

# Woodford Neighbourhood Plan

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Draft text for Pre-Submission Consultation Document

January 2018

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*[Please note that this document is draft text. Consistency of format and layout will be addressed at a later stage]*

## 1. Acknowledgements

The Woodford Neighbourhood Plan was inspired by lifelong Woodford resident, Stephen Taylor. Sadly, Stephen passed away in 2014 and so this plan is dedicated to his memory.

The Woodford Neighbourhood Forum Work Group would like to extend their grateful thanks to Woodford's residents for their support. Without their valuable input this Plan would not have been possible.

Thanks are also due to the local businesses, charitable groups, clubs, societies and other long-standing Woodford organisations for their time given to answering questionnaires, many leaflet deliveries, envelope stuffing and general support.

Our thanks are also extended to Woodford War Memorial Community Centre (WWMCC) for meeting and exhibition space facilities and The Deanwater Hotel meeting space.

Photographs are courtesy of members of the Management Committee

Finally, we would like to acknowledge the help of two planning advisors who sat on the management committee on a voluntary basis and whose help and advice were invaluable in the preparation of this Neighbourhood Plan:

John Knight [qualifications, brief bio]

Paul Goodman BA, MPhil, Dip TP, MRTPI

Town Planner who worked in several local authorities for thirty five years. Currently Managing Director of Paul Goodman Associates Ltd.

## 2. Introduction

As part of the government's Localism Act, local communities are being given the opportunity to develop their own local Neighbourhood Plan covering land use planning matters. Neighbourhood Plans can be prepared by Parish Councils, or in areas that do not have a Parish Council, by a Neighbourhood Forum.

Woodford Neighbourhood Forum arose as an initiative by Woodford Community Council (WCC) in 2013. 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 (which is the former Parish of Woodford, excluding the Aerodrome site and land needed for A6MARR and the Poynton Relief Road) were approved in October 2013. A management committee was formed and officers elected at the first Forum meeting in May 2014. In December 2017, membership of the Forum stands at 80.

In 2014, Woodford Neighbourhood Forum embarked on the development of the Woodford Neighbourhood Plan. This consultation document is part of that process. Ultimately, after completing its various stages of drafting, the Neighbourhood Plan will be put to a local Referendum, which will determine whether it is appropriate that it is made (approved and adopted) and implemented.

Once the Neighbourhood Plan is made it becomes part of Stockport Metropolitan Borough Council planning policy. Any proposal for development will be considered against national policies, Stockport Metropolitan Borough Council policies and the policies in the Woodford Neighbourhood Plan.

The Neighbourhood Plan also provides a vehicle for expression of aspirations, which are not direct planning policy issues, but which are important to the community. You will find these in the Village Action Plan in Section 9.

### 3. Current Consultation

This is your opportunity to have a say about housing and related policies affecting Woodford, so please do take the time to read and consider the implications of the policies in this draft plan. These proposed policies will be considered in the determination of planning applications alongside those prepared by Stockport Council.

At this stage of the Plan process we are seeking views from all people who live, work or carry out business within Woodford as well as the prescribed consultees, including public agencies. However, it is important to stress that, when it comes to any referendum on a final proposal, only the residents of Woodford will be entitled to vote.

We need your response by enter date xxxxxx which you can make by email to:

woodfordneighbourhood@gmail.com

or by letter to:

Woodford Neighbourhood Plan  
Woodford Community Centre  
Chester Road  
Woodford  
Stockport  
SK7 1PS

If, before responding, you would like to speak to XXXXX you can contact him/her on xxxxxx. He / She will not seek to influence your response but may be able to answer your questions and help you address any concerns you may have.

## 4. Introduction to Woodford

Woodford is a settlement located on the southern boundary of the Metropolitan Borough Council of Stockport in Greater Manchester, bordering Cheshire. The Neighbourhood Area is designated as Green Belt. The first impression gained by anyone passing through Woodford along the main road in a car does not reveal the true character of the place or its people. This brief overview aims to provide a deeper glimpse into the bigger picture.

### 4.1. Geology

Woodford is 5 kilometres west of a geological fault at Poynton, where the millstone grit of the Pennines dropped by 200 metres around 300 million years ago, during the Carboniferous Period. As a result, the aspect is open and flat with height in the range 90 – 95 metres above sea level. The land slopes gently down to the east, affording excellent, unobstructed views of the Pennines from many locations in Woodford, which are very much treasured by residents and visitors.

The area was covered with glacial sediments as the glaciers of the last Ice Age retreated, forming the Cheshire Plain. The soils of Woodford consist mostly of clay, with pockets of sand, including running sand. Drainage is poor and in many areas the ground becomes water-logged and prone to flooding in wet weather.

Woodford lies on an aquifer consisting of ground water held in porous sandstones laid down 200 million years ago in the Triassic period, sand and marl (a crumbly mixture of clay and limestone). The aquifer is part of a series of deep basins throughout the UK, including the Cheshire Basin, which are important sources of ground water. The base of the Triassic sandstone layer varies from above sea level in outcrops at the surface, such as Alderley Edge, to deeper than 2,500 m below sea level in the centre of the Cheshire Basin. Environmental studies conducted on the former Woodford Aerodrome site indicate that the site lies on an aquifer consisting of permeable, solid sandstone and pebble beds with high capacity for water storage. Above this, layers of sand and gravel hold some ground water, while extensive layers of clay are impermeable with very low capacity for water storage.

### 4.2. History

In the Middle Ages, Woodford was part of the royal hunting forest and, in 1248, the manor of Woodford was one of several in the Barony of Stockport. In 1300, the forest stretched from Leek in the south to Marple in the north and was 10 miles wide along the western Pennines. Land was cleared and improved for agriculture in the late 13<sup>th</sup> century and a corn mill existed by 1296. In the 13<sup>th</sup> century, Woodford (known as Wideford or Wydeford) was a subordinate manor in Poynton held by the Stokeports. In 1355, land at Woodford was granted to the Davenport family. At this time Woodford was a hamlet on the edge of the Macclesfield Forest.

The Davenports originally lived in Old Hall on Old Hall Lane which is now Old Hall Farm. The date is uncertain, but it was known to be there in 1370, much of the original building having been destroyed by fire. The Davenports built New Hall further down the lane in 1630. Their initials and Coat of Arms appear above the entrance. It was used by the family until it was purchased by AV Roe company in 1924.

Woodford was in the middle of a densely wooded area and, as the name implies, there was a ford where the footpath now crosses the River Dean near to Old Hall Farm, providing a route to Macclesfield.

In the 19th century, in addition to agriculture, many residents in Woodford were engaged in trade and industry. There was a blacksmith, a brick maker and a calico printing mill. Silk weaving was a domestic industry carried on in a number of homes, including some of the old cottages which remain in Woodford today.

In 1837, the Dean Water calico printing mill was built where Wilmslow Road crosses the River Dean. Deanwater House (now the Deanwater Hotel) was built as the manager's house and cottages for the workforce were built in Kingstreet. The name formerly referred to this hamlet, rather than the road. The mill closed in 1848 and burnt down in 1851. 172 people were employed at the mill, of which half lived in the parish of Woodford.

Christ Church was built in 1841, a primary school was built in 1847 at the instigation of the Bromley-Davenport family. Farms, small holdings and cottages on the Woodford Estate were rented by tenants and many local names appear in the list of tenants, including Hallworth, Worthington, Shatwell, Jepson and Holland. In 1922, the estate was sold by the Davenports and purchased by Arthur Fifette, who put it up for auction in 52 lots. Many former tenants purchased their properties. The sale of the estate allowed new dwellings to appear in Woodford, resulting in small developments along the main streets, such as Chester Road and Moor Lane, which were originally country lanes. The structure, character and community of Woodford reflect that history and descendants of those families still live here today.

The Davenport Arms, known locally as the Thief's Neck carries the Davenport Coat of Arms, which includes an image of a felon with a rope around his neck. In a Scrap Book of Woodford 1953, members of the WI and friends reported that old inhabitants could recall the current Davenport Arms being built to replace an earlier one, which was a thatched building destroyed by fire.

Woodford Aerodrome was a major landmark. The airfield was created from farmland by AV Roe during late 1924. In the mid-1930s several new buildings were erected prior to the start of the Second World War. Planes manufactured there include Avro Ansons, Lancasters, Vulcan nuclear bombers, civil airliners and the Nimrod maritime patrol aircraft. From 1968 to 2000 an annual air show was held at the Aerodrome, organised by



the Royal Air Forces Association. In 1989, 3000 people were employed on the site, but in 2012 BAE Systems closed the site with the loss of the remaining 630 jobs. The site was purchased by Harrow Estates and the buildings have been demolished to make way for houses. The Avro Heritage Museum has been created on site with an excellent display, including a static Vulcan.

Woodford War Memorial Community Centre was built in 1953 on a 4 acre plot on Chester Road as a memorial to those who lost their lives during World War II. The money was raised by interest free loans from members of the community and fund raising activities. Now under the custodianship of the Charities Commission the premises and operation are covered by a constitution, with daily running organised by a committee of volunteers. The roof shape was designed with acoustics for amateur dramatics in mind and, while it is generally acknowledged that the building is not a thing of beauty, the facility is precious to the community.

District boundaries have changed over time. In 1866 Woodford, was part of the parish of Prestbury, in Macclesfield. In 1939, it was incorporated into the district of Hazel Grove & Bramhall, which included the hamlet of Moor End and in 1974 it became part of the Metropolitan Borough of Stockport.

The population of Woodford was around 300-400 in the 19<sup>th</sup> Century, with a marked increase over the last 100 years. Census data show that the population was 430 in 1851, 392 in 1861, 304 in 1901, 801 in 1931, and 1,211 in 2011. The electoral register in 2014 included 1,157 people in Woodford. The number of dwellings has increased with the population. According to census data, in 1861 there were 83 dwellings (9 unoccupied) in Woodford, compared with 610 dwellings in the Woodford Neighbourhood Area in 2015, as calculated by the WNF management committee.

### **4.3 Woodford Today**

In the present day, Woodford is home to some 1,200 residents on the electoral register. The settlement adjoins suburbia in Bramhall and Cheadle Hulme and comprises ribbon development along the A5102 and A5149, but it still retains some of its village character and farming community, with a network of winding country lanes off the beaten track.

The Neighbourhood Area, which does not include the former Aerodrome site, occupies approximately 1,140 acres. It is predominantly agricultural land which, together with a small amount of recreational land, comprises 885 acres, representing more than three quarters of the area. The built environment (domestic and commercial curtilage and roads) comprises 255 acres, representing less than one quarter of the area.

Farms, small holdings, lanes, hedgerows, trees, old cottages and listed buildings, intermingled with more recent development and roads, reflect the long history of a settlement at Woodford. The openness of the countryside and wide gaps in the housing curtilage provide views across farmland to the Pennine hills to the east. These features contribute to the landscape character of Woodford.

Housing takes the form of ribbon development of varying densities. The highest densities are to be found along the main Chester Road, Wilmslow Road and Woodford Road, which form the spine of the settlement, and Moor Lane and Bridle Road, which branch off them. Frequent gaps in the housing line provide views into the countryside behind. Comprising around 600 houses, the Neighbourhood Area provides a wide range of housing types, including large detached houses with four to seven bedrooms and large gardens, two and three bedroomed semi-detached houses, terraced houses and bungalows, and a small number of flats. Low density housing is to be found along the rural lanes, including Church lane, Blossoms Lane, Old Hall Lane and Kingstreet. The majority of dwellings in Woodford overlook farmland at the rear. There has been incremental growth and change in the form of limited infill, barn conversions, replacement dwellings and extensions. The turnover of houses via market sales in the Neighbourhood has averaged at twenty per year over the last ten years.

A potentially unique feature of Woodford is the recent arrival of a large housing development on the former Aerodrome site, adjacent to the Neighbourhood Area. Planning permission for 950 dwellings plus a 100-unit care facility and commercial premises was granted in 2015 and building work has commenced. This large development offers a different type of housing compared with the Neighbourhood Area, comprising modern executive houses in the range of three to five bedrooms with small gardens, in a “garden village” style setting. The site will also include 15% affordable housing. Therefore, the new development will increase both the number and type of housing in the immediate locality. The population in the parish of Woodford will triple as a result of this development, posing challenges for the community facilities and for integration of new and existing residents.

The majority of commercial activity is focused along the spinal main roads and includes the Davenport Arms, Olivers Restaurant, the Deanwater Hotel, Budgens convenience store, Chrome of Woodford car show room, Woodford Notcutts Garden Centre, which includes a café, and a small parade of shops. In addition, there are many small businesses and professionals working from offices at home.

Community and leisure facilities include the Woodford War Memorial Community Centre, Christ Church and the Church Hall, located on Chester Road; a scout hut, British Legion premises, and Woodford Cricket Club on Moor Lane; and Bramhall Cricket Club on Church Lane. Although there is no longer a village school, which was once a focus of community interaction, there remains a strong sense of community in Woodford, with social interaction arising as a result of the community leisure facilities and the Church. Local groups include the Woodford Community Council,

Woodford Neighbourhood Forum, Woodford War Memorial Community Centre committee, Parish Church Council, Woodford Community Players, the Women's Institute and many other social groups.

The rural setting of Woodford is one of the most important features to residents and it provides a rich natural environment. The Neighbourhood Area is particularly rich in mature native trees, species-rich native hedgerows and ponds, which provide good habitats and corridors for wildlife connecting to adjacent rural Cheshire. Detail maps of the locations of these features have been prepared for this Neighbourhood Plan.

Chester Road, Wilmslow Road and Woodford Road currently carry heavy traffic volumes and the lanes have become commuter rat runs at peak times. The impact of relief roads and new housing developments on the traffic through Woodford remains to be seen at the time of writing. Traffic volume and safety in the Neighbourhood Area were key issues raised during community consultation. Increasing traffic on the wider major road network resulting from current and proposed large developments in the surrounding area is also an issue of concern to Woodford residents.

Public transport is limited, with just one bus route (into Manchester) running at half-hourly intervals. The nearest railway stations are Bramhall (0.9- 2.7 miles), Poynton (1.0 - 2.6 miles) and Wilmslow (2.3 - 4.5 miles). Hourly train services operate between Bramhall and Manchester.

Woodford has twenty public rights of way, which provide a network of pleasant short walks connecting one side of the village to the other, some passing through green fields and woodland and some with views of the Pennines. They connect with footpaths into neighbouring Cheadle Hulme, Bramhall, Poynton, Adlington, Newton, Wilmslow and Handforth, providing the scope for much longer walks. There are currently no cycle lanes or cycle tracks in Woodford.

## **5. Community Engagement and Consultation**

Community consultation has been conducted via questionnaires, flyers, newsletters, a workshop, an exhibition, the website, email circulation, 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/>

### **5.1. Residents' Questionnaire, 2014**

Consultation with residents began with a comprehensive questionnaire delivered to every household in the Neighbourhood Area in June 2014. 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.

### **5.2. 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.

### **5.3. 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 as a result 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.

### **5.4. 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.

### **5.5. 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.

### **5.6.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.

### **5.7.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.

### **5.8.Consultation on Draft Policies, 2016 -2017**

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. They were sent via email to forum members (now numbering 80), with a request for feedback, and made available for public view on the Forum's website, with an option to submit comments. The draft policies were also submitted to SMBC for comment.

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.

## 6. Vision and Objectives

A vision and objectives arose from consultation with residents.

### 6.1 Vision

The Vision for the Woodford Neighbourhood Plan is:

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

### 6.2 Objectives

The objectives identified to achieve this vision were divided into four themes, namely **Environment, Employment, Community and Development**, where planning policies specific to Woodford have been developed and these are presented in the Woodford Neighbourhood Plan Policy section below.

### 6.3 Aspirations

Other community aspirations, which are not matters of planning policy, included the categories of **Movement, and Integration** and have been presented in the Village Action Plan.

## 7. Woodford Neighbourhood Plan Policies

### 7.1. INTRODUCTION

The following section includes the policies which support the four policy topic areas within our **Objectives: Environment, Employment, Community and Development**, together with the rationale behind them.

Detailed justification and evidence to support these policies can be found in the section entitled Justification, Evidence and References for Policies. The numbers in brackets refer to references, which can be found in this section.

### 7.2. ENVIRONMENT POLICIES

#### Rationale

Woodford is a settlement with a long history, rural nature and beautiful landscapes. The land slopes gently down to the east, affording excellent, unobstructed views of the Pennines and vistas across open fields from many locations in Woodford, which are very much treasured by residents and visitors. -Twenty footpaths form a network in the Neighbourhood Area, many crossing farmland. The rural lanes and footpaths are used by walkers, joggers, cyclists, horse riders and carriage drivers. In this way, Woodford provides an outdoor recreational facility for people, including families with children, from Woodford and the wider community. The views and vistas from the lanes and footpaths are an important part of this facility.

Open spaces are a key component of the character of Woodford. The built environment in Woodford comprises 22% of the Neighbourhood Area. The remaining 78% is mostly open agricultural land with a network of footpaths plus recreational open spaces. The pattern of open spaces and distinct gaps in the ribbon development along Woodford's roads and lanes contribute to the openness of the Green Belt.

Natural features are another key component of the landscape in Woodford. Farms, small holdings, lanes, hedgerows, trees, old cottages, street trees and wide grass verges are intermingled with more recent developments, business premises and roads. These features reflect the long history of a settlement at Woodford and contribute to the landscape character.

Woodford is very rich in mature trees, notably oaks, many of which are at least 200 years old, with some specimens older than that, in the range 300 to 400 years old. Native hedgerows subdivide the farmland and there are numerous ponds. These natural features are an intrinsic part of the countryside and contribute to its mental and physical benefits for residents and recreational users from other parts of the borough, recognised and protected by national and local policies. (1-6)

Analysis of the Woodford residents' questionnaire revealed that an overwhelming majority of 276 respondents (83%) said that they wanted enhanced protection of the landscape and positive management of the varied local wildlife. Over 60% cited the rural environment as a reason for choosing Woodford as a place to live in the first place. From comments received it was also clear that Woodford's open, rural environment is highly valued. This message was reinforced by the public exhibition in 2015. Unsympathetic development was identified as an issue that threatens the views and vistas in Woodford. In responses to the Woodford residents' questionnaire, open and green were very frequently used words. It was clear that Woodford's open spaces and rural environment are highly valued. Protection of natural features, especially the large number of mature trees, and wildlife were requested in community feedback. (7-11)

Community engagement gave rise to the Environment objective:

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

The policies which arose from this objective reflect national and local government policies on landscape and the environment and aim to provide protection for aspects specific to Woodford. (1-6)

Policies ENV1 to ENV5 are consistent with NPPF, SMBC, policies and advice from DEFRA, Natural England and RSPB (1-6, 15-22). They are supported by voluntary and professional studies, including voluntary Environment and Landscape surveys, a professional Heritage and Character Assessment carried out by AECOM and a professional report prepared by Cheshire Wildlife Trust. (12-14)

Policies ENV6 aims to minimise light pollution in Woodford. These policies are in line with residents' wishes to retain the rural character and protect wildlife and with national and local policies (1-3, 7-11 and 17-19)

Full details of justification, evidence and references are provided in the Environment Evidence and Justification Section



**ENV1: Protecting views and vistas (1-13)**

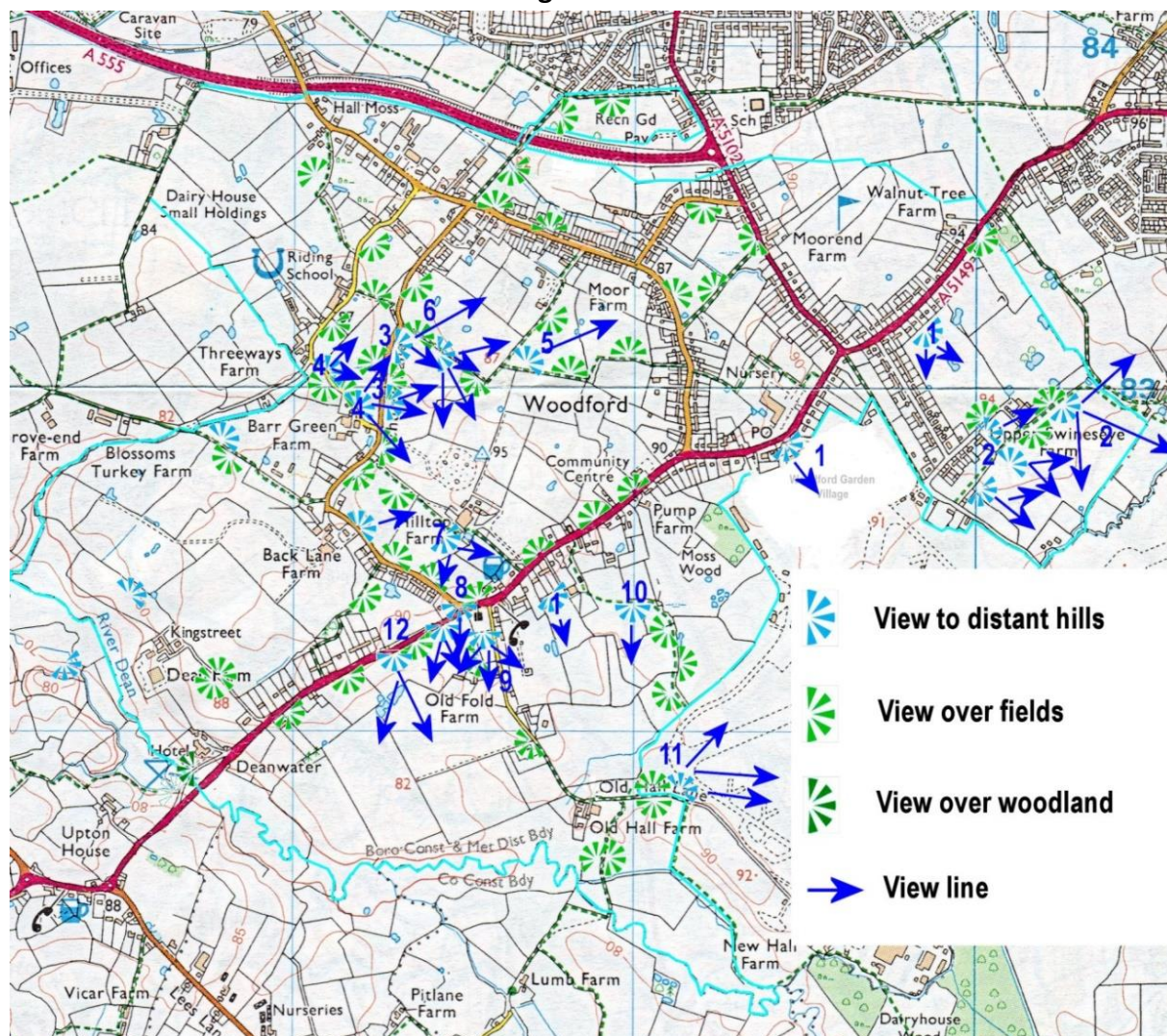
- a) New development shall be permitted, provided that it does not affect the openness of the Green Belt and that it respects and enhances the local landscape quality, ensuring that important local views and vistas within and out from the Neighbourhood Area and the rural skylines are maintained.
- b) Any development that would reduce the openness of the Green Belt or obscure local views and vistas within or out from the Neighbourhood Area and the rural skylines shall be refused.

See table and maps of Views and Vistas within and from the Neighbourhood Area below.

**Numbers associated with blue arrows on the Views and Vistas map below indicate these views:**

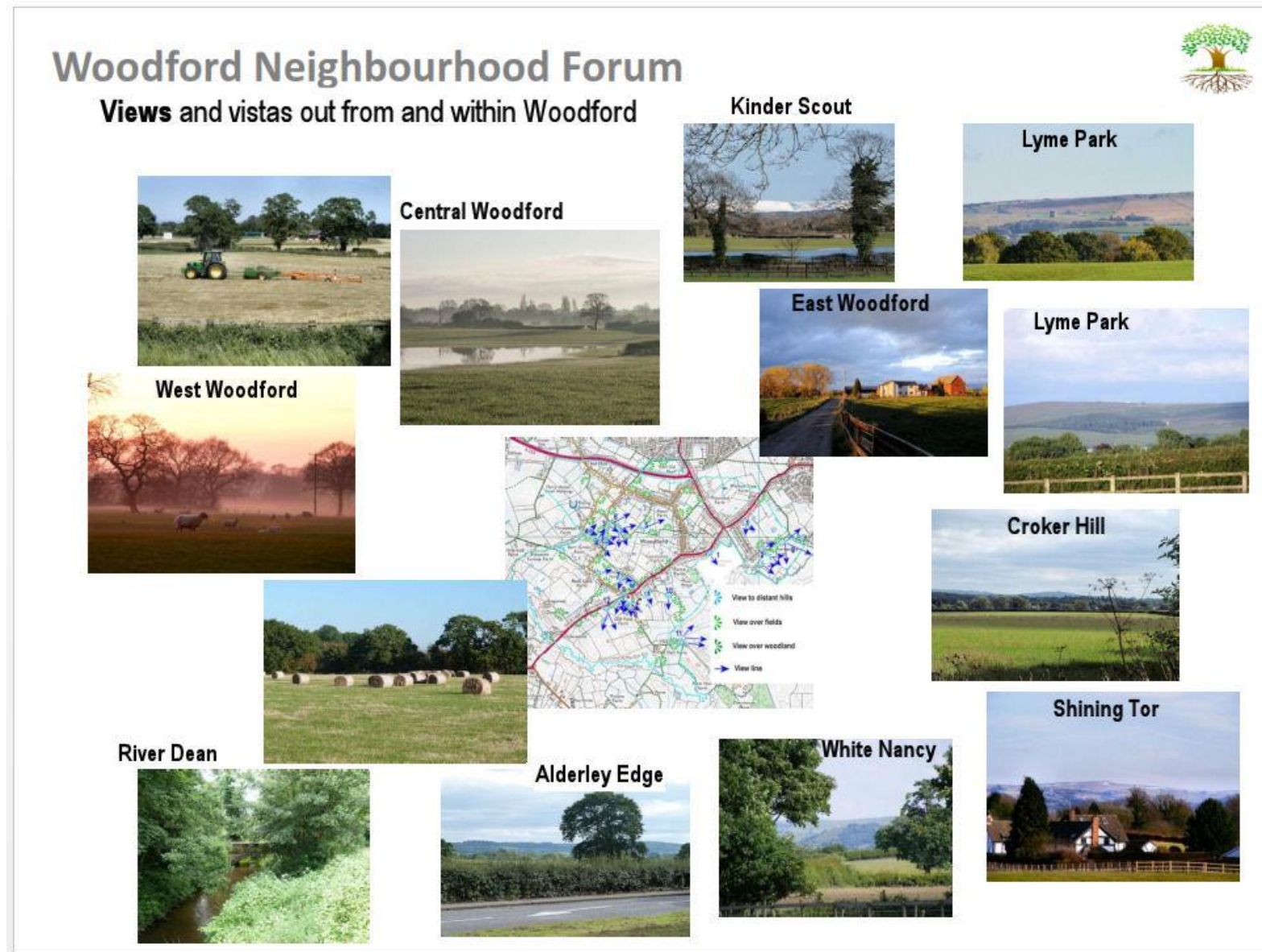
1. View of Hills from the back of properties on Chester Road	Pennines: Lyme Park, Macclesfield Forest, White Nancy
2. View of hills from Bridle Way and footpaths 101 and 107HGB	Pennines: Kinder Scout, Lyme Park
3. View of hills from Church Lane (middle section) and Blossoms Lane	Pennines: Kinder Scout, 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

## Views and Vistas within and from the Neighbourhood Area



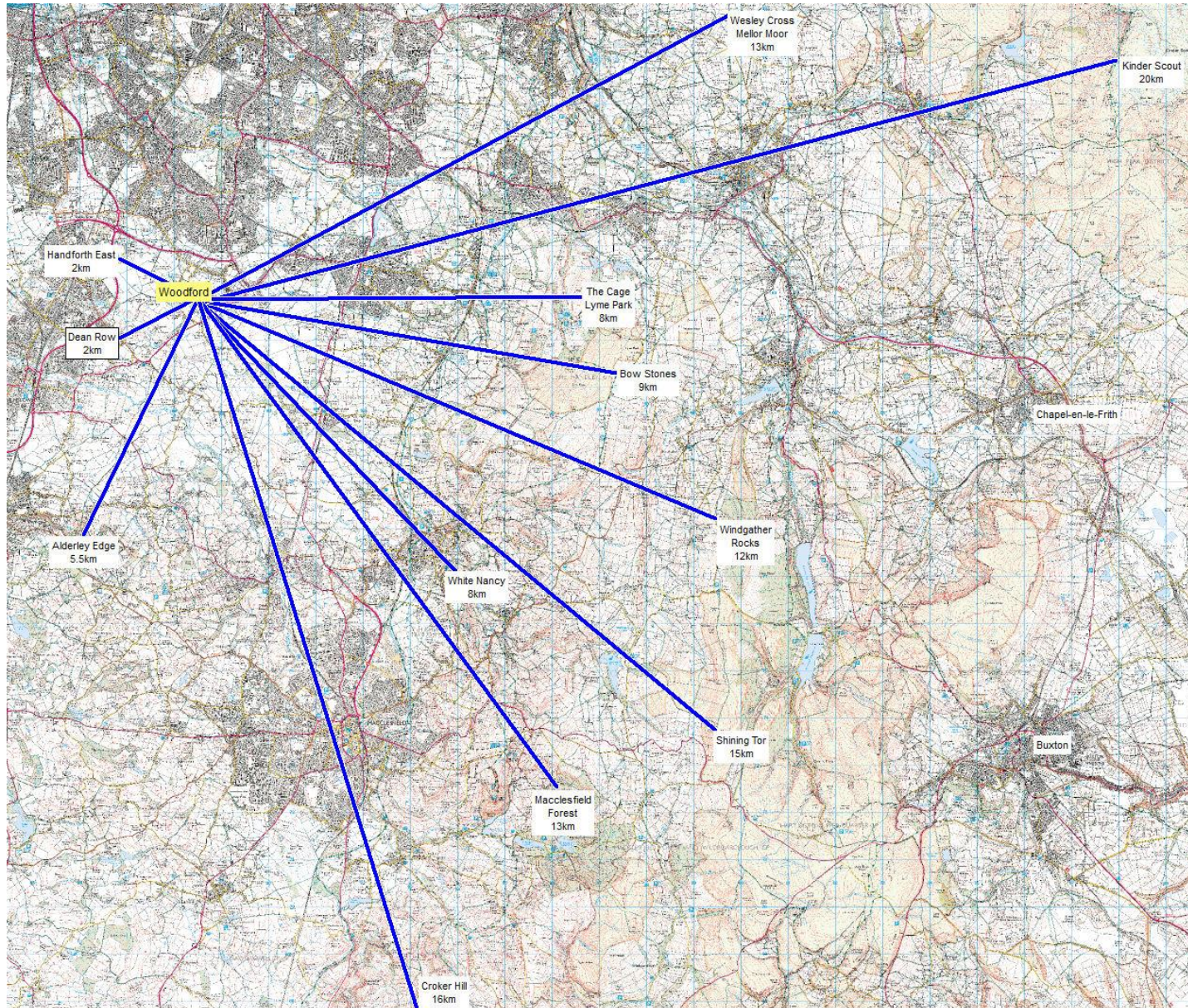


Some of the Views and Vistas within and out from Woodford





## Sight lines from Woodford





**ENV2: Protecting Open Spaces (1-13)**

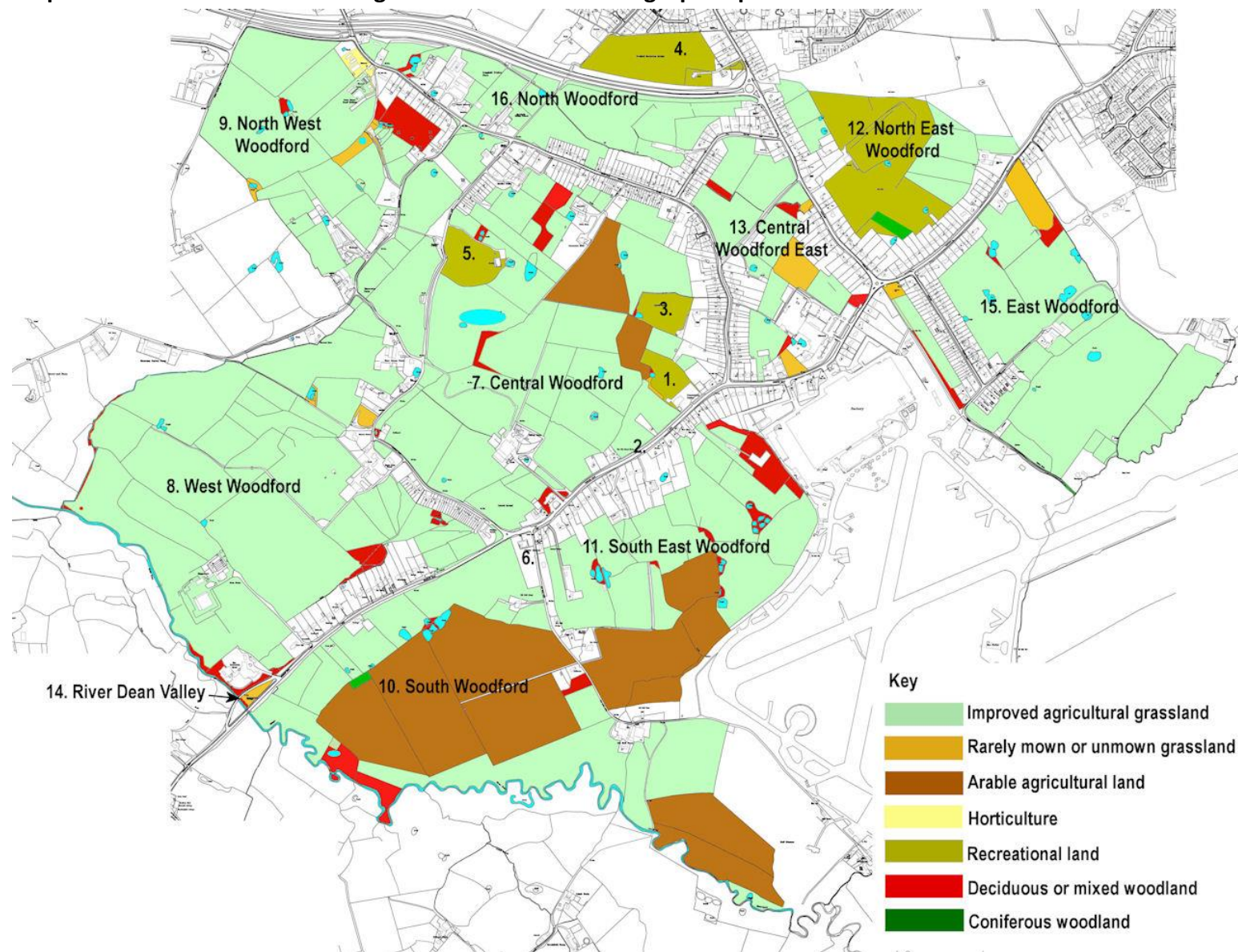
- a) Any new development that has a detrimental impact on areas of Open Space shown on in the table of Open Spaces below that have sport, recreation, amenity or aesthetic value, shall be refused, unless an overriding need for development can be demonstrated.
- b) Development that retains of the pattern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

**Open Spaces in Woodford Neighbourhood Area (see map below)**

Number on map	Location	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	East Woodford

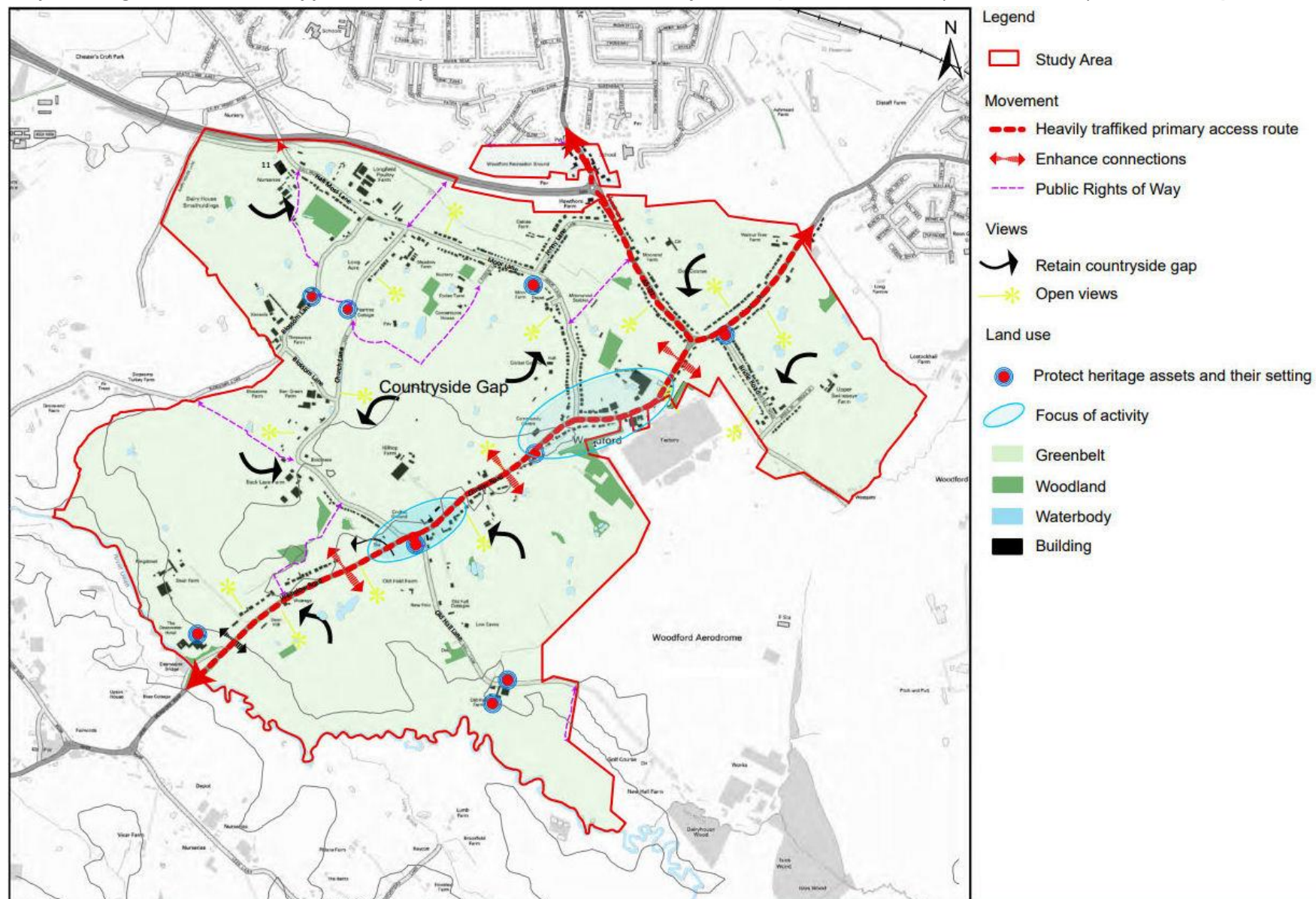
	Bridle Road	
16.	Fields between A555, Jenny Lane and Moor Lane/Hall Moss Lane	North Woodford
	Any other suggestions?	

## Map of Land Use in Woodford Neighbourhood Area showing Open Spaces





Map showing Constraints and Opportunities produced on behalf of WNF by AECOM [we will seek their permission to reproduce it here]





**ENV3: Protecting natural features which are a key component of the landscape** (1-4, 7-11, 12-13, 21)

- a) Proposals that protect and enhance natural features, which are a key component of the landscape (shown in the Natural Features table and maps and the Cheshire Wildlife Habitat Distinctiveness map), shall be permitted, provided that they do not impair views and vistas listed in the table and maps in ENV1.
- b) Proposals that would be detrimental to natural features that are a key component of the landscape (shown in the table and map of Natural Features or the Cheshire Wildlife Habitat Distinctiveness map), shall be refused.

See key Natural Features table and Habitat Distinctiveness maps below.

**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

**Map showing key Natural Features in Woodford [this will need to be an A3 pull out insert]**



A high resolution version of this map can be viewed on our website:

<http://woodfordnf.co.uk/wp-content/uploads/2016/08/Woodford-NA-natural-features-with-birds-and-trees-with-key-Aug.jpg>

#### **ENV4: Supporting biodiversity\*** (1-4, 7-12, 14, 20-22)

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

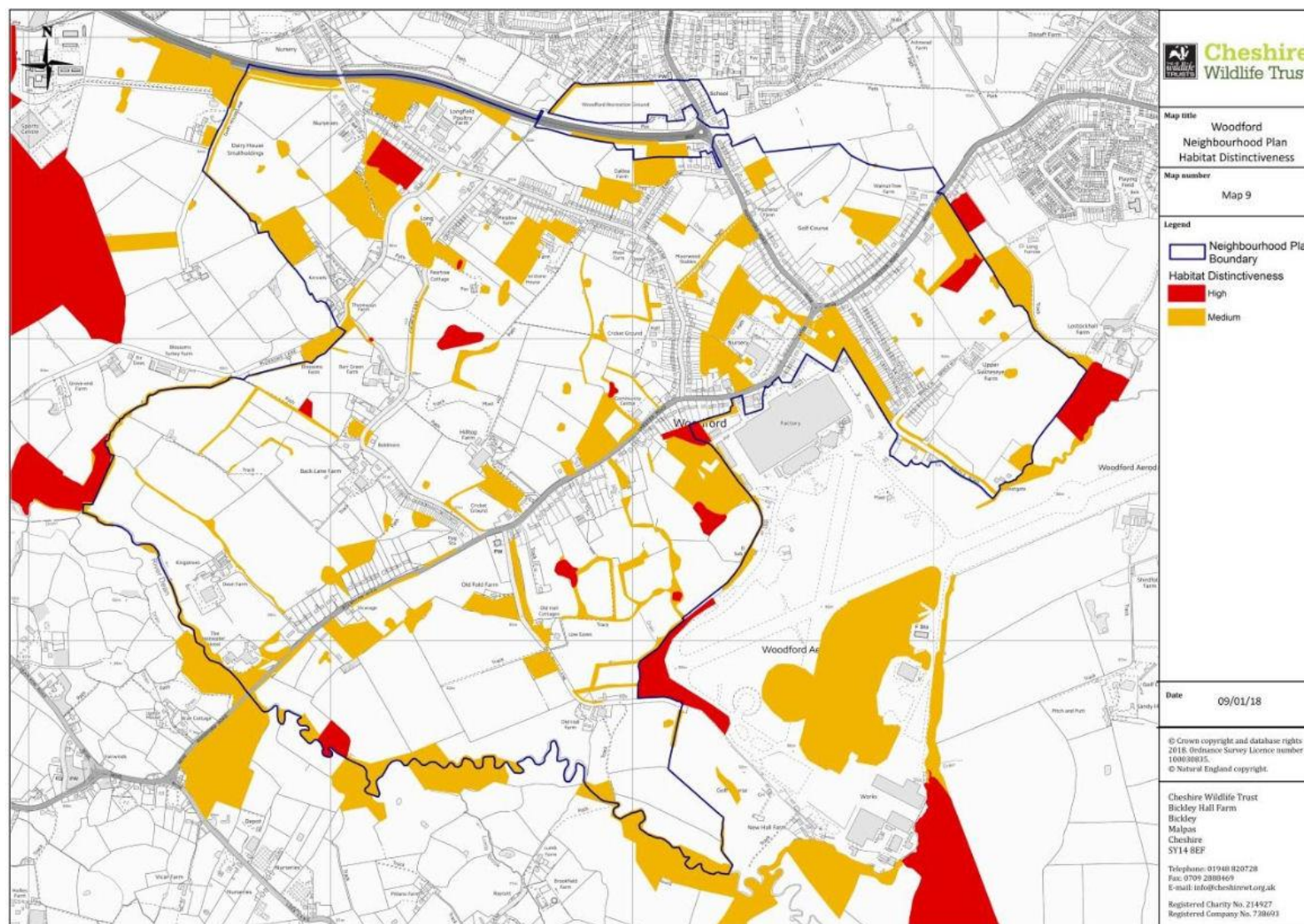
\*\* New developments should demonstrate a net gain in biodiversity using appropriate evaluation methodologies once avoidance/mitigation strategies have been taken into account. Areas identified on the Habitat Distinctiveness Map below, provided by the Cheshire Wildlife Trusts as supporting high distinctiveness habitat, should be protected by at least a 15 m buffer zone and those supporting medium distinctiveness habitat will require a comprehensive ecological evaluation if they are put forward for development. Compensatory measures (for example biodiversity offsetting) may be required if a net loss of biodiversity is likely.

#### **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



**Map showing area of Habitat Distinctiveness (red indicates high level, orange indicates medium level).** Reproduced with permission from Cheshire Wildlife Trust



**ENV5: Protecting woodland trees hedgerows and ponds (1-3, 7-16)**

- a) Proposals that increase native woodland trees hedgerows and ponds, provided that they do not impair views and vistas listed in ENV1, shall be permitted.
- b) Proposals that would be detrimental to local native woodland trees and hedgerows and ponds (shown in the Natural Features Map and Cheshire Wildlife Trust Habitat Distinctiveness map) shall be refused.
- c) Proposals that do not include mitigation and replacement measures where any loss would be unavoidable and cause significant harm shall be refused.

**ENV6: Reducing light pollution (1-3)**

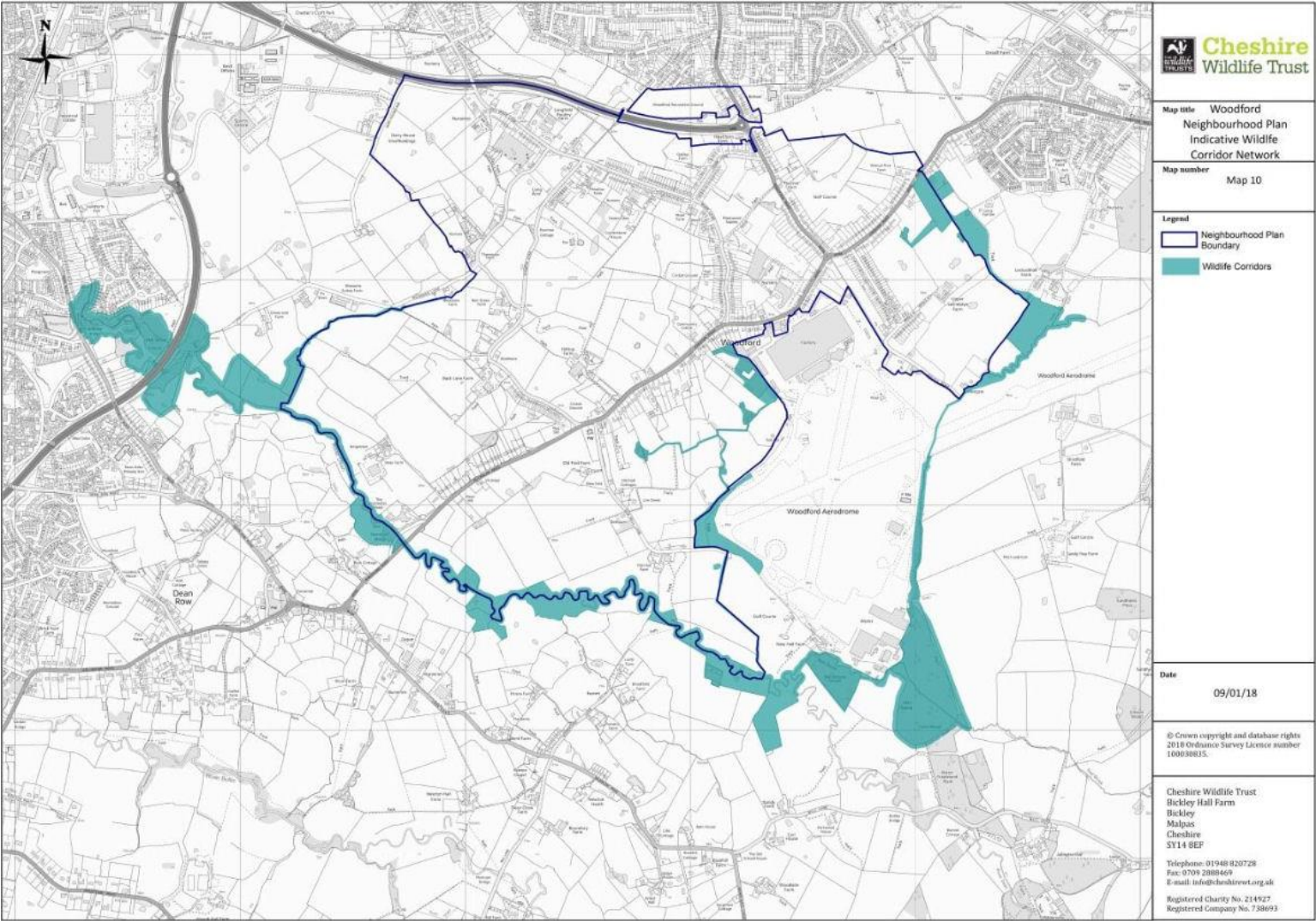
- a) New development that does not minimise light pollution created through its proposed use shall be refused.
- b) Use of environmentally friendly floodlights, which reduce overspill, in private and public places shall be encouraged.
- c) Security lighting shall be designed to reduce light spillage beyond the site curtilage and be on a timer.

**ENV7: Protecting the Wildlife Corridor Network (1-3, 7-12, 14)**

- a) Woodford Wildlife Corridors are proposed, based on the Cheshire Wildlife Trust Study and shown in the Wildlife Corridor Network Map below.
- b) Any development that would be deleterious to the conservation and enhancement of biodiversity within these corridors shall be refused.
- c) Any development which would threaten the breeding, foraging or commuting habitats for the species which live within these corridors shall be refused.



Map showing wildlife corridors (marked in blue). Reproduced with permission from Cheshire Wildlife Trust



### 7.3. EMPLOYMENT POLICIES

#### **Rationale**

Woodford is a rural community on the southern tip of a major conurbation surrounded on three sides by Cheshire countryside. 78% of the Neighbourhood Area is farmland plus a small amount of recreational land.

Until 2011, there was a significant amount of employment in Woodford courtesy of British Aerospace at the former Woodford Aerodrome. In its hey-day there were 3000 people employed there, most of whom commuted in from surrounding areas. The aerodrome site, which is outside our Neighbourhood Area, is now being developed into a 940 unit housing estate. This obviously reduced the employment opportunities in Woodford, which are currently somewhat limited. However, Woodford does boast some very successful retail outlets, including a thriving Garden Centre, a bathroom sales shop, a nursing home, a hotel, a car sales outlet, a golf driving range, two beauty parlours, a hairdresser, a livery stables with competition facilities, a builders and plumbers' merchant, working farms, a supermarket, a motor vehicle MOT and repair garage, two restaurants, three dog kennels / catteries, a garden maintenance company plus a plethora of small enterprises, which are run from private residences, such as architects, dressmakers, craftsmen and consultants. Overall, some 110 businesses have been identified in Woodford, spread through the whole community. Woodford does not have a business park or multi-occupancy office building that provides an employment centre.

Transport links are poor which requires employees outside the Woodford area generally having to drive to work, this in turn increases pressure on available parking space at their place of work. It was evident from our residents' survey (12) that existing brownfield sites were the preferred option (13) for any new employment sites and the former aerodrome site would be the most obvious place for any such sites. Evidence from the same source (13) also confirmed that residents did not wish to see further loss of employment and that better broadband provision would be a positive asset to business. From our surveys there is clearly very limited appetite for further development in order to provide employment unless it was on brownfield land on the former aerodrome site but there was clearly support for the re-use and refurbishment of existing buildings. As far as future employment in Woodford was concerned residents principally favoured small shops, tourism and pubs and restaurants.

The Neighbourhood Plan sets out to maintain, support and encourage the sustainable growth of small businesses and enterprises, rural tourism and local facilities within the Neighbourhood Area, which respect the rural character of the area, comply with Green Belt Policy and will benefit the local economy and the wider community.

## Community Feedback

A survey of what were judged to be the top twenty businesses in Woodford was carried out by interview and questionnaire. Of these, 85% were standalone businesses, two a branch of a larger organisation and one a subsidiary. Only one company employed more than 25 people. During this survey period one company closed down and moved away from Woodford, although this was initiated by the redevelopment of the BAe site. No significant un-met needs were identified apart from those that would shortly be completed – the A6MARR, Poynton Relief Road and completion of the high-speed broadband implementation. Therefore no specific action for employment is planned but the policy is rather to support local business initiatives, such as farm diversification, the addition of an office or small workshop to a residential property, providing they are consistent with the character and style of the existing development and conform to other planning requirements.

Community engagement gave rise to the Employment objective:

### Objective: To seek to protect and support local employment

The policies in the Employment section comply with NPPF and SMBC policies (1-3) and are supported by community consultation. (4-9) Full details of the justification, evidence and references can be found in the Employment Justification Evidence and References section.

#### **EMP1: New Businesses within the Area (12-14)**

Proposals shall be permitted 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, provided that:

- a) Proposals do not adversely impact upon the environment; and
- b) Proposals do not adversely affect the character and appearance of the locality or the amenity of adjoining properties; and
- c) The most suitable broadband “package” should be installed in order to support and assist the viability of the new business; and
- d) Proposals will not generate heavy goods traffic and must demonstrate, with the assistance of a Transport Statement, that the proposal will not have an unacceptable traffic impact within the village; and
- e) Proposals must include, where applicable, adequate parking, loading / unloading, servicing and manoeuvring areas. The site should have good access to public transport and make provision for cyclists.



### **EMP2: Loss of Employment (4-7)**

Loss of existing local employment sites through change of use or redevelopment would only be permitted where the applicant for any change of use:

- a) Provides evidence that the employment use is no longer viable; or
- b) In the case of loss of employment being a result of an apparent failure of the business, provides evidence of efforts made to either save or sell the business as a going concern e.g.: marketing strategy and business plan and details of consultations with professional advisers, such as the company's bank manager, accountants, solicitors, HR consultants, FSB, local Chamber of Commerce made over a period of a minimum of six months.

### **EMP3: Use of Rural Buildings (1-3, 8-11)**

Wherever possible the reuse of redundant buildings in Woodford should be a priority over new-build.

Any reconstruction / improvement works should provide evidence for proposed renewable energy devices, in order that the building's carbon footprint be reduced. Examples of this are double / triple glazing, increased insulation, the use of LED lights and lights that automatically time out in corridors and toilets etc, new boilers for heating systems and up to date "white goods"; and

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

Applications for the change of use for agricultural buildings, including stables, within **10 years** of completion of the building will not be permitted unless accompanied by evidence that the building was used during that period for the intended agricultural use and that the proposed changes of use will not generate the need for a replacement structure; and

Proposals will not generate heavy goods traffic and must demonstrate, with the assistance of a Transport Statement, that the proposal will not have an unacceptable traffic impact within the village; and

Proposals must include, where applicable, adequate parking, loading / unloading, servicing and manoeuvring areas.

**[Advice needed from SMBC]**

## 7.4.COMMUNITY AND HERITAGE POLICIES

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

### **Rationale**

Community and heritage are grouped together in this section because it has been shown that the social benefits of heritage range include increased social cohesion, a greater sense of identity and to improved wellbeing. Protecting landscapes through heritage also delivers a range of environmental benefits, which contribute to quality of life. (12)

Woodford is blessed with a number of community and recreational facilities, including the War Memorial Community Centre and field, Woodford Cricket Club, Bramhall Cricket Ground, the Royal British Legion Club House and allotments, the Davenport Arms and a Scout Hut. These and others are listed in the Features of Value to the Community table associated with policy COM2. There is currently no school in Woodford.

As noted in the Introduction to Woodford, the village was formerly part of the Davenport Estate. Farms, small holdings and cottages on the Woodford Estate were rented and many local names appear in the list of tenants, including Hallworth, Worthington, Shatwell, Jepson and Holland. When the estate was sold off by auction in 1922, many former tenants purchased their properties. The sale of the estate allowed new dwellings to appear in Woodford, resulting in small developments along the main streets, such as Chester Road and Moor Lane, which were originally country lanes. The structure, character and community of Woodford reflect that history and descendants of those families still live here today, providing continuity with the past.

Analysis of community engagement via questionnaire revealed that, when asked what could be done to improve living in Woodford, the second most highly ranked choice (after improved public transport) was recreation. When asked what the Neighbourhood Plan should encourage, the top ranking choices were footpaths, road safety and public transport. The Community Centre was highly ranked in fourth place, with 45% of respondents ticking this option. The word community appeared frequently in free narrative responses, many of which referred to the Community Centre. A sense of community came over as important to many people, indicating that it was one of the main reasons why people enjoyed living in Woodford. There were a large number and variety of suggestions for improving the buildings, facilities and activities. Suggestions included social and sporting activities, more activities for young and older people, clubs, cafes, post office, medical centre, allotments, parks, play areas and many more. (3-7)

Special features in Woodford that were noted by residents included open spaces, footpaths, grass verges and trees. When asked which buildings were important to protect answers included the Church and old cottages (which are listed buildings), the Community Centre, the Davenport Arms and Avro Heritage (although this is outside of the Neighbourhood area). (3-7)

Community engagement gave rise to the Community and Heritage objective:

**Objective: To preserve and enhance recreational and heritage assets to promote a healthy community**

The policies in the Community and Heritage section comply with NPPF and SMBC policies (1,2), legislation (8) and Historic England Advice (10), and are supported by professional studies (8) and community consultation (3-7). Full details of justification, evidence and references are provided in the Community Justification, Evidence and references section.

**COM1: Provision of new community facilities (1-8)**

Proposals for the provision of new community facilities shall be permitted provided that they would not have significant harmful impact on the existing community facilities or residents or on other neighbouring uses, and are within the constraints of the Greenbelt Policy.

**COM2: Development of Community Facilities (1-9)**

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 shall be refused. (See Features of Value to the Community table below)

Any measure to improve, relocate, or add new Features of Value to the Community for the benefit of Woodford shall be permitted where it can be demonstrated that there will be no loss, or 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 any local listings;
	Other suggestions?

### **COM3: Local Protection of Heritage Assets (1-3, 10, 11)**

Any development affecting a heritage asset within Woodford should aim to conserve and enhance the heritage value of the structure or building and its setting. Heritage assets are defined as the list of nationally listed buildings of historic interest (more than 10 in Woodford) along with any further national or local listings to be added to the list by Government or Stockport Council. Additions to this local list are being made as part of a local list review, which is being carried out in phases by SMBC. At the moment there are no local listings in Woodford. The Woodford Community will support SMBC with local listings where the property has:

- a) Architectural interest, such as buildings which are locally or regionally important for the interest of their architectural design, decoration and craftsmanship; also important examples of particular building types and techniques, and significant plan forms; or
- b) Historic interest, such as buildings which illustrate important aspects of local or regional social, economic, cultural or military history, or
- c) Close historical association with local or regional important people or events; or
- d) Group value, especially where buildings comprise an important architectural or historic unity, or are a fine example of planning (such as squares, terraces and model villages).

### **COM 4: Financial contributions resulting from development (1, 2)**

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

## 7.5.DEVELOPMENT POLICIES

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

### **Rationale**

The whole of Woodford Neighbourhood Area is currently designated as Green Belt. The Green Belt in the Woodford area was originally established in 1961 as part of an amendment to then Cheshire County Development Plan, which considered the Green Belt in the north of the County. The Written Statement set out the reason for its designation, these being to prevent the further major spread of development into Cheshire and

“ to preserve as far as possible the undeveloped breaks between existing towns and settlements”. That principle has been retained in all subsequent statutory plans for the Woodford area, including when it became part of the Stockport Borough Council in 1974.

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. There is a presumption within the Green Belt against inappropriate development (including housing) unless very special circumstances apply.

Community engagement revealed that these constraints are very important to residents and there was a strong message that they wished the Green Belt status to remain for the Neighbourhood Area.

The Woodford Neighbourhood Area is unusual (possibly unique) in having a large housing development lying immediately adjacent within the Parish of Woodford. The site is identified in the Stockport Core Strategy as the Woodford Aerodrome Opportunity Site (2) and a Supplementary Planning Document [SPD] has been prepared to guide redevelopment. (4) 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. (3) Planning permission has been granted for a large redevelopment, including around 950 houses, a care facility and a small amount of commercial development on an area of the Aerodrome site that includes the MEDS. (12)

Community engagement showed that residents believe that this large development, which will ultimately triple the size of the original village, should more than suffice in terms of growth in Woodford. It was clear that many felt the Neighbourhood Plan should allow minimal development in the Neighbourhood Area, through limited infill consistent with Green Belt policy, in order to provide a mix of housing sizes and types, employment opportunities and an alternative to the development on the Aerodrome site, particularly for local families who wished to remain in Woodford.

A housing needs assessment prepared on behalf of Woodford Neighbourhood Forum by AECOM concluded that housing need for the Woodford in the period 2011-2026 is in the range of 20 to 25 net additional dwellings, and noted a potential opportunity to rely on the future housing need for Woodford Neighbourhood Plan Area to be satisfied by the Woodford Aerodrome development. The dwellings being provided on the Aerodrome site are all of a particular type. It is felt that development which may be allowed in the Neighbourhood Area as acceptable rural exceptions within the Green Belt, as outlined in the policies in this Neighbourhood Plan, will provide the required variety of sizes, types and tenures in Woodford.

Community engagement gave rise to the Development objective:

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

These policies reflect and reaffirm national and local government policies on development in Green Belt and add detail specific for development in Woodford. They comply with NPPF and SMBC policies (1-3, 13-17), are supported by professional studies (10, 11) and community consultation (5-9). Full details of the justification, evidence and references are provided in the Development Justification, Evidence and References section.

**DEV1: Green Belt Policy (1, 3, 5-9, 11)**

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 (1, 3, 5-9, 11)**

The former aerodrome site is being developed as a sustainable form of development with on-site services, facilities and infrastructure. No incursions for the Aerodrome development beyond the former aerodrome into the Plan area (including its Green Belt) would be supported.

### **DEV3: Exceptions for new housing development (1-11)**

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 DEV5.

### **DEV4: Limited infilling in Woodford village (1-3, 5-9, 10)**

National and Development Plan policies apply the principles of Green Belt protection to the whole of Woodford village. The NPPF states that the openness of the Green Belt is one of the essential characteristics of the Green Belt and therefore any infilling should not therefore compromise the openness of the Green Belt. The boundary of the village of Woodford is defined as the whole village. Development within the village is limited to small scale infilling which should satisfy all the following criteria for any exception to allow development to be permitted:

- a) Any proposed development should preserve the openness of the Green Belt.
- b) Small scale infilling only will be permitted and is defined as the completion of an otherwise substantially built-up frontage
- c) Small scale infilling would only provide for the filling of a narrow gap normally capable of taking one or two dwellings only.
- d) Substantially built up frontage is defined as an otherwise continuous and largely uninterrupted built frontage of several dwellings visible within the street scene.
- e) The scale of any development should be compatible in character with the adjoining properties
- f) Any development should be built along same front line as other adjoining properties and not forward of any adjoining property
- g) Limited infilling will not be permissible in low density areas where gaps between dwellings form part of the character of the area and contribute to its openness.

**DEV5: Affordable Housing\*** (1, 2, 5-9, 10)

\* 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.



**DEV6: Redevelopment of farm buildings or farm complex (1, 3)**

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.

**DEV7: Replacement of existing dwellings (1-3, 5-9, 11)**

The replacement of one permanent and substantially constructed house by one dwelling (or two semi-detached dwellings in one building) may be allowed provided the new building is not materially larger than the building it replaces. The following criteria are also required to 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.

**DEV8: Extensions to existing dwellings (1-3, 5-9, 11)**

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.

**DEV9: Subdivision of existing houses (1-3, 5-9, 10, 11)**

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. Applications will be assessed on their merits having regard to the following criteria:

- a) Existing or recently constructed dwellings are eligible for subdivision provided building works have been completed.
- b) The proposed layout both internally and externally should provide for a satisfactory level of amenities for prospective occupiers in terms of floor area, light, outlook and shape.
- c) The proposal should not materially and/or adversely affect the amenities of adjoining or neighbouring properties, in particular having regard to potential noise transmission through the juxtaposition of living and sleeping accommodation.
- d) The proposal should not materially affect the character of the local area, particularly the openness of the Green Belt or overconcentration of such subdivisions changing the character over a period of time.
- e) The proposal should seek to incorporate some degree of private open space to which all residents may have access.
- f) Proposals will be required to show that the subdivision can be accomplished without the need for any substantial extensions or additions to the building or its curtilage.
- g) On-site parking and access arrangements should be in accordance with national and Borough standard and should not be compromised to achieve an increase in the number of units for its own sake.

**DEV10: Design of new development** (1-9, 11, 13, 14)

Any new development in Woodford 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 with a view to achieving zero carbon buildings and a sustainability standard of Gold in accordance with the SMBC Sustainability Checklist; and
- e) Retain or enhance existing landscape features.

**DEV11: Domestic curtilages facing the street and hard standings** (5-9, 11, 15)

Proposals for a wall, if it would be over 1 metre high and next to a highway used by vehicles (or the footpath of such a highway), or over 2 metres high elsewhere, including around domestic curtilages, shall be resisted. Lower front boundary walls (up to one metre in height) can be useful in helping to define public, semi public and private spaces, but these should not be divisive or intimidating in appearance. Householders are encouraged to establish and maintain traditional hedging materials to form boundaries and to give privacy if required.

**DEV12: Backland\* and tandem development** *[formerly DEV4]* (1, 5-9, 11)

\*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.

**DEV13: Extension of residential curtilage into countryside (1, 3)**

Proposals for the extension of residential curtilages into the countryside within the Green Belt shall be permitted only when it is essential in order to achieve a minimum standard of residential amenity\* and would not adversely affect areas of 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 the Green Belt as set out in the NPPF.

\*Residential amenity in this instance refers to outdoor space. Minimum standards of outdoor space associated with different types of housing are defined by in the SMBC SPD: The Design of Residential Development 2007. (18)

**DEV14: Residential caravans and mobile homes (16)**

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

**DEV15: Planning for traveller accommodation (17)**

Given that Woodford lies within the Green Belt, traveller sites (temporary or permanent) are defined as inappropriate development and will be refused.

## 8. Justification, Evidence and References for the Policies

### 8.1. INTRODUCTION

This section provides the detailed justification and evidence from national and local policies, professional studies, volunteer studies and community feedback, which supports the policies in this Neighbourhood Plan.

### 8.2. ENVIRONMENT POLICIES: JUSTIFICATION, EVIDENCE AND REFERENCES

Woodford is a settlement washed over by Green Belt. Therefore, planning policies for Woodford must comply with the Green Belt policies in the NPPF, which includes policies which protect the landscape. In addition, the SMBC Core Strategy and UDP include policies that protect the landscape and environment.

The Woodford Neighbourhood Plan aims to support these national and regional policies and give them relevance to Woodford by reference to specific sites and features.

The Environment section objective is:

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

#### 8.2.1. ENV1: Protecting views and vistas (1-13)

- a) New development shall be permitted, provided that it does not affect the openness of the Green Belt and that it respects and enhances the local landscape quality, ensuring that important local views and vistas within and out from the Neighbourhood Area and the rural skylines are maintained.
- b) Any development that would reduce the openness of the Green Belt or obscure local views and vistas within or out from the Neighbourhood Area and the rural skylines shall be refused.

See maps and table of Views and Vistas within and from the Neighbourhood Area in the Policy Section. (Section 7)

#### Justification and Evidence

Woodford is a settlement with a deep history, rural nature and beautiful landscapes. The land slopes gently down to the east, affording excellent, unobstructed views of the Pennines and vistas across open fields from many locations in Woodford, which are very much treasured by residents and

visitors. Eighteen footpaths cross the fields in the Neighbourhood Area. The rural lanes and footpaths are used by walkers, joggers, cyclists, horse riders and carriage drivers. In this way it provides an outdoor recreational facility for people, including families with children, from Woodford and the wider community. The views and vistas from the lanes and footpaths are a key part of this facility.

The Woodford Neighbourhood Plan seeks to protect these views and vistas for the benefit of the local and wider community, in accordance with NPPF and SMBC policies. The justification and evidence for policy ENV1 is as follows:

Policy ENV1 complies with:

1. A main planning objective of the NPPF, namely conservation of the intrinsic character and beauty of the countryside and NPPF paras 81 and 101, which seek to positively enhance the beneficial use of the Green Belt, retain and enhance landscapes and visual amenity, contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes. (1)
2. NPPF para 79 in seeking to preserve the openness of the Green Belt. (1)
3. SMBC Core Strategy, which seeks to preserve, recognise and enhance the intrinsic values of the borough's countryside and natural landscape areas. SMBC Core Strategy para 3.307 requires development to have regard to the natural environment, views and vistas, while para 3.28 seeks to work with local communities, to protect, develop and enhance an integrated network of green infrastructure that will improve health and well-being. (2)
4. SMBC Saved UDP Policy LC1.1 in seeking to control development in the countryside, which will not be permitted unless it protects or enhances the quality and character of the rural areas. It complies with para 2.8, which includes Woodford as a named Landscape Character Area. (3)
4. The DEFRA white paper, The Natural Choice. The aims include main-streaming the value of nature across our society by facilitating greater local action to protect and improve nature. (4)
5. The mounting evidence for the physical and mental benefits of exercise in the countryside. Natural England Notes EIN020, and EIN018. (5, 6)

Policy ENV1 is supported by:

1. Evidence from community feedback outlined in Kirkwells Reports and WNF01-03. Analysis of the Woodford residents' questionnaire revealed that an overwhelming majority of 276 respondents (83%) said that they wanted enhanced protection of the landscape and positive management of the varied local wildlife. Over 60% cited the rural environment as a reason for choosing Woodford as a place to live in the first place. From comments received it was also clear that the Green Belt and Woodford's open, rural environment are highly valued. This message was reinforced by the public exhibition in 2015. Unsympathetic development was identified as an issue that threatens the views and vistas in Woodford.

Community engagement gave rise to the environment objective and policies. Draft policies were made available on the WNF website for a consultation period during the autumn of 2016 and no objections to this policy were received. (7-11)

2. Evidence presented in volunteer Landscape and Environment Studies reported in WNF04, which records the key views and vistas in Woodford. (12)
3. The Heritage and Character Assessment carried out by AECOM, which notes in sections 4 and 5.4 that the open views of the surrounding rural landscape and South Pennines, from within the settlement and public rights of way, are key positive features which are sensitive to change. Some of these are marked in Fig 4 in the AECOM report, which is reproduced in this Neighbourhood Plan document in the Section 7 under ENV2. (13)

### 8.2.2. ENV2: Protecting Open Spaces (1-13)

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

See tables and maps of Open Spaces in the Policy Section. (Section 7)

### Justification and Evidence

Open spaces are a key component of the character and benefit of the Green Belt in Woodford. The built environment in Woodford comprises 22% of the Neighbourhood Area. The remaining 78% is mostly open agricultural land with a network of footpaths plus recreational open spaces. The pattern of open spaces and distinct gaps in the ribbon development along Woodford's roads and lanes contribute to the openness of the Green Belt. In addition, the Green Belt in Woodford provides a recreational facility for the wider community. The rural lanes and country footpaths are used by walkers, joggers, cyclists, horse riders and carriage drivers. Open recreational areas are used for cricket, football, horse riding, golf and other organised recreation as well as informal play. In this way, open space in Woodford provides an outdoor recreational facility for people from Woodford and the wider community.

The Woodford Neighbourhood Plan seeks to protect the open spaces in Woodford, in accordance with NPPF and SMBC policies, in order to:

- Protect the openness of the Green Belt.

- Protect the landscape character of rural areas.
- Protect informal recreational use of the countryside on country footpaths and lanes.
- Protect open spaces for outdoor recreation, including a 4-acre field belonging to Woodford War Memorial Community Centre, Woodford Cricket Club ground, Bramhall Cricket Club ground, Woodford Recreation Ground, Moorend Golf Course and Dean Valley Farm Ride (see Community policies).

The justification and evidence for policy ENV2 is as follows:

Policy ENV2 complies with:

1. NPPF paras 73 and 74, which acknowledge that access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities, and with para 79 in seeking to preserve the openness of the Green Belt. (1)
2. SMBC Core Strategy, which seeks to preserve, recognise and enhance the intrinsic values of the borough's countryside and natural landscape areas. SMBC Core Strategy para 3.286 seeks to work with local communities, to protect, develop and enhance an integrated network of green infrastructure that will improve health and well-being. (2)
3. SMBC Saved UDP policies paras L1.1 and L1.5, which seek to protect land used for active recreation, and para 2.8, which includes Woodford as a named Landscape Character Area. (3)
4. The DEFRA white paper, The Natural Choice. The aims include main-streaming the value of nature across our society by facilitating greater local action to protect and improve nature. (4)
5. The mounting evidence for the physical and mental benefits of exercise in the countryside reported in Natural England Documents Notes EIN020, and EIN018. (5,6)

Policy ENV2 is supported by:

1. Evidence from community feedback reported in Kirkwells Reports and WNF01-03. In responses to the Woodford residents' questionnaire, open and green were very frequently used words. It was clear that the Green Belt and Woodford's open spaces and rural environment are highly valued. This message was reinforced by the public exhibition in 2015. Community engagement gave rise to the environment objective and policies. Draft policies were made available on the WNF website for a consultation period during the autumn of 2016 and no objections to this policy were received. (7-11)



2. Community engagement, which has identified that unsympathetic development is a key issue which threatens the open spaces in Woodford reported in Kirkwells Reports and WNF01-03. (7-11)
3. Volunteer Landscape and Environment Studies reported in WNF04, which include maps showing open spaces in Woodford. (12)
4. The Heritage and Character Study conducted on behalf of WNF by AECOM. This study notes in section 4 that positive aspects of character, which should be sustained, reinforced or enhanced, include the open rural aspect of the landscape. It also notes that unsympathetic development could result in a loss of openness. Countryside gaps to be retained are marked in Fig 4 in the AECOM report, which is reproduced in this Neighbourhood Plan document in the Section 7 under ENV2. (13)

#### **8.2.3. ENV3: Protecting natural features which are a key component of the landscape (1-4, 7-14, 21)**

- a) Proposals that protect and enhance natural features, which are a key component of the landscape (shown in the Natural Features table and maps and the Cheshire Wildlife Habitat Distinctiveness map), shall be permitted, provided that they do not impair views and vistas listed in the table and maps in ENV1.
- b) Proposals that would be detrimental to natural features that are a key component of the landscape (shown in the table and map of Natural Features or the Cheshire Wildlife Habitat Distinctiveness map), shall be refused

See table and maps of Views and Vistas and table and map of Natural Features in the Policy Section. (Section 7)

#### **Justification and Evidence**

Natural features are a key component of the landscape in Woodford. Farms, small holdings, lanes, hedgerows, trees, old cottages, street trees and wide grass verges are intermingled with more recent developments, business premises and roads. These features reflect the long history of a settlement at Woodford and contribute to the landscape character.

Woodford is very rich in mature trees, notably oaks, many of which are a least 200 years old, with some specimens older than that, in the range 300 to 400 years old. Native hedgerows subdivide the farmland and there are numerous ponds. These natural features are a key component of the landscape, character and history of Woodford. They are an intrinsic part of the countryside and contribute to its mental and physical benefits for residents and recreational users from other parts of the borough.

The Woodford Neighbourhood Plan seeks to protect these important natural features which are an important part of the landscape, in accordance with NPPF and SMBC policies. The justification and evidence for policy ENV3 is as follows:

Policy ENV3 complies with:

1. NPPF paras 17, 81, 109, 156, 170, which seek to retain and enhance landscapes and enhance the natural environment. (1)
2. SMBC Core Strategy, which seeks to preserve, recognise and enhance the intrinsic values of the borough's countryside and natural landscape areas. SMBC core Strategy para 2.2 refers to open countryside on the eastern and southern parts of the borough which provides valuable 'green lungs' and opportunities for informal recreation, walking and cycling. SMBC core Strategy paras 2.45, 3.286, 3.287, 3.293, 3.345, 3.346, 3.347, 3.361, 3.370 are all concerned with protection of the natural environment. SMBC Core Strategy para 3.286 seeks to work with local communities, to protect, develop and enhance an integrated network of green infrastructure that will improve health and well-being. SMBC Core Strategy para 3.361 includes hedgerows, trees, tree belts, ditches and ponds in the list of natural features to be protected. (2)
3. SMBC Saved UDP policies para LCR1.1, which seeks to enhance the natural environment. (3)
4. The DEFRA white paper, The Natural Choice. The aims include main-streaming the value of nature across our society by facilitating greater local action to protect and improve nature. (4)
5. Amendments to the Wildlife and Countryside Act 1981, which seek to protect native species and prevent the establishment of non-native species which may be detrimental to native wildlife. (21)

Policy ENV3 is supported by:

1. Evidence from community feedback via the Woodford residents' questionnaire and correspondence with the Neighbourhood Forum, indicating that the natural features in Woodford, particularly the many mature trees, are highly valued. Community engagement has identified that unsympathetic development is a key issue, which threatens the natural features in Woodford, as reported in Kirkwells Reports and WNF01-03. Draft policies were made available on the WNF website for a consultation period during the autumn of 2016 and no objections to this policy were received. (7-11)
2. Volunteer Landscape and Environment Studies reported in WNF04, which provide evidence of the importance of the natural features in Woodford to the landscape and to the environment and maps of their locations. (12)
3. The Heritage and Character Study conducted on behalf of WNF by AECOM. This study notes in sections 4 and 5.4 that mature trees and hedgerows are a key characteristic of the farmland in Woodford, which are sensitive to change, as are mature street trees. (13)
4. Protecting and Enhancing Woodford's Natural Environment Report prepared on behalf of WNF by Cheshire Wildlife Trust. (14)

#### 8.2.4. ENV4: Supporting biodiversity\* (1-4, 7-12, 14, 20-22)

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

\*\* New developments should demonstrate a net gain in biodiversity using appropriate evaluation methodologies once avoidance/mitigation strategies have been taken into account. Areas identified on the Habitat Distinctiveness Map below, provided by the Cheshire Wildlife Trusts as supporting high distinctiveness habitat, should be protected by at least a 15 m buffer zone and those supporting medium distinctiveness habitat will require a comprehensive ecological evaluation if they are put forward for development. Compensatory measures (for example biodiversity offsetting) may be required if a net loss of biodiversity is likely.

See table showing Key Habitats and their locations marked in the Natural Features map and Habitat Distinctiveness map in the Policy Section. (Section 7)

#### Justification and Evidence

Protecting and enhancing biodiversity are key elements in local, national and European policies. Natural features in Woodford make a significant contribution to biodiversity and provide important habitats and corridors for wildlife. Woodford is very rich in mature trees, native hedgerows,

ditches and ponds. More than twenty different woody species were identified in surveys of trees and hedgerows. Agricultural practice encourages limited numbers of species in improved grassland and mono-culture in arable fields. However, uncultivated field boundaries and woodland edges allow greater biodiversity and native herbaceous species including wildflowers, such as native English bluebells, are to be found in these locations.

There are a large number of mature oaks. Oak trees provide a habitat rich in biodiversity, supporting more life forms than any other native trees. They host hundreds of species of insect, and supply many British birds and mammals with an important food source.

Field boundaries in Woodford include many miles of native hedgerows, some of these are species-rich, containing four or more different native species in 30 metres, and some stretches of hedgerow are exceptionally species-rich, with eight to ten different native species in 30 metres. These make an important contribution to biodiversity.

The Woodford Neighbourhood Plan seeks to retain and enhance biodiversity in Woodford, in accordance with NPPF and SMBC policies.

Policy ENV4 complies with:

1. NPPF paras 81, 109, 114, 117, 118 and 143, which seek to retain and enhance biodiversity.(1)
2. SMBC Core Strategy objective 5, and paras 3.286, 3.296, 3.345 3.361 and 3.364, which seek to protect and enhance the borough's biodiversity.(2)
3. SMBC Saved UDP policies para NE3.1, which requires that full account is taken in making land use decisions of the need to protect and enhance habitats and biodiversity. (3)
4. DEFRA white paper, The Natural Choice, which aims to achieve net gains in biodiversity. (4)
5. UK Biodiversity Action Plan and UK Post-2010 Biodiversity Framework, which aim to protect and achieve net gains in biodiversity. (15-16)
6. RSPB, RITP, CIEEM document, Planning Naturally, which focuses on the need for sustainable development which preserves and enhances biodiversity and the natural environment. (20)
7. Amendments to the Wildlife and Countryside Act 1981, which seek to protect native species and prevent the establishment of non-native species that may be detrimental to native wildlife. (21)
8. The 2011 Association of Local Government Ecologists (ALGE) Biodiversity Toolkit. (22)

Policy ENV4 is supported by:

1. Community engagement, which revealed an interest in encouraging habitats for wildlife in Woodford, as reported in Kirkwells Reports and WNF01-03. Draft policies were made available on the WNF website for a consultation period during the autumn of 2016 and no objections to this policy were received. (7-11).
2. Volunteer Landscape and Environment Studies reported in WNF04, which identified high levels of species diversity in hedgerows and trees in Woodford. They provide lists of species found and maps showing their locations. (12)
3. Protecting and Enhancing Woodford's Natural Environment Report prepared on behalf of WNF by Cheshire Wildlife Trust. (14)

#### **8.2.5. ENV5: Protecting woodland trees hedgerows and ponds (1-3, 7-16)**

- a) Proposals that increase native woodland trees hedgerows and ponds, provided that they do not impair views and vistas listed in ENV1, shall be permitted.
- b) Proposals that would be detrimental to local native woodland trees and hedgerows and ponds (shown in the Natural Features Map and Cheshire Wildlife Trust Habitat Distinctiveness map) shall be refused.
- c) Proposals that do not include mitigation and replacement measures where any loss would be unavoidable and cause significant harm shall be refused.

See table showing Key Habitats and their locations marked in the Natural Features and the Cheshire Wildlife Trust Habitat Distinctiveness map in the Policy Section. (Section 7)

#### **Justification and Evidence**

Woodford is characterised by a patchwork of fields separated by native hedgerows, mature trees, small pockets of woodland, tiny streams and ditches. They are a key part of the borough's green and blue infrastructure. These features have been selected as key natural features of Woodford, which warrant specific mention and protection in the Neighbourhood Plan.

Specific locations are marked on the Natural Features map in the Policy Section. They make an important contribution to the rural landscape and improve the quality of life of inhabitants, as well as providing habitats and corridors for wildlife. In addition, woodland, trees and hedgerows play an important role in maintaining the vital supply of oxygen in the atmosphere, in "locking-in" carbon dioxide and combating climate change. There are many mature trees, particularly oaks, which are over 200 years old in Woodford and some which are in the range 300-400 years old. Mature trees are to be found in road side pavements as well as field boundaries and woodland.



Woodford is low-lying and relatively flat. Drainage is poor because many parts of the area lie on impervious clay. As a result, there are numerous ponds, small streams and ditches which collect water from fields and lanes in wet weather. Although these are relatively small expanses of water, they contribute to the borough's blue infrastructure, providing landscape enhancement and important habitats for wildlife, including migratory birds.

Ponds are included in the list of six priority freshwater habitats under the UK Biodiversity Action Plan which notes that the diversity of habitats within and around fresh waters supports a wide variety of species and they can provide valuable green corridors for wildlife in intensively developed urban or agricultural landscapes.

The Woodford community supports the Northern Forest initiative, which aims to create a new Northern Forest that will comprise over 50 million trees over 25 years and will stretch from Liverpool across to Hull, embracing the major cities of Liverpool, Manchester, Sheffield, Leeds, Chester and Hull as well as major towns across the north. Stockport and Woodford are included in its area.

The Woodford Neighbourhood Plan seeks to protect key natural features in Woodford, in accordance with NPPF and SMBC policies.

Policy ENV5 complies with:

1. NPPF para 118, which seeks to protect ancient woodland and veteran trees. (1)
2. SMBC Core Strategy para 3.370, which notes that trees and woodlands perform the important roles described above. (2)
3. SMBC Saved UDP policies para NE3.1, which requires that adequate steps are taken to protect existing trees and woodlands when new development is proposed and that opportunities are taken to increase tree and woodland cover in appropriate locations. (3)
4. UK Biodiversity Action Plan, which recognises the importance of trees, hedgerows and ponds as habitats. (15)
5. UK Post-2010 Biodiversity Framework, which provides guidelines for hedgerow conservation. (16)

Policy ENV5 is supported by:

1. Volunteer Landscape and Environment Studies reported in WNF04, which identified high levels of species diversity in hedgerows and trees in Woodford. Maps showing their locations and lists of species present are provided. (12)
2. Protecting and Enhancing Woodford's Natural Environment Report prepared on behalf of WNF by Cheshire Wildlife Trust. (14)
3. The Heritage and Character Assessment carried out by AECOM, which notes in para 5.4 that the intactness of the hedgerow network is sensitive to change. (13)
4. Community engagement, which revealed an interest in encouraging habitats for wildlife in Woodford, especially trees, and hedgerows, as reported in Kirkwells Reports and WNF01-03. Draft policies were made available on the WNF website for a consultation period during the autumn of 2016 and no objections to this policy were received (7-11).

5. The Northern Forest initiative, which would bring environmental, public health and aesthetic benefits. (23)
6. Protecting and Enhancing Woodford's Natural Environment Report prepared on behalf of WNF by Cheshire Wildlife Trust. (14)

#### **8.2.6. ENV6: Reducing light pollution (1-3)**

- a) New development that does not minimise light pollution created through its proposed use shall be refused.
- b) Use of environmentally friendly floodlights, which reduce overspill, in private and public places shall be encouraged.
- c) Security lighting shall be designed to reduce light spillage beyond the site curtilage and be on a timer.

#### **Justification and Evidence**

Woodford is comprised of 22% built environment and 78% agricultural and recreational fields. The countryside is dark at night with the result that large areas of Woodford currently make a minimal contribution to light pollution. While street lighting has advantages for safety, light intrusion at night can disturb human sleep-patterns, reduce visibility of the night sky and confuse the behaviour of wildlife.

The Woodford Neighbourhood Plan seeks to minimise light pollution, without compromising road and pedestrian safety in Woodford, in accordance with NPPF and SMBC policies.

Policy ENV6 complies with:

1. NPPF para 125, which seeks to minimise the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation. (1)
2. SMBC Core Strategy Objective 5d, which seeks to safeguard residents from unacceptable levels of light and paras 3.298, 3.348 which seek to ensure development avoids introducing environmental hazards, including light. (2)
3. SMBC Saved UDP policies para 2.17, which seeks to control the impact of light pollution on the character of rural areas. (3)

Policy ENV6 is supported by:

1. Community engagement. Draft policies were made available on the WNF website for a consultation period during the autumn of 2016 and no objections to this policy were received. (7-11)

#### 8.2.7. ENV7: Protecting the Wildlife Corridor Network (1-3, 7-12, 14)

- a) Woodford Wildlife Corridors are proposed, based on the Cheshire Wildlife Trust Study and shown in the Wildlife Corridor Network Map below.
- b) Any development that would be deleterious to the conservation and enhancement of biodiversity within these corridors shall be refused.
- c) Any development which would threaten the breeding, foraging or commuting habitats for the species which live within these corridors shall be refused.

#### Justification and Evidence

The Cheshire Wildlife Trust (CWT) study identified a wildlife corridor network, which provides ecological connectivity between woodland, wetland, grassland and waterside habitats within and beyond the Neighbourhood Area. The wildlife corridor supports a wide range of species, including some that are in decline locally or nationally.

Policy ENV7 complies with:

- 1. NPPF para 114 and 117, which state that local authorities should plan positively for the creation, protection, enhancement and management of networks of biodiversity and green infrastructure; and seek to identify and protect wildlife corridors. (1)
- 2. SMBC Core Strategy para 3.286, which seeks to protect and connect existing and potential sites of nature conservation value and to protect and provide appropriate natural space to connect landscapes and allow wildlife to move through them. (2)
- 3. SMBC Saved UDP policy NE3.1, Protection and Enhancement of Green Chains, which states that development which would detract from the wildlife or recreation value of the Green Chains identified on the Proposals Map will not be permitted. Main objectives in para 3.56 include enhancement of the value of Green Chains as wildlife corridors and management to overcome any negative ecological effects associated with wildlife corridors, for example, dominance of habitats by invading species. (3)

Policy ENV7 is supported by:

- 1. Protecting and Enhancing Woodford's Natural Environment Report prepared on behalf of WNF by Cheshire Wildlife Trust, which recommends that the corridor is protected from development and that the Neighbourhood Plan provides guidance on ecological networks. (14)
- 2. Community engagement, which revealed an interest in encouraging habitats for wildlife in Woodford. (7-11)

### 8.2.8. Supporting References for Environment Section

Ref number	Document	Web Link
1	NPPF	<a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf</a>
2	SMBC Core Strategy	Available by google search which brings up link to old SMBC website: <a href="http://old.stockport.gov.uk/pdf/planningpolicy/LDF/ldfcorestrategydpd">http://old.stockport.gov.uk/pdf/planningpolicy/LDF/ldfcorestrategydpd</a> Note: Not yet accessible via SMBC's new website
3	SMBC Saved UDP Policy	Available by google search which brings up link to old SMBC website: <a href="http://old.stockport.gov.uk/pdf/planningpolicy/LDF/udppolicieshatstillapply">http://old.stockport.gov.uk/pdf/planningpolicy/LDF/udppolicieshatstillapply</a> Note: Not yet accessible via SMBC's new website
4	DEFRA The Natural Choice: securing the value of nature. June 2011	<a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/228842/8082.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/228842/8082.pdf</a>
5	Natural England NE EIN018, Links between natural environments and mental health: evidence briefing. First edition 14 July 2016	<a href="http://publications.naturalengland.org.uk/publication/5748047200387072">http://publications.naturalengland.org.uk/publication/5748047200387072</a>
6	Natural England NE EIN020 Links between natural environments and physiological health: evidence briefing. First edition 14 July 2016	<a href="http://publications.naturalengland.org.uk/publication/5456259805872128">http://publications.naturalengland.org.uk/publication/5456259805872128</a>
7	Kirkwells Town Planning WNF Residents' Questionnaire 2014	<a href="http://woodfordnf.co.uk/wp-content/uploads/2015/02/Woodford-Questionnaire-Results.pdf">http://woodfordnf.co.uk/wp-content/uploads/2015/02/Woodford-Questionnaire-Results.pdf</a>
8	Kirkwells Town Planning Neighbourhood Plan Scoping Report 2015	<a href="http://woodfordnf.co.uk/wp-content/uploads/2015/02/Woodford-Scoping-Report-.pdf">http://woodfordnf.co.uk/wp-content/uploads/2015/02/Woodford-Scoping-Report-.pdf</a>
9	WNF01: WNF Neighbourhood Plan Exhibition 2015	<a href="http://woodfordnf.co.uk/neighbourhood-plan-exhibition/">http://woodfordnf.co.uk/neighbourhood-plan-exhibition/</a>
10	WNF02: WNF Interim Analysis of Data 2015	<a href="http://woodfordnf.co.uk/wp-content/uploads/2015/12/Interim-">http://woodfordnf.co.uk/wp-content/uploads/2015/12/Interim-</a>

		<a href="#">Analysis-of-Vision-and-Objectives-2-Dec-15.pdf</a>
11	WNF03: WNF Progress Report 2015	<a href="http://woodfordnf.co.uk/wp-content/uploads/2015/12/Annual-Progress-Report-2015-2-Dec-15.pdf">http://woodfordnf.co.uk/wp-content/uploads/2015/12/Annual-Progress-Report-2015-2-Dec-15.pdf</a>
12	WNF04: WNF Landscape and Environment studies 2015/2016	<a href="http://woodfordnf.co.uk/neighbourhood-plan/landscape-and-environment/">http://woodfordnf.co.uk/neighbourhood-plan/landscape-and-environment/</a>
13	AECOM Heritage and Character Assessment 2016	<a href="http://woodfordnf.co.uk/wp-content/uploads/2016/08/NP-Woodford-HCA-FINAL-LR-160815.pdf">http://woodfordnf.co.uk/wp-content/uploads/2016/08/NP-Woodford-HCA-FINAL-LR-160815.pdf</a>
14	Cheshire Wildlife Trust Protecting and Enhancing Woodford's Natural Environment Report	<a href="http://woodfordnf.co.uk/wp-content/uploads/2018/01/CWT-report-for-WNF-Protecting-and-Enhancing-Woodfords-Natural-Environment-Jan-2018.pdf">http://woodfordnf.co.uk/wp-content/uploads/2018/01/CWT-report-for-WNF-Protecting-and-Enhancing-Woodfords-Natural-Environment-Jan-2018.pdf</a>
15	UK Biodiversity Action Plan	<a href="http://jncc.defra.gov.uk/PDF/UKBAP_PriorityHabitatDesc-Rev2011.pdf">http://jncc.defra.gov.uk/PDF/UKBAP_PriorityHabitatDesc-Rev2011.pdf</a>
16	UK Post-2010 Biodiversity Framework	<a href="http://jncc.defra.gov.uk/pdf/UK_Post2010_Bio-Fwork.pdf">http://jncc.defra.gov.uk/pdf/UK_Post2010_Bio-Fwork.pdf</a>
17	Clean Air Act 1993	<a href="http://www.legislation.gov.uk/ukpga/1993/11/contents">http://www.legislation.gov.uk/ukpga/1993/11/contents</a>
18	Impact of Roadside Tree Lines on Indoor Concentrations of Traffic-Derived Particulate Matter. B Maher, <i>et al.</i>	<a href="http://pubs.acs.org/doi/abs/10.1021/es404363m?journalCode=esthag">http://pubs.acs.org/doi/abs/10.1021/es404363m?journalCode=esthag</a>
19	GOV.UK Garden bonfires: the rules	<a href="https://www.gov.uk/garden-bonfires-rules">https://www.gov.uk/garden-bonfires-rules</a>
20	RSPB, RITP, CIEEM Planning Naturally	<a href="http://www.cieem.net/data/files/Resource_Library/News/Planning_Naturally.pdf">http://www.cieem.net/data/files/Resource_Library/News/Planning_Naturally.pdf</a>
21	The Wildlife and Countryside Act 1981	<a href="http://jncc.defra.gov.uk/page-1377">http://jncc.defra.gov.uk/page-1377</a>
22	2011 Association of Local Government Ecologists (ALGE) Biodiversity Toolkit	<a href="http://www.biodiversityplanningtoolkit.com/stylesheet.asp?file=621_what_are_nationally_protected_species">http://www.biodiversityplanningtoolkit.com/stylesheet.asp?file=621_what_are_nationally_protected_species</a>
23	Northern Forest	<a href="https://www.woodlandtrust.org.uk/mediafile/100820890/northern-forest-overview.pdf">https://www.woodlandtrust.org.uk/mediafile/100820890/northern-forest-overview.pdf</a>

### 8.3. EMPLOYMENT POLICIES: JUSTIFICATION, EVIDENCE AND REFERENCES

Employment in Woodford currently includes a range of retail outlets, including a large Garden Centre, a nursing home, a hotel, a car sales outlet, a golf driving range, two beauty parlours, a hairdresser, a livery stables with competition facilities, a builders and plumbers' merchant, working farms, a supermarket, a motor vehicle MOT and repair garage, two restaurants, three dog kennels / catteries, a garden maintenance company plus a



plethora of small enterprises, which are run from private residences, such as architects, dressmakers, craftsmen and consultants. Overall, some 110 businesses have been identified in Woodford, spread through the whole community. Woodford does not have a business park or multi-occupancy office building that provides an employment centre.

Consultation with residents revealed a wish to maintain the quiet, rural character of Woodford. There was support for measures to retain existing employment opportunities and encourage new ones, provided they are appropriate in scale and type for a rural village setting. (4-8)

Consultation with twenty of the larger businesses revealed no specific unmet needs, although better transport links and good broadband were mentioned as potential improvements. (9)

Community engagement gave rise to the Employment objective:

**Objective: To seek to protect and support local employment**

#### **8.3.1. EMP1: New Businesses within the Area**

Proposals shall be permitted 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, provided that:

- a) Proposals do not adversely impact upon the environment; and
- b) Proposals do not adversely affect the character and appearance of the locality or the amenity of adjoining properties; and
- c) The best available broadband “packages” should be installed in order that the new business is best supported on a technical front thus increasing its chances of viability; and
- d) Proposals will not generate heavy goods traffic and must demonstrate, with the assistance of a Transport Statement, that the proposal will not have an unacceptable traffic impact within the village; and
- e) Proposals must include, where applicable, adequate parking, loading / unloading, servicing and manoeuvring areas.

#### **Justification and Evidence**

Policy EMP1 complies with:

1. NPPF para 28.28, which aims to support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. It recommends that neighbourhood plans support sustainable growth in rural areas, promote development and diversification of agricultural and other land-based rural businesses, and promote the retention and development of local services and community facilities in villages. (1)
2. NPPF para 37, which states that planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities. (1)
3. NPPF para 42, which notes that high quality communications infrastructure is essential for sustainable economic growth and that the development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services. (1)
4. NPPF para 79, which seeks to protect the openness of the Green Belt. (1)
5. SMBC Core Strategy, Core Policy CS1, which sets out the overarching principles of sustainable development, including maintaining high and stable levels of economic growth and employment. (2)
6. SMBC Core Strategy AED-4, which encourages employment development in rural areas, where it is of an appropriate type and scale. This includes new economic development and the need for existing employment sites to be used for employment purposes rather than non-employment uses, thus maintaining the supply of employment sites in these areas. (2)
7. SMBC Saved UDP Policies, Policy GBA2.3 regarding farm diversification, which permits farm diversification provided that the activity is appropriate in the countryside and does not have an adverse effect on the landscape character. (3)

Policy EMP1 is supported by:

1. Community engagement. More than half of respondents to the questionnaire did not wish more land in the Neighbourhood Area to be used for employment and a very large majority wished employment sites to be located on brownfield sites, and sites previously used for employment. The Aerodrome site was frequently cited as a suitable site for employment opportunities in Woodford, although this is outside of the Neighbourhood Area. Options for employment most frequently chosen in the questionnaire included shops, tourism, and pubs and restaurants. Narrative responses suggested suitable employment would be in agriculture and diversified farm businesses. Road safety and traffic volume emerged as key issues for residents, with a wish to keep Woodford quiet and rural. Good broadband facilities ranked sixth in facilities that the neighbourhood plan should aim to encourage and were mentioned in narrative responses. (4-8)

2. The Woodford Business Survey, which identified no specific unmet needs and concluded that the neighbourhood plan should aim to support local business initiatives, such as farm diversification, or the addition of an office or small workshop to a residential property, provided that they are compliant with Green Belt policy, other planning requirements and consistent with the character and style of the existing development. (9)

### 8.3.2. EMP2: Loss of Employment

Loss of existing local employment sites through change of use or redevelopment shall only be permitted where the applicant for any change of use:

- a) Provides evidence that the employment use is no longer viable, or
- b) In the case of loss of employment being a result of an apparent failure of the business, provides evidence of efforts made to either save or sell the business as a going concern e.g. marketing strategy and business plan and details of consultations with professional advisers, such as the company's bank manager, accountants, solicitors, HR consultants, FSB, local Chamber of Commerce made over a period of a minimum of six months.

#### Justification and Evidence

Policy EMP2 complies with:

1. NPPF para 22, which states that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. (1)
2. SMBC Core Strategy AED-4 para 3.270, which notes the need for existing employment sites to be used for employment purposes rather than non-employment uses, thus maintaining the supply of employment sites. (2)
3. SMBC Core Strategy AED-6 para 3.277, which notes that proposals for the change of use or redevelopment of employment sites outside designated employment areas will not normally be permitted unless it can be demonstrated that the current use is no longer viable, the proposal will not adversely affect the operations of neighbouring premises, or lead to significantly longer journey to work patterns. (2)

Policy EMP2 is supported by:

1. Community engagement, which supported measures to retain existing employment. (4-8).

### 8.3.3. EMP3: Use of Rural Buildings

Wherever possible the reuse of redundant buildings in Woodford should be a priority over new-build.

Any reconstruction / improvement works should provide evidence for proposed renewable energy devices, in order that the building's carbon footprint be reduced. Examples of this are double / triple glazing, increased insulation, the use of LED lights and lights that automatically time out in corridors and toilets etc, new boilers for heating systems and up to date "white goods", and

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

Applications for the change of use for agricultural buildings, including stables, within 10 years of completion of the building will not be permitted unless accompanied by evidence that the building was used during that period for the intended agricultural use and that the proposed changes of use will not generate the need for a replacement structure.

#### Justification and Evidence

Policy EMP3 complies with:

1. NPPF para 17, which outlines core principles, including support for the transition to a low carbon future in a changing climate. It encourages the reuse of existing resources, including conversion of existing buildings, and encourages the use of renewable resources, for example, by the development of renewable energy. (1)
2. NPPF 3 Para 28: 28, which supports the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings. (1)

Policy EMP3 is supported by:

1. Community consultation, which revealed that a very large majority of respondents wished employment sites to be located on brownfield sites, and sites previously used for employment. (4-8)
2. The Woodford Business Survey, which concluded that the neighbourhood plan should aim to support local business initiatives, such as farm diversification, the addition of an office or small workshop to a residential property, provided that they are compliant with Green Belt policy, other planning requirements and consistent with the character and style of the existing development. (9)

Note: The justification for policy EMP3 is also covered by the justification for policy DEV6: Redevelopment of farm buildings or farm complex.

#### 8.3.4. Supporting References for Employment Section

Ref number	Document	Web Link
1	NPPF	<a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf</a>
2	SMBC Core Strategy	Available by google search which brings up link to old SMBC website: <a href="http://old.stockport.gov.uk/pdf/planningpolicy/LDF/ldfcorestrategydpd">http://old.stockport.gov.uk/pdf/planningpolicy/LDF/ldfcorestrategydpd</a> Note: Not yet accessible via SMBC's new website
3	SMBC Saved UDP Policy	Available by google search which brings up link to old SMBC website: <a href="http://old.stockport.gov.uk/pdf/planningpolicy/LDF/udppolicieshatstillapply">http://old.stockport.gov.uk/pdf/planningpolicy/LDF/udppolicieshatstillapply</a> Note: Not yet accessible via SMBC's new website
4	Kirkwells Town Planning WNF Residents' Questionnaire 2014	<a href="http://woodfordnf.co.uk/wp-content/uploads/2015/02/Woodford-Questionnaire-Results.pdf">http://woodfordnf.co.uk/wp-content/uploads/2015/02/Woodford-Questionnaire-Results.pdf</a>
5	Kirkwells Town Planning Neighbourhood Plan Scoping Report 2015	<a href="http://woodfordnf.co.uk/wp-content/uploads/2015/02/Woodford-Scoping-Report-.pdf">http://woodfordnf.co.uk/wp-content/uploads/2015/02/Woodford-Scoping-Report-.pdf</a>
6	WNF01: WNF Neighbourhood Plan Exhibition 2015	<a href="http://woodfordnf.co.uk/neighbourhood-plan-exhibition/">http://woodfordnf.co.uk/neighbourhood-plan-exhibition/</a>
7	WNF02: WNF Interim Analysis of Data 2015	<a href="http://woodfordnf.co.uk/wp-content/uploads/2015/12/Interim-Analysis-of-Vision-and-Objectives-2-Dec-15.pdf">http://woodfordnf.co.uk/wp-content/uploads/2015/12/Interim-Analysis-of-Vision-and-Objectives-2-Dec-15.pdf</a>
8	WNF03: WNF Progress Report 2015	<a href="http://woodfordnf.co.uk/wp-content/uploads/2015/12/Annual-Progress-Report-2015-2-Dec-15.pdf">http://woodfordnf.co.uk/wp-content/uploads/2015/12/Annual-Progress-Report-2015-2-Dec-15.pdf</a>
9	Woodford Business Survey Report	<a href="http://woodfordnf.co.uk/wp-content/uploads/2017/05/Woodford-Buisness-Survey-Report.pdf">http://woodfordnf.co.uk/wp-content/uploads/2017/05/Woodford-Buisness-Survey-Report.pdf</a>

#### 8.4. COMMUNITY AND HERITAGE POLICIES: JUSTIFICATION, EVIDENCE AND REFERENCES

The whole of the Neighbourhood Area is washed over by Green Belt, so planning policies for Woodford must comply with the Green Belt policies in the NPPF. However, the NPPF allows limited infilling, replacement buildings, extensions, and provision of appropriate facilities for outdoor sport and

recreation, provided that they would not harm the Green Belt. The SMBC Core Strategy and UDP, include policies that protect the Green Belt and historical environment.

The Woodford Neighbourhood Plan aims to support these national and regional policies and give them relevance to Woodford by providing local comment on how management of change should be handled.

The Community and Heritage objective is:

**Objective: To preserve and enhance recreational and heritage assets to promote a healthy community**

#### **8.4.1. COM1: Provision of new community facilities (1-8)**

Proposals for the provision of new community facilities shall be permitted, provided that they would not have significant harmful impact on the existing community facilities, or residents, or on other neighbouring uses, and are within the constraints of the Greenbelt Policy.

##### **Justification and Evidence**

During consultation with the community, it was noted that existing community facilities were very much appreciated, but could be improved. Public transport, medical facilities, and additional recreation facilities were also high on the wish list of potential improvements for Woodford. It was clear that the existing Woodford War Memorial Community Centre should be the place where many of these additional facilities should be found. (3 -8)

The community centre is not run or financed by the local authority, but is a charity run on a voluntary basis by trustees and financed by rental of the facilities and fund-raising events. Any improvements would need to be paid for from these funds, or from additional contributions or donations.

This policy seeks to protect existing facilities in Woodford and encourage further investment for the benefit of the community, including enhancement of the existing community facilities. This policy is supported by analysis of community feedback from the questionnaire reviewed by external consultants, followed by subsequent consultations and reports by members of WNF committee. (4 -8)

Policy COM1 complies with:

1. NPPF paras 69 and 70, which aim to create opportunities for meetings between members of the community and guard against the unnecessary loss of valued facilities and services. (1)



2. NPPF paras 73 and 74, which recognise the importance of, and aim to provide, the open space, sports and recreational provision that is required. (1)
3. NPPF paras 89, which states that the construction of new buildings is inappropriate in Green Belt, but exceptions to this policy include the provision of appropriate facilities for outdoor sport and outdoor recreation, provided that it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it. (1)
4. NPPF paras 90 and 111, which encourage the re-use of buildings, provided that the buildings are of permanent and substantial construction, and encourage the reuse of land that has been previously developed (brownfield land), provided that it is not of high environmental value. (1)
5. SMBC Core Strategy paras 3.152-3.155, which promote and safeguard accessible, quality indoor sports, education and community facilities, and para 3.190 which seeks to facilitate improvements to them. (2)

Policy COM1 is supported by:

1. Community engagement. In responses to the questionnaire residents noted that the Centre was in need of modernisation and could consider additional activities to attract local residents. The Centre management committee have noted that extension of the Centre may be needed to accommodate the tripling of the population, which will be the result of the Aerodrome development. (4-8).

#### 8.4.2. **COM2: Protection of Community Facilities** (1-9)

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 Features of Value to the Community table below) will be refused.

Any measure to improve, relocate, or add new Features of Value to the Community for the benefit of Woodford shall be permitted where it can be demonstrated that there will be no loss, or 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 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 shown on Map xx and listing description in supporting document xxx
15	Any proposed Local Listings
16	Community Heritage Assets (see COM3)

### Justification and Evidence

This policy seeks to protect existing facilities and features in Woodford.

Policy COM2 complies with:

1. NPPF paras 70 and 74, which seek to provide and protect community facilities. (1)
2. NPPF paras 126 -130, which aim to conserve the historic environment, including Listed Buildings. (1)
3. NPPF para 169, which aims to maintain up-to-date evidence about the historic environment in the local area and use it to assess the significance of heritage assets and the contribution they make to their environment. (1)
4. NPPF para 170, which states that landscape character assessments should be prepared, integrated with assessment of historic landscape character, and for areas where there are major expansion options, assessments of landscape sensitivity. (1)
5. SMBC Core Strategy paras 3.152-3.155, which promote and safeguard accessible, quality indoor sports, education and community facilities, and para 3.190, which seeks to facilitate improvements to them. (2)
6. SMBC Core Strategy para 3.187, which lists the restricted circumstances when redevelopment of existing community uses for other uses will be permitted, including availability of appropriate facilities elsewhere and lack of interest in occupancy of the site for the existing use. (2)
7. The Historic England Advice note 7, which states that the Localism Act requires local authorities to maintain a list of assets of community value that have been nominated by the local community. Assets on a local heritage list may also qualify as assets of community value, as long as they meet the requirements set out in the Act. (9)

Policy COM 2 is supported by:

1. Analysis of community feedback by external consultants and members of WNF committee. The features in the table arose from residents' responses to the questionnaire and management committee discussions about features of value to the community in Woodford that should be protected. (3-8)
2. The Heritage and Character study carried out by AECOM. Para 5.2 notes that wide grass verges and mature trees within private gardens, along streets and within the open countryside, are positive aspects of the character of Woodford, and para 5.4 notes that mature street trees are sensitive to change. (9)

#### **8.4.3. COM3: Built Heritage; Listed Buildings (1-3, 10, 11)**

Any development affecting a heritage asset within Woodford should aim to conserve and enhance the heritage value of the structure or building and its setting. Heritage assets are defined as the list of nationally listed buildings of historic interest (more than 10 in Woodford) along with any further national or local listings to be added to the list by Government or Stockport Council. Additions to this local list are being made as part of a local list review which is being carried out in phases by SMBC. At the moment there are no local listings in Woodford. The Woodford Community will support SMBC with local listings where the property has:

- a) Architectural interest, such as buildings which are locally or regionally important for the interest of their architectural design, decoration and craftsmanship; also important examples of particular building types and techniques, and significant plan forms, or
- b) Historic interest, such as buildings which illustrate important aspects of local or regional social, economic, cultural or military history, or
- c) Close historical association with local or regional important people or events, or
- d) Group value, especially where buildings comprise an important architectural or historic unity, or are a fine example of planning (such as squares, terraces and model villages).

#### **Justification and Evidence**

This policy seeks to protect heritage assets in Woodford.

Policy COM3 complies with:

1. NPPF paras 126 -141, which state that there should be a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats, and it should set out the considerations concerning heritage assets when determining planning applications. (1)
2. SMBC Core Strategy paras 3.300-302, which recognise the unique place the historic environment holds in Stockport's cultural heritage and the multiple ways in which it supports and contributes to the economy, society and daily life. It is noted that the historic environment is a non-renewable resource and that conserving and managing it is a key component of the wider principle of sustainable development. (1)
3. SMBC Core Strategy paras 3.352-354, which welcome development that preserves or enhances the special architectural, artistic, historic or archaeological significance of heritage assets and discourages development which would harm them. (2)
4. SMBC Core Strategy paras 3.388-3.94, which explain that the aims of the Conservation & Heritage Strategy for Stockport are to identify and raise awareness of Stockport's heritage assets, promote the opportunities for those assets to contribute to the wider regeneration and development of the Borough, and foster their continued use, enjoyment and access for present and future generations. The policies seek to retain the use of a Listed Building unless change can be justified. (2)
5. SMBC Core Strategy para 3.393, which seeks to retain and enhance heritage assets which, whilst not justifying statutorily designated status, are of local or regional significance (non-designated heritage assets). (2)
6. SMBC Saved UDP Policy section 4, which aims to ensure that Listed Buildings and other buildings of historic interest are suitably protected and re-used. (3)
7. The Historic England Advice note 7, which provides the following definition: In some areas, local planning authorities have created a 'local list' of 'non-designated heritage assets', as suggested in the Government's Planning Practice Guidance (paragraph 39). Non-designated heritage assets are 'buildings, monuments, sites, places, areas or landscapes identified by local planning authorities as having a degree of significance meriting consideration in planning decisions but which are not formally designated'. Para 11 notes that, whilst local listing provides no additional planning controls, the fact that a building or site is on a local list means that its conservation as a heritage asset is an objective of the NPPF and a material consideration when determining the outcome of a planning application (NPPF, paragraph 17). (10)
8. Policy COM 3 will be governed by the Enterprise and Regulatory Reform Act 2013 Part 5, which provides legislation covering planning regulations with regard to Listed Buildings. (11)

Policy COM3 is supported by:

1. The Heritage and Character study carried out by AECOM section 4, which notes the comprehensive survival of historic buildings in Woodford with a rich variety and high architectural quality; and para 5.4, which notes that heritage assets and their setting in Woodford are sensitive to

change. Heritage assets and their setting for protection are marked in the Constraints and Opportunities map in the AECOM report, which is reproduced in this Neighbourhood Plan document in the Section 7 under ENV2. (8)

2. Community feedback. In narrative responses to the questionnaire, listed buildings noted for protection were Woodford Church and the Deanwater Hotel. (4-8)

#### 8.4.4. **COM 4: Financial contributions resulting from development** (1, 2)

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

##### **Justification and Evidence**

Policy COM5 complies with:

1. NPPF para 175, which states that the Community Infrastructure Levy should support and incentivise new development, particularly by placing control over a meaningful proportion of the funds raised with the neighbourhoods where development takes place. (1)
2. SMBC Core Strategy paras 3.338, which seeks to ensure that financial contributions arising from development are used in a way that is directly related to the development. (2)
3. SMBC Core Strategy para 3.480, which requires contributions from developers in the form of Community Infrastructure Levy or Section 106 agreements to cover any need for improved transport infrastructure or public transport to make the site accessible. This can include improvements to the walking and cycling networks, which were high on the list of improvements cited by residents during consultation. (2)

#### 8.4.5. **Supporting References for Community Section**

Ref number	Document	Web Link
1	NPPF	<a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf</a>
2	SMBC Core Strategy	Available by google search which brings up link to old SMBC website: <a href="http://old.stockport.gov.uk/pdf/planningpolicy/LDF/ldfcorestrategyd">http://old.stockport.gov.uk/pdf/planningpolicy/LDF/ldfcorestrategyd</a>

		<a href="#">pd</a> Note: Not yet accessible via SMBC's new website
3	SMBC Saved UDP Policy	Available by google search which brings up link to old SMBC website: <a href="http://old.stockport.gov.uk/pdf/planningpolicy/LDF/udppolicieshatsillapply">http://old.stockport.gov.uk/pdf/planningpolicy/LDF/udppolicieshatsillapply</a> Note: Not yet accessible via SMBC's new website
4	Kirkwells Town Planning WNF Residents' Questionnaire 2014	<a href="http://woodfordnf.co.uk/wp-content/uploads/2015/02/Woodford-Questionnaire-Results.pdf">http://woodfordnf.co.uk/wp-content/uploads/2015/02/Woodford-Questionnaire-Results.pdf</a>
5	Kirkwells Town Planning Neighbourhood Plan Scoping Report 2015	<a href="http://woodfordnf.co.uk/wp-content/uploads/2015/02/Woodford-Scoping-Report-.pdf">http://woodfordnf.co.uk/wp-content/uploads/2015/02/Woodford-Scoping-Report-.pdf</a>
6	WNF01: WNF Neighbourhood Plan Exhibition 2015	<a href="http://woodfordnf.co.uk/neighbourhood-plan-exhibition/">http://woodfordnf.co.uk/neighbourhood-plan-exhibition/</a>
7	WNF02: WNF Interim Analysis of Data 2015	<a href="http://woodfordnf.co.uk/wp-content/uploads/2015/12/Interim-Analysis-of-Vision-and-Objectives-2-Dec-15.pdf">http://woodfordnf.co.uk/wp-content/uploads/2015/12/Interim-Analysis-of-Vision-and-Objectives-2-Dec-15.pdf</a>
8	WNF03: WNF Progress Report 2015	<a href="http://woodfordnf.co.uk/wp-content/uploads/2015/12/Annual-Progress-Report-2015-2-Dec-15.pdf">http://woodfordnf.co.uk/wp-content/uploads/2015/12/Annual-Progress-Report-2015-2-Dec-15.pdf</a>
9	AECOM Heritage and Character study	<a href="http://woodfordnf.co.uk/wp-content/uploads/2016/08/NP-Woodford-HCA-FINAL-LR-160815.pdf">http://woodfordnf.co.uk/wp-content/uploads/2016/08/NP-Woodford-HCA-FINAL-LR-160815.pdf</a>
10	Historic England Advice note 7	<a href="https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/">https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/</a>
11	Enterprise and Regulatory Reform act 2013	<a href="http://www.legislation.gov.uk/ukpga/2013/24/contents/enacted">http://www.legislation.gov.uk/ukpga/2013/24/contents/enacted</a>
12	Heritage Statement 2017 issued by the Department of Digital, Culture Media and Sport	<a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/664657/Heritage_Statement_2017_final_-_web_version_.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/664657/Heritage_Statement_2017_final_-_web_version_.pdf</a>

## 8.5. DEVELOPMENT POLICIES: JUSTIFICATION, EVIDENCE AND REFERENCES

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



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. There is a presumption within the Green Belt against inappropriate development (including housing) unless very special circumstances apply. A Housing Needs Assessment conducted by AECOM considered qualitative and quantitative aspects of future housing needs in the Neighbourhood Area. It concluded that, within the constraints of Green Belt policy, Neighbourhood Plan policies should aim to allow a mix of sizes and types of housing. The study recommended that housing need for the Woodford in the period 2011-2026 is in the range of 20 to 25 net additional dwellings, and noted a potential opportunity to rely on the future housing need for Woodford Neighbourhood Plan Area to be satisfied by the Woodford Aerodrome development. Community engagement revealed that the majority of responders suggested that the Neighbourhood Plan should encourage market-price, owner occupied 2-bedroom properties. A small number of households with members looking for a new home in Woodford, included people wanting a smaller property, accommodation suitable for first time buyers, retirement accommodation, a bungalow, a flat or an apartment. The dwellings being provided on the Aerodrome site are all of a particular type. It is felt that development which may be allowed in the Neighbourhood Area as acceptable rural exceptions within the Green Belt, as outlined in the policies in this Neighbourhood Plan, will provide the required variety of sizes, types and tenures in Woodford.

The range of 20 to 25 additional houses in Woodford identified as local housing need for Woodford in the AECOM study would be spread out over the plan period of 15 year amounting to an average increase of between one and two dwellings per year. It is considered that this rate of development can be achieved whilst still being compliant with national Green Belt policy. The NPPF allows for certain limited exceptions in which new buildings, including for housing use, may be permitted. The possible exceptions are set out in para 89 of the NPPF along with their constraints. For example, limited infilling the complete redevelopment of previously developed sites (brownfield land) are permitted, provided that they do not have having a greater impact on the openness of the Green Belt and the purposes of including land within it than the existing development. Housing completions achieved by other means including windfall sites through planning appeal decisions or through “very special circumstances” would also make a contribution to the housing need.

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

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

#### **8.5.1. DEV1: Green Belt Policy (1, 3, 5-9, 11)**

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.

### **Justification and Evidence**

The whole of Woodford Neighbourhood Plan Area is currently in Green Belt. The Green Belt in the Woodford area was originally established in 1961 as part of an amendment to then Cheshire County Development Plan, which considered the Green Belt in the north of the County. The Written Statement set out the reason for its designation being to prevent the further major spread of development into Cheshire and “...to preserve as far as possible the undeveloped breaks between existing towns and settlements”. That principle has been retained in all subsequent statutory plans for the Woodford area, including when it became part of the Stockport Borough Council in 1974.

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

Policy DEV1 complies with:

1. NPPF para 83, which states that Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. DEV1 is also compliant with NPPF para 80 which sets out the five purposes of Green Belt. (1)
2. SMBC Saved UDP Policy para GBA1.1, which includes Woodford in the extent of the Green Belt. (3)

Policy DEV1 is supported by:

1. Evidence from community feedback outlined in Kirkwells Reports and WNF01-03. Analysis of the Woodford residents’ questionnaire revealed that protection of the Green Belt was a key issue, mentioned in 47 of the narrative responses This message was reinforced by the public exhibition in 2015, where preserving the Green Belt was the most frequent comment in the exit questionnaire. Draft policies were made available on the WNF website for a consultation period during the autumn of 2016 and no objections to this policy were received. (5-9)
2. The Heritage and Character Assessment undertaken by AECOM section 5.2, which states that there are a number of positive aspects of character which should be sustained, reinforced or enhanced. These include the open countryside surrounding the ribbon of settlement contributing to the rural setting of Woodford and the Public Rights of Ways providing a recreational resource by linking Woodford to the

wider countryside. Some of these features are marked in the Constraints and Opportunities map in the AECOM report, which is reproduced in this Neighbourhood Plan document in the Section 7 under ENV2. (11)

#### **8.5.2. DEV2: Former Aerodrome site (1, 3, 5-9, 11)**

The former aerodrome site is being developed as a sustainable form of development with on-site services, facilities and infrastructure. No incursions for the Aerodrome development beyond the former aerodrome into the Plan area (including its Green Belt) would be supported.

##### **Justification and Evidence**

The former Woodford Aerodrome adjoins the Neighbourhood Plan boundary but is also within the parish of Woodford. The aim of this policy is to advocate that the former Aerodrome site remains subject to national Green Belt policy and guidance, particularly with regard to housing development. The site is identified in the Stockport Core Strategy as the Woodford Aerodrome Opportunity Site (2) and a Supplementary Planning Document [SPD] has been prepared to guide redevelopment. (4) 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. (3) The Woodford Aerodrome planning permission granted in January 2015 provided for a complete range of services and facilities: 920 houses including affordable homes, Extra Care Units, areas of open space and landscaping, commercial development, public house, retail development, one form entry primary school, D1 uses (possibly health or other public services) floor space along with the provision of Infrastructure. The Aerodrome development is intended to be self-sufficient for many of these services in a proposed sustainable form of development. Therefore, the Aerodrome development should be able to accommodate the wide range of supporting services and facilities within the existing boundaries of the former aerodrome complex and as reflected in the boundary of the existing planning permission.

Policy DEV 2 complies with:

1. NPPF para 83, which states that Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. (1) SMBC undertook a first round of consultation on its Local Plan in Summer 2017 so it is in the early stages of plan preparation.
2. SMBC UDP, para GBA1.1, which includes the whole of Woodford in the extent of the Green Belt. (3)

Policy DEV2 is supported by:

1. Community consultation, which showed through analysis of the Woodford residents' questionnaire that protection of the Green Belt status of the Neighbourhood Area was a key issue, mentioned in 47 of the narrative responses. This message was reinforced by the public exhibition in 2015, where preserving the Green Belt was the most frequent comment in the exit questionnaire. (5-9)
2. The AECOM Heritage and Character Assessment section 5.3., which regards the outward expansion of settlement encroaching into the surrounding countryside as an issue to be addressed and in section 5.4 which states that the designated greenbelt surrounding the settlement, which contributes to the rural setting of Woodford, is sensitive to change. (11)

### **8.5.3. DEV3: Exceptions for new housing development (1-11)**

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.

Development in Woodford may be allowed, within the Green Belt, to include the following which may be considered acceptable as rural exceptions to Policy DEV1:

- a) Limited infilling.\*
- 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.

\* Infill: The development of a relatively small gap between existing buildings.

### **Justification and Evidence**

Policy DEV3 complies with:

1. NPPF para 89, which includes the criteria for rural exceptions, including limited infilling in villages. (1)

2. SMBC Core Strategy para 3.127, which states that the Council will negotiate to achieve a proportion of 40% affordable housing in areas with the highest property prices, such as Woodford. (2)
3. SMBC Saved UDP Policy paras GBA1.2, GBA1.5, GBA1.6 and GBA1.7, which list criteria for the control of development within Green Belt. (3)

Policy DEV3 is supported by:

1. The Housing Needs Assessment conducted on behalf of WNF by AECOM in 2015. This study considered qualitative and quantitative aspects of future housing needs in the Neighbourhood Area. It concluded that, within the constraints of Green Belt policy, Neighbourhood Plan policies should aim to allow a mix of sizes and types of housing. The study recommended that housing need for the Woodford in the period 2011-2026 is in the range of 20 to 25 net additional dwellings, and noted a potential opportunity to rely on the future housing need for Woodford Neighbourhood Plan Area to be satisfied by the Woodford Aerodrome development. (10)
2. Community consultation. Narrative responses to the residents' questionnaire supported limited infill and redevelopment of previously developed land. Responses to the questionnaire support a small number of affordable homes (housing association to let, sheltered homes, shared equity). (5-9)
3. AECOM's Heritage and Character Assessment, section 5.5. Character Management Principles, which states particularly that: Any new development should respect the layout, scale, mass and appearance of neighbouring buildings and buildings across the neighbourhood area; the materials proposed for any new buildings should be responsive to the character of existing buildings and the vernacular materials used in the area. (11)

#### **8.5.4. DEV4: Limited infilling in Woodford village (1-3, 5-9, 10)**

National and Development Plan policies apply the principles of Green Belt protection to the whole of Woodford village. The NPPF states that the openness of the Green Belt is one of the essential characteristics of the Green Belt and therefore any infilling should not therefore compromise the openness of the Green Belt. The boundary of the village of Woodford is defined as the whole village. Development within the village is limited to small scale infilling which should satisfy all the following criteria for any exception to allow development to be permitted:

- a) Any proposed development should preserve the openness of the Green Belt.
- b) Small scale infilling only will be permitted and is defined as the completion of an otherwise substantially built-up frontage.
- c) Small scale infilling would only provide for the filling of a narrow gap normally capable of taking one or two dwellings only.

- d) Substantially built up frontage is defined as an otherwise continuous and largely uninterrupted built frontage of several dwellings visible within the street scene.
- e) The scale of any development should be compatible in character with the adjoining properties.
- f) Any development should be built along same front line as other adjoining properties and not forward of any adjoining property.
- g) Limited infilling will not be permissible in the following circumstances:
  - (i) In low density areas where gaps between dwellings form part of the character of the area and contribute to its openness.
  - (ii) In more isolated and loose knit groups of dwellings where there are breaks between the dwellings and the nearest continuous built-up frontage.

### **Justification and Evidence**

The whole of the Woodford area contains both ribbon development and small groupings of houses and other uses all of which are “washed over” by the Greater Manchester Green Belt. The NPPF states that limited infilling in villages is not inappropriate development in the Green Belt provided it preserves the openness of the Green Belt. The village of Woodford has not been identified in any development Plan documents prepared by Stockport Council. All such currently used documents pre-date the National Planning Policy Framework which introduced the new category of limited infilling in appropriate circumstances within villages as an exception to the generic national Green Belt policy of a presumption against such development.

All settlements within Stockport Borough will be assessed by the Borough Council based on the range of local facilities and services available at the commencement of the Local Plan process due Summer 2017. It is expected that the village of Woodford may be considered a candidate for definition as a village due to the number and type of local facilities available locally. At present there is therefore an absence of any Borough –wide criteria for establishing villages capable of limited infill development. In such circumstances it is considered that the only appropriate policy compliant with the NPPF is one which defines the settlement of Woodford as the whole village but then sets out the criteria listed above against which planning applications in the Woodford area would be assessed.

Policy DEV4 complies with:

1. NPPF para 89 which allows limited infilling in villages. (1)
2. SMBC Core Strategy para 3.108, which does not permit infill sites in ribbon development within Green Belt. (2)
3. SMBC Saved UDP policies para GBA1.2, which allows limited infilling in villages. (3)

Policy DEV4 is supported by:



1. Community consultation. Responses to the questionnaire showed support for small amounts of limited infill, in keeping with the character of the area. (5-9)
2. AECOM's Housing Need Assessment, para 153, which concluded that the housing needs of the Neighbourhood Area could be satisfied by the Aerodrome development, but this could be complemented by a small amount of limited infill development within the Neighbourhood Area. (10)

#### 8.5.5. **DEV5: Affordable Housing\*** (1, 2, 5-9, 10)

\* 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:

- iii. Has been resident in Woodford for 3 out of the previous 5 years at the time of application, or

- iv. 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.

### **Justification and Evidence**

Policy DEV5 complies with:

1. NPPF para 89, which permits limited affordable housing in Green Belt for local community needs under policies set out in the Local Plan. (1)
2. SMBC Core Strategy para 3.126 which states that the Council will negotiate to achieve a proportion of 40% affordable housing in areas with the highest property prices, such as Woodford. (2)

Policy DEV5 is supported by:

1. Community consultation. Owner occupied, market-price homes were the most popular choice among residents who responded to questions about the type of new dwelling needed in Woodford. However, the options of sheltered homes, shared equity and housing associations homes were chosen by a very small number of respondents. (5-9)
2. The AECOM Housing Need Assessment, which noted that there does not appear to be a significant demand for affordable housing within the village and that some affordable homes are being delivered as part of the Aerodrome development, which would provide affordable homes adjacent to the Neighbourhood Area. (10)

#### **8.5.6. DEV6: Redevelopment of farm buildings or farm complex (1, 3)**

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.

### **Justification and Evidence**

There are a number of existing farms in Woodford which reflect its rural character. DEV5 seeks to reflect the area's proximity to the Stockport and wider Greater Manchester area as well as its designation as wholly within the Green Belt. The future of existing farm buildings poses particular challenges.

Any redundant barns associated with farms in the Neighbourhood Area have the potential to be developed for housing. This contributes to the housing needs of the Neighbourhood Area and allows the village to grow incrementally and organically.

Policy DEV 6 complies with:

1. NPPF para 51 in planning for a wide choice of homes to reflect local demand and para 79 in seeking to protect the openness of the Green Belt and 89. (1)
2. DEV5 also reflects one of the Core Planning Principles set out in the NPPF Para 17, namely that of taking account of the different roles and character of different areas and recognising the intrinsic character and beauty of the countryside and supporting thriving communities within it. (1)
3. SMBC Saved UDP Policy paras GBA1.2, GBA1.5, GBA1.6, which list criteria to control development in Green Belt. (3)

#### **8.5.7. DEV7: Replacement of existing dwellings (1-3, 5-9, 10, 11)**

The replacement of one permanent and substantially constructed house by one dwelling (or two semi-detached dwellings in one building) may be allowed provided the new building is not materially larger than the building it replaces. The following criteria are also required to 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.

### **Justification and Evidence**

DEV7 complies with:

1. NPPF para 79 in seeking to protect the openness of the Green Belt; para 89 allows for one building to be replaced by another building provided Green Belt impact is mitigated by the same use and the replacement is not materially larger. The replacement of one large detached dwelling by two semi-detached smaller properties would meet the community's aspirations for a choice of smaller houses to meet local demand for smaller facilities at a more affordable price. Attached dwellings to form one building in two separate households can be achieved through a number of design solutions – a pair of semi-detached adjacent or a horizontal or vertical split for example into apartments. (1)
2. SMBC Core Strategy para 3.112, which requires that design should respond to the landscape character of the local area in terms of layout, scale and appearance and should provide privacy, safety and security for new and existing occupants. (2)
3. SMBC UDP para GBA1.2 and GBA1.5, which permit replacement of existing buildings, provided that the scale and character of the property are not significantly changed. (3)

Policy DEV7 is supported by:

1. Consultation with the community, whose wish to retain the character of the village is reflected in the Vision. In the questionnaire 96% of respondents felt design of buildings should reflect the scale and character of the village. The consultation also identified a need for smaller homes to be provided with a particular demand for dwellings of 1 or 2 bedrooms. (5-9)
2. The Housing Needs Assessment conducted on behalf of WNF by AECOM in 2015 which states that 'Housing mix policy could aim to encourage increased provision for semi-detached properties' and that 'a range of dwelling sizes including smaller dwellings (1-2 bedrooms) suitable for older people' should be provided (Table 22). (10)
3. AECOM's Heritage and Character Assessment, section 5.5. Character Management Principles, which states particularly that: Any new development should respect the layout, scale, mass and appearance of neighbouring buildings and buildings across the neighbourhood area; the materials proposed for any new buildings should be responsive to the character of existing buildings and the vernacular materials used in the area. (11)

#### 8.5.8. DEV8: Extensions to existing dwellings (1-3, 5-9, 11)

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) Along the principal road frontage, 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.

#### Justification and Evidence

The reduction in width or sometimes the total loss of space between properties can often create a 'terracing effect' where two properties join to create the impression of a continuous building frontage. This terracing effect can be out of character with the street scene and the open character of Woodford, particularly where houses were originally built as semi-detached or detached properties as many were. The policy seeks to protect the character of non-terraced streets and to ensure that extensions are subordinate in scale and do not result in a terracing effect. Two storey and first floor side extensions should be set back at first floor level from the front wall of the original house by a minimum of 1 metre, and have a lower ridge line than the existing property. This would also help to avoid unsightly matching in of the new walls and roof with the old brick and roof tiles.

DEV8 complies with:

- 1. NPPF para 79 in seeking to protect the openness of the Green Belt; para 89, which permits the extension or alteration of a building, provided that it does not result in disproportionate additions over and above the size of the original building; and para 55 which promotes sustainable development in rural areas, provided that the design is sensitive to the defining characteristics of the local area. (1)
- 2. SMBC Core Strategy para 3.112, which requires that design should respond to the landscape character of the local area in terms of layout, scale and appearance and should provide privacy, safety and security for new and existing occupants. (2)
- 3. SMBC UDP para GBA1.5, which permits extension of existing buildings, provided that the scale and character of the property are not significantly changed. (3)

DEV8 is supported by:

1. Consultation with the community, whose wish to retain the character of the village is reflected in the Vision. In the questionnaire 96% of respondents felt design of buildings should reflect the scale and character of the village. (5-9)
2. AECOM's Heritage and Character Assessment, section 5.5. Character Management Principles, which states that: Any new development should respect the layout, scale, mass and appearance of neighbouring buildings and buildings across the neighbourhood area. The materials proposed for any extension should be responsive to the character of existing building and the vernacular materials used in the area. (11)

#### **8.5.9. DEV9: Subdivision of existing houses (1-3, 5-9, 10, 11)**

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. Applications will be assessed on their merits having regard to the following criteria:

- a) Existing or recently constructed dwellings are eligible for subdivision provided building works have been completed
- b) The proposed layout both internally and externally should provide for a satisfactory level of amenities for prospective occupiers in terms of floor area, light, outlook and shape
- c) The proposal should not materially and/or adversely affect the amenities of adjoining or neighbouring properties, in particular having regard to potential noise transmission through the juxtaposition of living and sleeping accommodation
- d) The proposal should not materially affect the character of the local area, particularly the openness of the Green Belt or overconcentration of such subdivisions changing the character over a period of time
- e) The proposal should seek to incorporate some degree of private open space to which all residents may have access
- f) Proposals will be required to show that the subdivision can be accomplished without the need for any substantial extensions or additions to the building or its curtilage
- g) On-site parking and access arrangements should be in accordance with national and Borough standard and should not be compromised to achieve an increase in the number of units for its own sake.

#### **Justification and Evidence**

There are larger houses within the Woodford area which may be capable of being sub-divided into smaller units without substantial harm being done to the openness of the Green Belt. Furthermore, due to the area's location within the Green Belt, there are very limited opportunities for existing

residents who would wish to live in a smaller property locally, or reduce the size of their property and remain living within Woodford. For former residents who wish to return to the area for family or other reasons, the option of a smaller property within a larger dwelling would also prove attractive. The policy would also support the conversion and some extension of larger properties to meet this local need which has been identified by the housing work undertaken. In terms of sustainability, this policy would bring potential further benefits in terms of reducing the number of car borne trips made for family and other reasons and more efficiency in terms of delivery of local services and facilities, particularly given the developing Aerodrome site, which offers a different type of housing.

Planning permission is likely to be required to subdivide one property into more than one. It may also be required if there is a change of use from one particular type of residential accommodation to another. Residential use is not a single broad classification but comprises a number of different types.

Policy DEV9 complies with:

1. NPPF para 50, which supports the delivery of a wide choice of homes, along with the widening of opportunities for home ownership and the creation of sustainable, inclusive and mixed communities. A range of size, type and tenure is expected to reflect local demand. This policy reflects local consultation and the needs to different groups within the community who wish to continue to live locally but are limited by Green Belt policy in meeting their housing needs. (1)
2. SMBC Saved UDP Policies GBA1.5 and the Core Strategy 2011 which retains it. This concerns potential exceptions to development in the Green Belt and allows the subdivision of houses for form smaller units of accommodation as one of the exceptions. The policy sets out a number of safeguards to be addressed including parking, highway safety, character and appearance of the Green Belt and amenities. The policy also notes that such exceptions may contribute to meeting housing need and may not harm the purposes of Green Belt. (3)

Policy DEV9 is supported by:

1. Community consultation. Market price, owner occupied 2-bedroom houses were the most popular option selected in answer to a question asking what type of homes the Neighbourhood Plan should encourage. (5-9)
2. The Housing Needs Assessment conducted on behalf of WNF by AECOM in 2015, which states that 'Housing mix policy could aim to encourage increased provision for semi-detached properties' and that 'a range of dwelling sizes including smaller dwellings (1-2 bedrooms) suitable for older people' should be provided (Table 22). (10)
3. The AECOM Heritage and Character Assessment, section. 5.5, Character Management Principles which states that: Proposals to alter existing buildings should demonstrate an understanding of the architectural history and design qualities of the buildings and provide a clear rationale



for how this is taken account of in the design of the alterations proposed; proposals should conserve and protect heritage assets which contribute to the historic character of the area and their setting. The materials proposed for any extension should be responsive to the character of existing building and the vernacular materials used in the area. Heritage assets are marked in the Constraints and Opportunities map in the AECOM report, which is reproduced in this Neighbourhood Plan document in the Section 7 under ENV2. (11)

Note. In respect of new houses in the Green Belt, NPPF (para 89) refers to them as “construction of new buildings” and accordingly there is the presumption against that construction. The NPPF does not state any planning policy objection to the creation of an extra unit of accommodation within an existing house. The point at which accommodation becomes so self-contained as to be a "separate dwelling" is a matter of fact and degree. A number of considerations need to be taken into account. If there is no complete physical separation of accommodation with some services being shared and some being separate (such as a kitchen), then a separate dwelling is likely to have been created. This policy seeks to acknowledge that there may be scope for downsizing some properties in Woodford for those in later life.

#### **8.5.10. DEV10: Design of new development (1-9, 11, 13, 14)**

Any new development in Woodford shall achieve a high standard of design. The new development should be compatible with the rural nature of Woodford. The Heritage and Character Assessment for Woodford (11) 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 with a view to achieving zero carbon buildings and a sustainability standard of Gold in accordance with the SMBC Sustainability Checklist; and
- e) Retain or enhance existing landscape features.

#### **Justification and Evidence**

Policy DEV10 complies with:

1. NPPF para 17, which seeks to secure high quality design and a good standard of amenity, to take account of the character of the area, protect the Green Belt, recognise the intrinsic character and beauty of the countryside and support rural communities within it. It also complies with para 56, which attaches great importance to good design. (1)
2. NPPF para 59, which notes that neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. (1)
3. SMBC Core Strategy para 3.112, which requires that design should respond to the landscape character of the local area in terms of layout, scale and appearance and should provide privacy, safety and security for new and existing occupants. (2)
4. SMBC Core Strategy Core Policy CS3 para 3.10, which seeks to ensure that all development meets an appropriate recognised sustainable design and construction standard where viable to do so, in order to address both the causes and consequences of climate change. In particular, all development will be required to demonstrate how it will contribute towards reducing the Borough's carbon footprint by achieving carbon management standards. (2)
5. SMBC Saved UDP Policies, Policy LCR1.1, which does not permit development in the countryside unless it protects or enhances the quality and character of the rural area. It notes that development should be sensitively sited, designed and constructed of materials appropriate to the landscape character area in which it is located. (3)

Policy DEV10 is supported by:

1. Consultation with the community, whose wish to retain the character of the village is reflected in the Vision. In the questionnaire 96% of respondents felt design of buildings should reflect the scale and character of the village. Responses showed concern for the protection of the landscape (83%) and historic features (70%), use of traditional materials (70%) and energy conservation (55%). (5-9)
2. AECOM's Heritage and Character Assessment, section. 5.5 Character Management Principles, which requires that any new development should respect the layout, scale, mass and appearance of neighbouring buildings and buildings across the neighbourhood area and that the materials proposed for any new buildings should be responsive to the character of existing buildings and the vernacular materials used in the area. Furthermore, it states that high quality materials and a high standard of workmanship should be applied in the repair, or other works, to pavements and the public realm; and that new high quality green spaces that provide a variety of functions and diverse habitats should be included in future proposed residential developments. (11)

Note:

The SMBC Sustainability SPD provides up to date guidance to reflect the provision of information and resources to support delivery of sustainable design and delivery of buildings in the Borough. (13)

The SMBC Sustainability Checklist is designed to help developers and building professionals working in Stockport to evaluate the sustainability of their projects. (14)

#### 8.5.11. **DEV11: Domestic curtilages facing the street and hard standings** (5-9, 11, 15)

Proposals for a wall, if it would be over 1 metre high and next to a highway used by vehicles (or the footpath of such a highway), or over 2 metres high elsewhere, including around domestic curtilages, shall be resisted. Lower front boundary walls (up to one metre in height) can be useful in helping to define public, semi public and private spaces, but these should not be divisive or intimidating in appearance. Householders are encouraged to establish and maintain traditional hedging materials to form boundaries and to give privacy if required.

#### **Justification and Evidence**

Woodford is a rural area with many properties having an open appearance with low front walls. High and/or prominent solid walls are not considered appropriate to the area. Major differences in height between different walls can also detract from the character and appearance of the countryside in which Woodford is located. The use of traditional hedging offers biodiversity and offers habitats for wildlife while helping to reduce local pollutants.

Impermeable surfaces which discharge surface water into the local drainage system can cause overload and potential flooding.

Policy DEV11 is supported by:

1. Severe floods in recent decades have resulted from drains not being able to cope with the amount of water flowing to them. (15)
2. AECOM's Heritage and Character Assessment, section 5.5 Character Management Principles, which states that: any alterations to front gardens, boundary treatments or driveways should be high quality and responsive to the character of the existing or surrounding detailing; proposals which retain or enhance well-vegetated front gardens that demonstrate a strong relationship with the street are more likely to be acceptable. (11)
3. Community consultation. Preference for hedges around residential curtilages and objection to replacement of front gardens with hard standing was raised by some residents in narrative responses to the questionnaire. (5-9)

Note:

From 2008, planning permission has been needed for householders to pave over their front gardens.

Planning permission is not required if a new or replacement driveway of any size uses permeable (or porous) surfacing which allows water to drain through, such as gravel, permeable concrete block paving or porous asphalt, or if the rainwater is directed to a lawn or border to drain naturally.

If the surface to be covered is more than five square metres, planning permission will be needed for laying traditional, impermeable driveways that do not provide for the water to run to a permeable area.

#### **8.5.12. DEV12: Backland\* and tandem development (1, 5-9, 11)**

Backland (tandem or land-locked) housing proposals would be inappropriate development unless the development would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

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.

#### **Justification and Evidence**

Backland development sites (also referred to as tandem development or development of 'landlocked' sites) behind existing houses or other buildings such as on rear gardens and private open space and usually within the more residential parts of Woodford are also subject to Green Belt policy. Such sites often have no street frontages.

Policy DEV12 complies with:

1. NPPF para 79, which seeks to protect the openness of the Green Belt. (1)
2. The NPPF Annex 2 Glossary, which sets out the definition of 'previously developed land'. Residential gardens are classed as land that has not been previously developed ('greenfield land'). 'Tandem or backland development' is where one house is built directly behind another and shares the same access. Such development can result in a detrimental impact on the character of an area. Within the Green Belt of the

Woodford area, such development may harm both essential characteristics of the Green Belt (para 79 of NPPF) being its openness and permanence. (1)

Policy DEV12 is supported by:

1. Community consultation. In the questionnaire, two thirds of respondents were not in favour of backland development. (5-9)
2. AECOM's Heritage and Character Assessment, section 5.3, which regards 'Outward expansion of settlement encroaching into the surrounding countryside' as an issue to be addressed to prevent erosion or loss of the characteristic openness of the village. The o(11)

#### 8.5.13. **DEV13: Extension of residential curtilage into countryside** (1, 3)

Proposals for the extension of residential curtilages into the countryside within the Green Belt shall be permitted only when it is essential in order to achieve a minimum standard of residential amenity\* and would not adversely affect areas of 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.

\*Residential amenity in this instance refers to outdoor space. Minimum standards of outdoor space associated with different types of housing are defined by in the SMBC SPD: The Design of Residential Development 2007. (18)

#### **Justification and Evidence**

Proposals to extend gardens in Woodford need to be considered in the context of a wider range of Green Belt planning issues. This Plan is committed to maintaining the character and appearance of the local countryside and safeguarding it from unsuitable development. By enlarging residential curtilages, changing plot boundaries and introducing domestic uses to land which was previously agricultural, garden extensions can have a significant and detrimental visual impact. In some cases, such extensions may gradually lead to more urban characteristics (for example, sheds, garages, hard-standings, etc.) being introduced to this open countryside. A guiding principle is the need to protect the rural environment.

Policy DEV 13 complies with:

1. NPPF para 79 in seeking to protect the openness of the Green Belt. (1)

2. SMBC saved UDP policies para GBA1.2, which states that changes in the use of land, will not be permitted unless they maintain openness and do not conflict with the purposes of including land in the Green Belt. (3)

Policy DEV13 is supported by:

3. Community consultation. There were no objections.

#### 8.5.14. **DEV 14: Residential caravans and mobile homes** (16)

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

##### **Justification and Evidence**

The siting of a residential caravan or mobile home will be subject to the same planning and environmental considerations as a permanent dwelling. Residential caravans require all the supporting facilities necessary for a permanent residential development of one or more dwellings. They are therefore expected to be assessed against the same criteria. National Green Belt policy in terms of the presumption against such development as set out in NPPF para 89 and elsewhere would apply. The potential detrimental impact of such development on the character and appearance of the open countryside is further justification. It is concluded that the policy is fully consistent with the NPPF.

Policy DEV14 complies with:

1. Technical Guidance Note to NPPF (dated March 2012) states that caravans, mobile homes and park homes intended for permanent residential use are highly vulnerable to flood risk (Table 2 Flood Risk Vulnerability Classification). (16)

#### 8.5.15. **DEV15: Planning for traveller accommodation** (17)

Given that Woodford lies within the Green Belt, traveller sites (temporary or permanent) are defined as inappropriate development and will be refused.

##### **Justification and evidence**

Policy DEV 15 complies with:

1. National Planning Guidance, Planning Policy for Traveller Sites, DCLG, August 2015. Applications for the provision of accommodation for gypsies, travellers and travelling show-people should be determined accordingly. 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. (17)

Note. The August 2015 national Planning policy for traveller sites postdates the NPPF (March 2012) but is consistent in terms of the presumption against development in the Green Belt set out in section 9 of the NPPF. The provision of such accommodation on land within the Green Belt would not preserve its openness and conflict with the purposes of including land within the Green Belt. (17)

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.



### 8.5.16. Supporting References for Development Section

No.	Document	Web Link
1	NPPF	<a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf</a>
2	SMBC Core Strategy	<a href="#">Available by google search which brings up link to old SMBC website:</a> <a href="http://old.stockport.gov.uk/pdf/planningpolicy/LDF/ldfcorestrategydpd">http://old.stockport.gov.uk/pdf/planningpolicy/LDF/ldfcorestrategydpd</a> <a href="#">Note: Not yet accessible via SMBC's new website</a>
3	SMBC Saved UDP Policy	<a href="#">Available by google search which brings up link to old SMBC website:</a> <a href="http://old.stockport.gov.uk/pdf/planningpolicy/LDF/udppolicieshatstillapply">http://old.stockport.gov.uk/pdf/planningpolicy/LDF/udppolicieshatstillapply</a> <a href="#">Note: Not yet accessible via SMBC's new website</a>
4	SMBC Woodford Aerodrome site SPD 2013	<a href="http://stockport-consult.objective.co.uk/portal/pp/woodfordspd/woodfordspd?pointId=2268939">http://stockport-consult.objective.co.uk/portal/pp/woodfordspd/woodfordspd?pointId=2268939</a>
5	Kirkwells Town Planning: WNF Residents' Questionnaire 2014	<a href="http://woodfordnf.co.uk/wp-content/uploads/2015/02/Woodford-Questionnaire-Results.pdf">http://woodfordnf.co.uk/wp-content/uploads/2015/02/Woodford-Questionnaire-Results.pdf</a>
6	Kirkwells Town Planning: Neighbourhood Plan Scoping Report 2015	<a href="http://woodfordnf.co.uk/wp-content/uploads/2015/02/Woodford-Scoping-Report-.pdf">http://woodfordnf.co.uk/wp-content/uploads/2015/02/Woodford-Scoping-Report-.pdf</a>
7	WNF01: WNF Neighbourhood Plan Exhibition 2015	<a href="http://woodfordnf.co.uk/neighbourhood-plan-exhibition/">http://woodfordnf.co.uk/neighbourhood-plan-exhibition/</a>
8	WNF02: WNF Interim Analysis of Data 2015	<a href="http://woodfordnf.co.uk/wp-content/uploads/2015/12/Interim-Analysis-of-Vision-and-Objectives-2-Dec-15.pdf">http://woodfordnf.co.uk/wp-content/uploads/2015/12/Interim-Analysis-of-Vision-and-Objectives-2-Dec-15.pdf</a>
9	WNF03: WNF Progress Report 2015	<a href="http://woodfordnf.co.uk/wp-content/uploads/2015/12/Annual-Progress-Report-2015-2-Dec-15.pdf">http://woodfordnf.co.uk/wp-content/uploads/2015/12/Annual-Progress-Report-2015-2-Dec-15.pdf</a>
10	AECOM: Housing Needs Assessment 2015	<a href="http://woodfordnf.co.uk/wp-content/uploads/2015/10/AECOM-Woodford-Housing-Policy-Advice-2015.pdf">http://woodfordnf.co.uk/wp-content/uploads/2015/10/AECOM-Woodford-Housing-Policy-Advice-2015.pdf</a>
11	AECOM: Heritage and Character Assessment 2016	<a href="http://woodfordnf.co.uk/wp-content/uploads/2016/08/NP-Woodford-HCA-FINAL-LR-160815.pdf">http://woodfordnf.co.uk/wp-content/uploads/2016/08/NP-Woodford-HCA-FINAL-LR-160815.pdf</a>
12	Woodford Aerodrome site planning permission 2013	<a href="http://planning.stockport.gov.uk/PlanningData-live/applicationDetails.do?activeTab=summary&amp;keyVal=ZZZYGXPTA934">http://planning.stockport.gov.uk/PlanningData-live/applicationDetails.do?activeTab=summary&amp;keyVal=ZZZYGXPTA934</a>
13	SMBC Sustainable Design and Construction SPD	<a href="https://assets.contentful.com/ii3xdrqc6nfw/tV7Wphmx1YeaKqS8kcQg4/6017b94cf0696411da19e3899c32168d/susdesconspdpdf.pdf">https://assets.contentful.com/ii3xdrqc6nfw/tV7Wphmx1YeaKqS8kcQg4/6017b94cf0696411da19e3899c32168d/susdesconspdpdf.pdf</a>
14	SMBC Sustainability Checklist	<a href="https://assets.contentful.com/ii3xdrqc6nfw/AXSSD5pskg8Q8ikSqw4ou/">https://assets.contentful.com/ii3xdrqc6nfw/AXSSD5pskg8Q8ikSqw4ou/</a>

		<a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/pavingfrontgardens.pdf">e1a4844ab30cc1dbfc4f9789fb321e1a/susdesandcons3sustainabilitychecklist.pdf</a>
15	DCLG Guidance on the permeable surfacing of front gardens, 2008	<a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/pavingfrontgardens.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/pavingfrontgardens.pdf</a>
16	DCLG Technical Guidance to the National Planning Policy Framework, 2012	<a href="https://www.cumbria.gov.uk/elibrary/Content/Internet/538/755/1929/6478/4134512612.pdf">https://www.cumbria.gov.uk/elibrary/Content/Internet/538/755/1929/6478/4134512612.pdf</a>
17	DCLG Planning policy for traveller sites, 2015	<a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/457420/Final_planning_and_travellers_policy.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/457420/Final_planning_and_travellers_policy.pdf</a>
18	SMBC The Design of Residential Development Supplementary Planning Document, 2007	<a href="http://stockport.objective.co.uk/portal/pp/zzz_adoptedddocuments/spd_spg/tdord/tdord?pointId=1422456206073">http://stockport.objective.co.uk/portal/pp/zzz_adoptedddocuments/spd_spg/tdord/tdord?pointId=1422456206073</a>

## 9. Village Action Plan

### 9.1. INTRODUCTION

A number of Aspirations arose from our consultation with the community and these were translated into specific Objectives. While these are not the subject of planning policy, they do reflect the community's wish to improve the quality of life of in the village in terms of our health and social wellbeing. These particular Objectives relate to: **Movement, Environment and Integration** (of the existing community with the new community on the Aerodrome development). These aspirations together with the rationale behind them and the justification and evidence to support them have been assembled in the Village Action Plan.

### 9.2. MOVEMENT ASPIRATIONS

#### Community Feedback

When asked what the Neighbourhood Plan should encourage, the Questionnaire responses revealed that four of the top five most important issues related to movement around and in and out of Woodford. 'Public footpaths' heads the list with 'Road Safety' a close second. 'Public Transport' features in third place with 'Cycle Paths' in fifth. (1, 2)

The short questionnaire that accompanied the Exhibition in June 2015 also demonstrated an overwhelming response in favour of changes which can improve the footpaths and linkages, restricting traffic and traffic speeds and providing improved public transport in terms of frequency and connections. Many wanted to see measures to improve road safety. (2)

The following objective arose from this consultation:

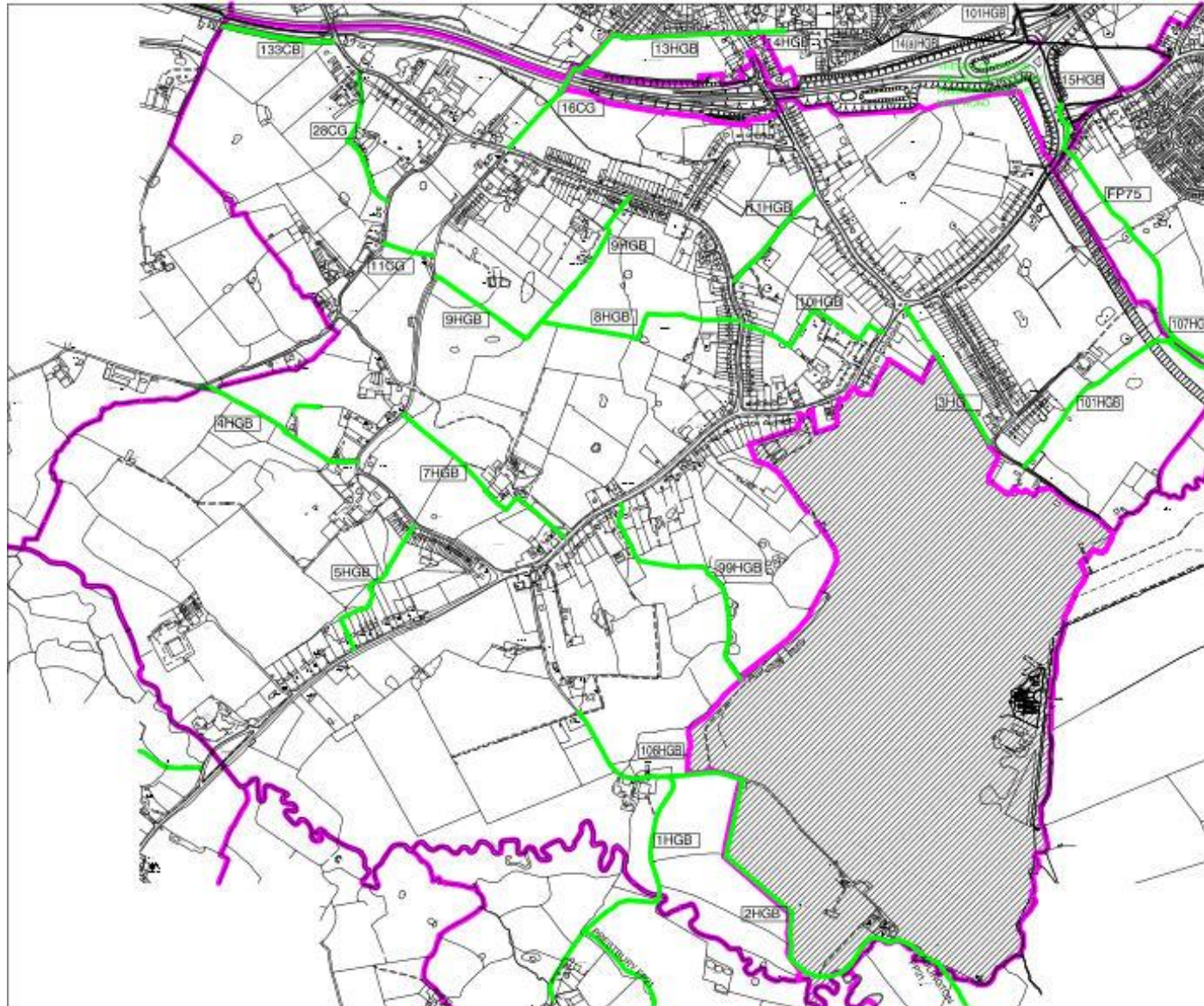
**To create safer roads, streets and lanes and increase public access to countryside by foot, cycle and bridleway and to encourage sustainable transport**

#### 9.2.1. Aspiration 1: Walking provision

The Community will work with SMBC, Redrow Homes, Cheshire East and developers (who will be expected to contribute financially to effect this provision) 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 between homes and 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. This network includes existing footways associated with roads and a number of existing public rights of way [PRoW] across the Neighbourhood Area. See Footpath map below.

Map showing footpaths in Woodford. (High resolution version [here](#))



### **9.2.2. Aspiration 2: Cycling Provision**

The Community will work with SMBC, Redrow Homes, Cheshire East and other developers (who will be expected to contribute financially to effect this provision) to create a safe and secure cycling network.

The network will provide direct cycling routes linked to the surrounding area, including the new long distance cycle and walking lane associated with the A6 MARR, routes on quieter roads and off-road links, which are required for recreational cycling, utility cycling\* and less confident cyclists. Where appropriate, cycle parking facilities will be encouraged.

\* Utility cycling: Any cycling done simply as a means of transport rather than as a sport or leisure activity.

### **9.2.3. Aspiration 3: Public Transport Provision**

The Community will work with SMBC, Redrow Homes, the LHA, Transport for Greater Manchester [TfGM], Cheshire East and others to achieve better quality and more frequent bus services for Woodford with a greater range of destinations. We will support the extended provision of services in the evenings and at weekends to encourage the use of public transport for access to leisure opportunities.

### **9.2.4. Aspiration 4: Traffic Calming**

The Community will work with SMBC, the LHA, TfGM, Redrow Homes, Cheshire East and others to produce a programme of schemes designed to improve safety for all road users, and to encourage increased levels of walking and cycling. This will include speed reduction schemes where appropriate.

### Some Suggestions for Potential Specific Road and Traffic Improvements

1	Improved pedestrian crossing facilities on Woodford Road, incorporating tactile paving.
2	Improved pedestrian crossing facilities in Chester Road (between Moor Lane and Church Lane) including additional pedestrian refuges, particularly related to bus stopping points.
3	Junction improvements at Chester Road/Woodford Road roundabout, including enhanced pedestrian crossing points.
4	Junction improvements at Chester Road/Church Lane (bus turn-round), measures to provide traffic calming and a 'gateway' to the village.
5	Village "entrance feature" at village boundaries on Wilmslow Road, Chester Road, Woodford Road and Hall Moss Lane.
6	Speed limit reduction from 40 mph to 30 mph from Deanwater Hotel to Moor Lane potentially associated with the introduction of central refuges and cycle lanes.
7	Introduction of cycle lanes to Chester Road between Old Hall lane and Moor Lane.
8	Where possible extend the existing road restrictions on heavy vehicles.

#### 9.2.5. Movement Aspirations: Justification Evidence and References

The Woodford Neighbourhood Plan aims to support the wishes of the community in improving the ability to walk and cycle around the village and if possible adopt public transport where services are available. Encouraging walking and cycling responds to a national priority to improve health and well-being.

The Movement section objective is:



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

This aspiration is supported by:

1. The National Institute for Healthcare Excellence guidelines, which encourage people to increase the amount they walk or cycle for travel or recreation purposes to benefit their health. They also encourage a modal change towards walking and cycling. (3)
2. The Department of Health's report 'Start Active, Stay Active' states that 'regular physical activity can reduce the risk of many chronic conditions, including coronary heart disease, stroke, type 2 diabetes, cancer, obesity, mental health problems and musculoskeletal conditions. Even relatively small increases in physical activity are associated with some protection against chronic diseases and an improved quality of life', and 'the benefits of physical activity extend further to improved productivity in the workplace, reduced congestion and pollution through active travel, and healthy development of children and young people. These health benefits will only be achieved by building activity into our daily lives. (4)
3. Increased physical activity is also encouraged in SMBC Core Policies. 'Active People' is a key plank in 'A Healthy Stockport', which is a priority of the Stockport Sustainable Community Strategy, Policy 3.3.6 – Safeguarding and Improving the Environment. (5)
4. In addition, SMBC Sustainable Design and Construction SPD (April 2012) reinforces the need to build activity into our daily lives to support the Stockport Healthy Weight Strategy (para 3.33) and through Stockport's Walking Strategy (para 3.34). (6)
5. The lanes and network of footpaths are regularly used by residents and neighbouring communities for recreational walking, cycling and riding. This also aligns with the provision in the NPPF para 81 to support the beneficial use of the Green Belt by providing opportunities for access. (7)
6. Planning and implementation policies also encourage the development of safer walking and cycling provision, enabling its choice as the preferred mode of travel. One of the core planning principles of the NPPF in achieving sustainable development is to 'actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling.....' (para 17). Sustainable Transport should be promoted which 'support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport' (para 30). Plans should 'give priority to pedestrian and cycle movements, and have access to high quality public transport facilities' (Para 35). (7)
7. Key guidance for the design of highways and footways, Manual for Street 2 (MfS) re-affirms that 'encouraging walking has many benefits including reduction in vehicle emissions and traffic collisions and improvements in personal health (Para. 5.1.2.). The priority for walking



and cycling is an adopted MfS Principle: ‘Applying a user hierarchy to the design process with pedestrians at the top. This means that the needs of pedestrians should be considered first when designing, building, retrofitting, maintaining and improving streets, (Para 1.2). (8)

8. A study was commissioned by Woodford Neighbourhood Forum (WNF) and undertaken by Peter Brett Associates [PBA] to provide advice with regard to potential measures to be implemented that could improve the pedestrian and cycling environment in Woodford. PBA recognised that ‘the Relief Road will result in significant reductions in existing traffic flows in the village, particularly along Woodford Road and Chester Road. It will also help to remove strategic heavy goods vehicle movements from the roads in the village. These reductions will provide quieter routes and therefore help to improve the environment for pedestrians and cyclists.’ However, they noted that ‘there are a series of smaller interventions which could be considered by SMBC to further enhance the environment for pedestrians and cyclists, some of which are related to maintenance.’ These are listed in PBA Woodford Movement Study: Section 4. (9)
9. The Heritage and Landscape Character Assessment undertaken by AECOM echoes a number of these concerns, particularly raising issues relating to the busy Chester Road and Wilmslow Road, which are dominated by traffic, exacerbated by a lack of crossing points for pedestrians; congestion at peak times from vehicles using Chester Road and Woodford Road (as noted by PBA, likely to improve with the opening of the new road scheme); lack of designated cycleways; and a public realm, which is often limited to narrow asphalt pavements adjacent to busy roads which abruptly end in some locations. AECOM also note that the number of Public Rights of Way (PRoW) through the village as a key characteristic and that they provide a recreational resource linking Woodford to the wider countryside. (10) The Public Rights of Way within the Neighbourhood Plan Area are an intrinsic part of the footpath network which gives access into the wider landscaped area within or beyond the road network. The Forum wish to see these retained, enhanced and maintained, where appropriate improving key routes to accommodate the needs of people with impairments.
10. The SMBC Saved UDP Policy L1.710 is supported by the Forum. This gives protection from development for all existing routes with maintenance and improvement of the existing network the Council’s first priority. Fred Perry Way, a Strategic Recreation Route which passes through the Area, will be ‘safeguarded and enhanced’ under policy L1.8. The Forum has undertaken a survey of the existing ProW network and identified where improvements or maintenance are required. (11)

#### 9.2.6. Supporting References for Movement Section

Ref number	Document	Web Link
1	Kirkwells Town Planning	<a href="http://woodfordnf.co.uk/wp-content/uploads/2015/02/Woodford-Questionnaire-Results.pdf">http://woodfordnf.co.uk/wp-content/uploads/2015/02/Woodford-Questionnaire-Results.pdf</a>
2	WNF03: WNF Progress Report 2015	<a href="http://woodfordnf.co.uk/wp-content/uploads/2015/12/Annual-Progress-Report-2015-2-Dec-15.pdf">http://woodfordnf.co.uk/wp-content/uploads/2015/12/Annual-Progress-Report-2015-2-Dec-15.pdf</a>

3	National Institute for Healthcare Excellence. Public Health Guideline PH41. Physical Activity: Walking and Cycling	<a href="https://www.nice.org.uk/guidance/ph41">https://www.nice.org.uk/guidance/ph41</a>
4	Department of health. Start Active. Stay Active 2011	<a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/216370/dh_128210.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/216370/dh_128210.pdf</a>
5	SMBC Core Strategy	Available by google search which brings up link to old SMBC website: <a href="http://old.stockport.gov.uk/pdf/planningpolicy/LDF/ldfcorestrategydpd">http://old.stockport.gov.uk/pdf/planningpolicy/LDF/ldfcorestrategydpd</a> Note: Not yet accessible via SMBC's new website
6	SMBC Sustainable Design and Construction SPD (April 2012)	<a href="http://www.stockport.gov.uk/2013/2994/developmentcontrol/planningpolicy/LDF/SPD/susdesconspdpdf">http://www.stockport.gov.uk/2013/2994/developmentcontrol/planningpolicy/LDF/SPD/susdesconspdpdf</a>
7	NPPF	<a href="https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf">https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf</a>
8	Department of Transport. Manual for Streets 2 2010	<a href="https://www.gov.uk/government/publications/manual-for-streets-2">https://www.gov.uk/government/publications/manual-for-streets-2</a>
9	Peter Brett Associates Movement Study 2015	<a href="http://woodfordnf.co.uk/wp-content/uploads/2016/02/Woodford-Movement-Study-Final-02.12.15-lowres-.pdf">http://woodfordnf.co.uk/wp-content/uploads/2016/02/Woodford-Movement-Study-Final-02.12.15-lowres-.pdf</a>
10	AECOM Woodford Heritage and Character Assessment. 2016	<a href="http://woodfordnf.co.uk/wp-content/uploads/2016/08/NP-Woodford-HCA-FINAL-LR-160815.pdf">http://woodfordnf.co.uk/wp-content/uploads/2016/08/NP-Woodford-HCA-FINAL-LR-160815.pdf</a>
11	SMBC Saved UDP Policy	Available by google search which brings up link to old SMBC website: <a href="http://old.stockport.gov.uk/pdf/planningpolicy/LDF/udppoliciesstillapply">http://old.stockport.gov.uk/pdf/planningpolicy/LDF/udppoliciesstillapply</a> Note: Not yet accessible via SMBC's new website
12	Woodford PRoW. Condition survey. 2017	<a href="http://woodfordnf.co.uk/wp-content/uploads/2018/01/Woodford-Footpath-Survey-Report.pdf">http://woodfordnf.co.uk/wp-content/uploads/2018/01/Woodford-Footpath-Survey-Report.pdf</a>

### 9.3. INTEGRATION ASPIRATIONS

The completion of the whole of the proposed development on the Aerodrome site over the next decade or more will result in a considerable enlargement of our community. It will also result in the creation of new open spaces, amenities and services, and new facilities, including a primary school, playing fields, play spaces and more frequent bus services.

Our community will be larger and our village will change, but the Forum would like to ensure that this has the minimum impact on our lives, which may in other ways be enhanced.

The necessary additional services to support our community from public, private and voluntary sectors may need to be delivered by developing the existing and providing new facilities, both within the Neighbourhood Area and within the adjacent development. Facilities planned to be provided within the new Aerodrome development will play their part.

### **Community Feedback**

Integrating the new development on the Aerodrome site with the existing village was identified as a key issue arising from earlier consultation in the workshop conducted by Kirkwells Town Planning, who noted in para 51 *'The need to mitigate any of the impacts arising from the Aerodrome Opportunity Site and ensuring there is integration and linkage between the existing Woodford community and the new community that would arise from development at the Aerodrome'*. (1)

An aspiration for integration of the whole village emerged which states:

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

In our 2015 Exhibition to consult on the emerging Vision and Objectives for our Plan, we asked: Do you agree that the Neighbourhood Area should be extended to embrace the new development? What do you think would help to enable a fully integrated, enlarged village? 87% of the responses agreed that the Neighbourhood Area should be extended to embrace the new development, with only 6% against. (2, 3)

The Forum committee believes that there are three key themes which should be addressed in enabling the better integration, both physically and socially, of the existing village and the new development:

- 'Informing and sharing' supported by good communication;
- Ensuring good physical linkages between old and new; and
- Promoting a well-planned, effective interface.

#### **9.3.1. Aspiration 5: Informing**

The provision of accessible information about facilities, services and activities throughout the extended village and its communication to new residents will be supported by the Forum.

The existing village supports a range of activities, not least those offered by the Community Centre. The new development will also provide additional activities and services which will be accessible to existing residents – a new school, playgrounds and playing fields and improved bus services. New residents throughout the village should be provided with information about access to services and activities through printed or electronic media. This will also be of value to existing residents.

### **9.3.2. Aspiration 6: Connecting**

The development of physical infrastructure, which facilitates linkages throughout the extended village, will be encouraged and supported. Creating and making linkages between new and existing parts of the village and their facilities will be advocated and consistent with the Forum's aspirations for safe movement around the village. The integration of the footpath network, with the restoration of historic routes which link beyond the aerodrome site, and the creation and extension of pedestrian and cycling routes through the new development will be encouraged.

Structurally, Woodford has an extended, linear form with no obvious centre. The key route through the village is Chester Road, which extends almost 3 kilometres from the West at the Deanwater Hotel to the East at the border with Poynton. Towards the West at the junction of Church Lane and Old Hall Lane with Chester Road is located the Church and a number of commercial premises: a public house, a restaurant and a car showroom, the latter formerly the site of the village 'smithy'. Towards the East, and between the junctions with Moor Lane and Woodford Road are a series of commercial premises, a supermarket, a row of four retail units and a garden centre of sub-regional scale. It is along this latter length of road that the two connections into the new development are located. The new development will effectively shift the centre of gravity of the village to this general location.

### **9.3.3. Aspiration 7: Interfacing**

Establishing and maintaining a dialogue with the land owner, developer and local authority and with the community to promote the creation of a masterplan for development at the interface of the old and new villages to support effective integration of the two parts will be encouraged.

The Forum believes that there is an opportunity to provide an enhanced 'centre' of the village at this interface with the new development. This might build on the commercial content of the Approved scheme for the Aerodrome site which includes retail and commercial space, a public house and a care home. The development area might also embrace the former Bodycote site which has a direct frontage to Chester Road and falls within

the Neighbourhood Plan Area. The Forum recommends that this area is considered in its context at the interface between the new development and the existing village and effectively master-planned to create a distinct 'centre' to the village.

Considerations will include improved connections across Chester Road, a reduced speed limit, the proximity to existing bus stops and clear signposting to the Avro Museum [an important local cultural asset].

#### 9.3.4. Supporting references for Integration

Ref number	Document	Web Link
1	Kirkwells Town Planning	<a href="http://woodfordnf.co.uk/wp-content/uploads/2015/02/Woodford-Questionnaire-Results.pdf">http://woodfordnf.co.uk/wp-content/uploads/2015/02/Woodford-Questionnaire-Results.pdf</a>
2	WNF03: WNF Progress Report 2015	<a href="http://woodfordnf.co.uk/wp-content/uploads/2015/12/Annual-Progress-Report-2015-2-Dec-15.pdf">http://woodfordnf.co.uk/wp-content/uploads/2015/12/Annual-Progress-Report-2015-2-Dec-15.pdf</a>

## 9.4. ENVIRONMENT ASPIRATIONS

### 9.4.1. Aspiration 8: Supporting Clean Air (1, 2, 17-19)

- 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.

### 9.4.2. Environment Aspiration: Justification and Evidence

Woodford lies to the east of Manchester Airport and the A34 bypass. These features will result in air pollution from planes and road traffic, particularly as the prevailing wind is westerly. In addition, high levels of traffic on Chester Road, Woodford Road, Wilmslow Road and the A6MARR will result in air pollution in Woodford. The impact of carbon dioxide and nitrous oxides present in traffic fumes on the environment are well

documented. In addition, there is recent evidence for the damaging effect on human health of micro-particulates present in traffic fumes, particularly from diesel engines.

Tree planting, particularly with birch trees, has been shown to reduce levels of traffic pollution. Not only do they absorb carbon dioxide, but they also absorb micro particulates, which are present in traffic fumes. Levels of these particulates in houses built close to busy roads have been shown to be reduced by tree planting.

The burning of waste produces smoke which is a danger to public health. This includes short-term effects for those with conditions affecting breathing. More importantly, burning of waste which includes plastics can have potential long-term effects on public health due to carcinogens present in the smoke.

The Woodford Neighbourhood Plan seeks to minimise air pollution in Woodford, in accordance with NPPF and SMBC policies. The Environment Aspiration is supported by:

1. NPPF para 109, which seeks to prevent both new and existing development from contributing to, or being put at unacceptable risk from, unacceptable levels of air pollution. It complies with para 124, which seeks to sustain compliance with and contribute towards EU limit values or national objectives for pollutants. (1)
2. SMBC Core Strategy para 2.75 and Objective 5c, which seek to control air pollution and improve air quality. (2)
3. The Clean Air Act 1993. (17)

## 10. 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](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. **Infill:** The development of a relatively small gap between existing buildings.  
[https://www.planningportal.co.uk/directory\\_record/305/infill\\_development](https://www.planningportal.co.uk/directory_record/305/infill_development)
5. **Low carbon:** Reduced emission of carbon dioxide (which contributes to climate change) from energy use for heating, domestic hot water, lighting and household appliances.
6. **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)
7. **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)
8. **Self-build or custom build:** homes built or commissioned by individuals for their own use.
9. **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>
10. **Sub-regional scale:** a sub region is a subdivision of a region. A 'region' in planning terms can be administrative or at least partially functional, and is likely to include a network of settlements and character areas.
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. **Utility cycling:** Any cycling done simply as a means of transport rather than as a sport or leisure activity.
14. **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](https://www.planningportal.co.uk/directory/4/a_to_z/B)  
<http://planningguidance.communities.gov.uk/blog/policy/achieving-sustainable-development/annex-2-glossary/>