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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:	MICHAEL KINGSLEY	
*Organisation - If you are replying on behalf of a business based in Woodford please enter the name of your organisation here:	PERSONAL REPRESENTATIVE OF THE ESTATE OF MARQUESS KINGSLEY DECEASED.	
*Address:	WOODHEIGH 77 CHESTER ROAD POYNTON CHESHIRE	
*Postcode:	SK12 1HG	email: perstep@hotmail.com
*Required field		

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

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

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

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

Comments

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

My comments about the environment policies:

ATTACHMENT REFERS

My comments about the employment policies:

NO COMMENT [AT THIS STAGE]

My comments about the community & heritage policies:

NO COMMENT [A'T THIS STAGE]

My comments about the development policies:

ATTACHMENT REFERS

My comments about the Village Action Plan:

ATTACHMENT REFERS

My comments in general about the Woodford Neighbourhood Plan:

ATTACHMENT REFERS



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

Response to the Pre-submission Consultation Draft of May 2018

on behalf of The Estate of Marques Kingsley Dec'd

We own approximately 75 acres of land at Upper Swineseye Farm Woodford and with regard to the specific Policies proposed within the Draft, would comment as follows:-

ENV1

The Policy seeks to prevent all development where it might impact on views and vistas and by setting out a list of almost every possible view or vista within the area, thereby effectively sterilises all possible future development within the area.

Further, we object to the inclusion of the views set out within numbers 1. and 2. of the Table to the Policy, since none of these views are important local views for the public in general, being very limited views available to the backs of only about 7 or 8 houses fronting onto Chester Road and from a single house at Upper Swineseye farmyard. Views to the features as set out in 1. and 2. are more properly available from other vantage points.

The Policy is accordingly overly restrictive and should be amended to only say that vistas and views should be maintained where possible and the views referred to at 1. and 2. should in any event be removed from the Table.

ENV2

The Policy seeks to prevent all development that might have a detrimental impact on defined areas, and then goes on to define what is effectively the whole of Woodford, including area 15, which makes no contribution to the rural character of the village, being an area of infill between the development at Woodford Aerodrome and the proposed Poynton Relief Road, and which has no sporting, recreational or other value.

The Policy is accordingly overly restrictive and should be amended to say that development that has a detrimental impact should not normally be allowed and area 15 should in any event be removed from the Policy.

ENV3.

The Policy is put in the wrong way.

The Policy should accordingly be amended to say that in carrying out development, natural features should generally be protected, and all reference to views and vistas should in any event be removed from the Policy.

ENV4

The words "normally" should be added to the text of the Policy at parts a), b) and ix) thereof.

[Continued over]

7.5 Development Policies

It is clear from the statements set out in the section "Rationale" on page 45 of the Draft (and from the way environmental Policies are being proposed which would restrict development) that the purpose of the proposed Plan is not to facilitate development, or to increase development as required by the NPPF, but is instead to:-

set as many obstacles as it can in the way of development;

set Policies which would effectively sterilise the whole of Woodford from development;

make no allowance for any appropriate level of development (other than limited infilling), saying simply that the development at Woodford Aerodrome "should more than suffice in terms of growth in Woodford".

That cannot be a properly constituted Plan in accordance with the Regulations.

The Plan is also defective, since it fails to recognise the proposals set out in the first draft of the Greater Manchester Spatial Framework, which at pages 216, 217 and 218 suggests the allocation of 2,400 houses on Green Belt in Woodford or to express any Policy view in respect thereof.

The Plan also fails to make any reference to:-

the shortly to be opened SEMMMS road which has a considerable impact on Woodford;

fails to refer to the Poynton Relief Road, which is shortly to be constructed over Upper Swineseye Farm, and which will form a permanent border to develop to, between Woodford and Poynton;

fails to mention the South East Manchester Multi-Modal Draft Strategy, which advocates the integration of development with infrastructure and confirms at pages 103 and 112 thereof that there should be a "new highway link between Woodford and Poynton Relief Road" "connecting with the potential Woodford GSMF development site", which is of course for 2,400 houses.

Since the proposed Plan does not say where such development should go, how it should be accommodated or what Policies should apply, it does not comply with the Regulations.

The Plan should accordingly be withdrawn and be suitably amended.

We hope that our comments will be of some assistance and as substantial landowners with an interest in the area, can confirm that we would be pleased to engage with the team to assist in bringing forward a suitable Plan.

We await hearing from you accordingly.

Yours faithfully,

Michael Kingsley
Personal Representative

29th June 2018