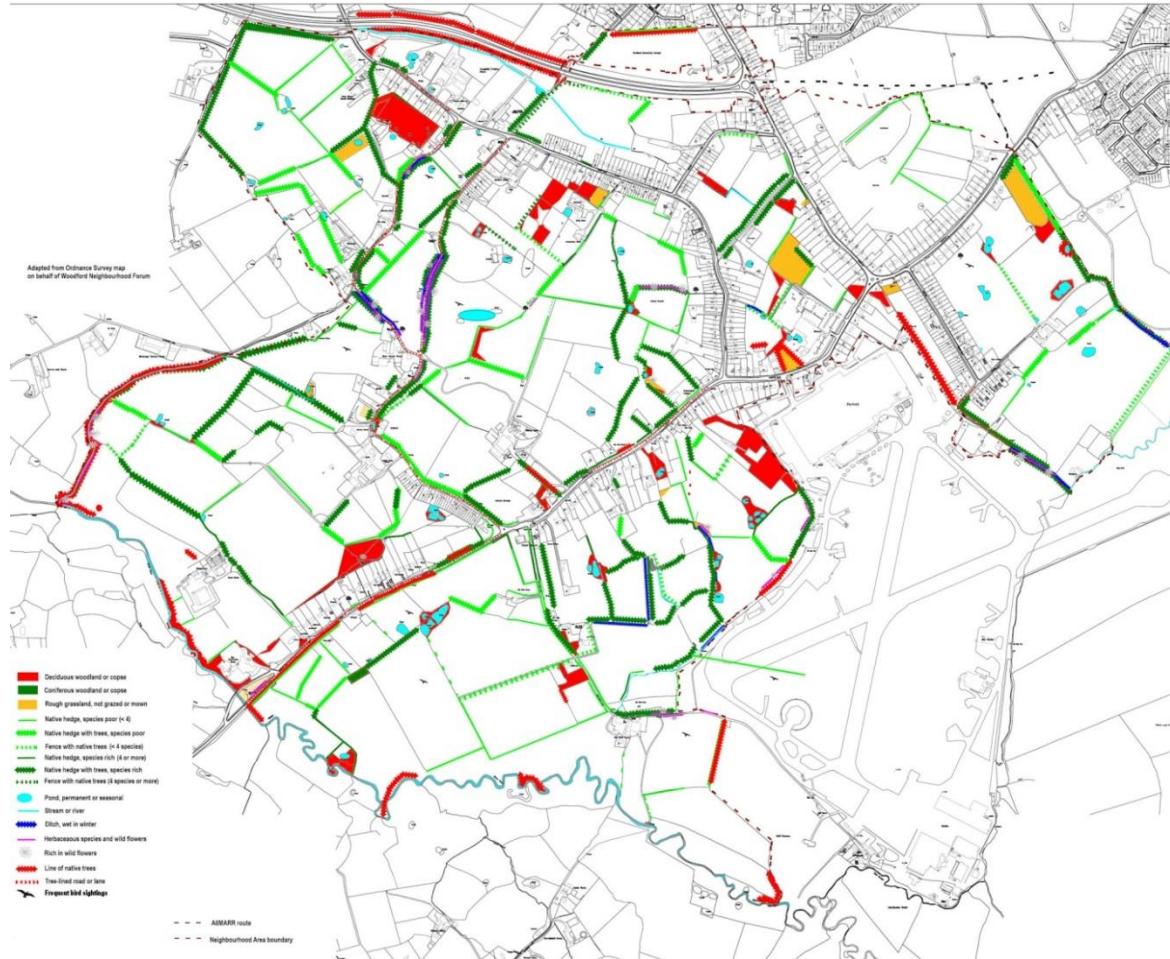
See table showing Key Habitats and their locations marked in the Natural Features and Habitats map below

Key Habitats for wildlife in public spaces (e.g. road edges, recreation grounds and parks) and in farmland

1	Native hedges, especially those which are species-rich
3	Mature native trees
4	Native woodland and copses
6	Rough unimproved grassland
7	Areas rich in wildflowers
8	Ponds (permanent and seasonal)
9	Ditches
10	Streams
11	Rivers
12	Other suggestions

Map showing key Natural Features and Habitats for wildlife in Woodford

A high resolution version of this map which allows you to zoom in to view detail is available on our website: <http://woodfordnf.co.uk/wp-content/uploads/2016/08/Woodford-NA-natural-features-with-birds-and-trees-with-key-Aug-.jpg>



Key

Deciduous woodland or copse	Pond, permanent or seasonal
Coniferous woodland or copse	Stream or river
Rough grassland, not grazed or mown	Ditch, wet in winter
Native hedge, species poor (< 4)	Herbaceous species and wild flowers
Native hedge with trees, species poor	Rich in wild flowers
Fence with native trees (< 4 species)	Line of native trees
Native hedge, species rich (4 or more)	Tree-lined road or lane
Native hedge with trees, species rich	Frequent bird sightings
Fence with native trees (4 species or more)	
	-- - - A6MARR route
	- - - Neighbourhood Area boundary

There will be additional input on wildlife habitats via a report being prepared by the Cheshire Wildlife Trust.

ENV5: Protecting woodland, trees, hedgerows and ponds

- a) Proposals which increase native woodland, trees, hedgerows and ponds, provided that they do not impair views and vistas listed in Table A, shall be supported.

- b) Proposals which would be detrimental to local native woodland, trees, and hedgerows and ponds (see map and Table D and E) shall be resisted.
- c) Proposals which do not include mitigation and replacement measures where any loss would be unavoidable and cause significant harm shall be resisted.

ENV6: Reducing light pollution

- a) New development that does not minimise light pollution created through its proposed use shall be resisted.
- b) Use of down-lighters in private and public places shall be supported.
- c) Security lighting will be designed to reduce light spillage beyond the site curtilage and be on a timer.

ENV7: Supporting clean air

- a) The Community will support the rigorous enforcement of the Clean Air Zone in Woodford, particularly with regard to the burning of any business waste and materials likely to produce smoke that can have long-term damaging effects on health, such as plastics.
- b) The Community will resist the burning of garden waste.
- c) The Community will support initiatives which would reduce levels of air pollution on roads and in homes in Woodford e.g. roadside tree planting.
- d) The Community will resist development proposals which would increase levels of air pollution on roads and in homes in Woodford.

GLOSSARY

1. **Affordable Housing:** Includes social rented and intermediate housing (e.g. shared ownership), provided to households at a cost low enough for them to afford. Households eligible for affordable housing are those who cannot afford open market housing. (SMBC definition)
2. **Back-land development:** Development of 'landlocked' sites behind existing buildings, such as rear gardens and private open space, usually within predominantly residential areas. Such sites often have no street frontages.
https://www.planningportal.co.uk/directory_record/119/back-land_development
3. **Biodiversity:** The variety of plant and animal life in the world or in a particular habitat, a high level of which is usually considered to be important and desirable.
4. **Designated Green Space:** Local Green Space designation is a way to provide special protection against development for green areas of particular importance to local communities. Whether to designate land is a matter for local discretion. For example, green areas could include land where sports pavilions, boating lakes or structures such as war memorials are located, allotments, or urban spaces that provide a tranquil oasis. Designating a green area as Local Green Space would give it protection consistent with that in respect of Green Belt, but otherwise there are no new restrictions or obligations on landowners. Land designated as Local Green Space may potentially also be nominated for listing by the local authority as an Asset of Community Value. (NPPG)
5. **Infill:** The development of a relatively small gap between existing buildings.
(https://www.planningportal.co.uk/directory_record/305/infill_development)
6. **Low carbon:** Reduced emission of carbon dioxide (which contributes to climate change) from energy use for heating, domestic hot water, lighting and household appliances.
7. **Open space:** All open space of public value, including not just land, but also areas of water (such as rivers, canals, lakes and reservoirs) which offer important opportunities for sport and recreation and can act as a visual amenity. (NPPF)
8. **Rural exception sites:** Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding. (NPPF)
9. **Self-build or custom build:** homes built or commissioned by individuals for their own use.
10. **Silver Standard:** A score of 25 on a checklist compiled by SMBC to help developers and building professionals working in Stockport to evaluate the sustainability of their projects. It includes 8 topics covering location and transport, site layout and building

design, materials, waste, energy, water, landscape and biodiversity and health and well-being. Details can be found on this link:

<http://www.stockport.gov.uk/2013/2994/developmentcontrol/planningpolicy/LDF/SPD/susdesandcons3sustainabilitychecklist>

11. **Sustainable Development:** Development which meets the needs of the present generation without harming the ability of future generations to meet their needs; to do this, such development limits damage to the environment, and keeps the consumption of natural resources to levels manageable in the long term. (SMBC)
12. **Sustainable transport:** Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport. (NPPF)
13. **Zero carbon:** Zero net emission of carbon dioxide from energy use for heating, domestic hot water, lighting and household appliances.

Further definitions of planning terms can be found on the following links:

https://www.planningportal.co.uk/directory/4/a_to_z/B

<http://planningguidance.communities.gov.uk/blog/policy/achieving-sustainable-development/annex-2-glossary/>

The National Planning Policy Framework can be found at:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

NEIGHBOURHOOD PLANNING

A summary of the key stages in neighbourhood planning

From government planning guidance

<http://planningguidance.communities.gov.uk/blog/guidance/neighbourhood-planning/key-stages-in-neighbourhood-planning/>

Paragraph: 080 Reference ID: 41-080-20150209

Step 1: Designating neighbourhood area and if appropriate neighbourhood forum

- Relevant body (parish / town council, prospective neighbourhood forum or community organisation) submits an application to the local planning authority (LPA) to designate a neighbourhood area
- local planning authority publicises and consults on the area application for minimum 6 weeks (or minimum of 4 weeks where the area to which the application relates is the whole of the area of a parish council and is wholly within the area of one local planning authority)
- local planning authority designates a neighbourhood area within the statutory timescales
- In an area without a town or parish council a prospective neighbourhood forum submits an application to be the designated neighbourhood forum for a neighbourhood area
- local planning authority publicises and consults on the forum application for minimum 6 weeks
- local planning authority takes decision on whether to designate the neighbourhood forum

Step 2: Preparing a draft neighbourhood plan or Order

Qualifying body develops proposals (advised or assisted by the local planning authority)

- gather baseline information and evidence
- engage and consult those living and working in the neighbourhood area and those with an interest in or affected by the proposals (e.g. service providers)
- talk to land owners and the development industry
- identify and assess options
- determine whether a plan or an Order is likely to have significant environmental effect
- start to prepare proposals documents e.g. basic conditions statement

Step 3: Pre-submission publicity & consultation

The qualifying body:

- publicises the draft plan or Order and invites representations

- consults the consultation bodies as appropriate
- sends a copy of the draft plan or Order to the local planning authority
- where European Obligations apply, complies with relevant publicity and consultation requirements
- considers consultation responses and amends plan / Order if appropriate
- prepares consultation statement and other proposal documents

Step 4: Submission of a neighbourhood plan or Order proposal to the local planning authority

- Qualifying body submits the plan or Order proposal to the local planning authority
- Local planning authority checks that submitted proposal complies with all relevant legislation
- If the local planning authority finds that the plan or order meets the legal requirements it:
 - publicises the proposal for minimum 6 weeks and invites representations
 - notifies consultation bodies referred to in the consultation statement
 - appoints an independent examiner (with the agreement of the qualifying body)

Step 5: Independent Examination

- local planning authority sends plan / Order proposal and representation to the independent examiner
- independent examiner undertakes examination
- independent examiner issues a report to the local planning authority and qualifying body
- local planning authority publishes report
- local planning authority considers report and reaches own view (save in respect of community right to build orders where the report is binding)
- local planning authority takes the decision on whether to send the plan / Order to referendum

Steps 6 and 7: Referendum and Making the neighbourhood plan or Order (bringing it into force)

- relevant council publishes information statement
- relevant council publishes notice of referendum/s
- polling takes place (in a business area an additional referendum is held)
- results declared
- subject to results local planning authority considers plan / order in relation to EU obligations and Convention rights
- If the plan / Order is compatible with EU obligations and does not breach Convention rights – local planning authority makes the plan or Order.