

Woodford Neighbourhood Forum



Woodford Neighbourhood Plan Consultation

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

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

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

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

It is an important document that will affect you.

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

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

Your Village, Your Plan, Your Say

What happens after that?

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

- We submit the WNP to SMBC.
- SMBC organises a further formal six-week consultation period.
- SMBC appoints an independent Examiner to check the WNP.
- Any amendments required will be made and, if deemed necessary, there will be further rounds of consultation.
- SMBC organises a referendum of Woodford residents on the WNP.
- If approved*, the WNP becomes part of SMBC statutory Development Plan policy.
- WNP policies and aspirations will then be used together with national and local authority policies to make decisions on planning applications and to promote improvements in the area.

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

Where can I view the Plan?

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

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

Please respond by 30th June 2018

- online at www.woodfordnf.co.uk , click on “have your say”
- or by email to woodfordneighbourhood@gmail.com
- or by via the attached response form which can be put through the letter box at the Woodford Community Centre or posted to Woodford Community Centre, Chester Road, Woodford, SK7 1PS

It is important that you include your name and address

Your Village, Your Plan, Your Say

Woodford Neighbourhood Plan



Introduction

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

The Plan consists of four layers:

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

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

Your Village, Your Plan, Your Say

Woodford Neighbourhood Plan



Further rounds of consultation

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

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

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

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

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

Your Village, Your Plan, Your Say

Woodford Neighbourhood Plan in a nutshell

Summary of Vision, Objectives, Policies and Aspirations

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

Vision

A vision and objectives arose from consultation with residents.

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

Objectives

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

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

Employment: To seek to protect and support local employment.

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

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

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

Aspirations

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

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

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

Environment: Supporting clean air

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

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

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

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

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



Woodford Neighbourhood Plan Response Form

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

Please respond by 30th June 2018.

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

*Name:

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

*Address:

*Postcode:

email:

*Required field

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

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

SUPPORT	I support the proposed Woodford Neighbourhood Plan	
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OBJECT	I object to the proposed Woodford Neighbourhood Plan*	
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* If you object, please give reasons in the comments boxes below

Comments

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

My comments about the environment policies:

My comments about the employment policies:

My comments about the community & heritage policies:

My comments about the development policies:

My comments about the Village Action Plan:

My comments in general about the Woodford Neighbourhood Plan:

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

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

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

www.woodfordnf.co.uk

Your Village, Your Plan, Your Say – Response Deadline 30th June 2018