

Amendments to WNP following Regulation 14 Consultation

The tables below set out changes made to the WNP for the Submission version and the reasons for the changes.

Contents

1. Large structural changes to the Plan document
2. Amendments to text and illustrations in the Plan document
3. Amendments to Section 8: Justification and Evidence (now Appendix 2)
4. Amendments to section 9: Village Action Plan (now Woodford Village Aspirations)
5. Amendments to supporting evidence: Woodford Landscape and Environment Report

1. Large structural changes to the Plan document

Text in Pre-submission draft	Amendment for Submission Version	Reason
Section 8: Justification and Evidence	Edited and moved to WNP Appendix 2.	Avoidance of duplication and to keep the Plan document itself more concise.
Section 9: Village Action Plan	Deleted and moved to a separate supplementary document with new title, e.g. Woodford Village Aspirations or similar.	Avoidance of confusion between policies, which are part of the planning process, and aspirations, which are not.
References presented in section 8	Appropriate set of references added to Section 7 at the end of each topic section after the policies.	So that they are easily accessible in the policy section of the Plan document following transfer of section 8 to WNP Appendix 2.

2. Amendments to text and illustrations in the Plan document

Pre-submission draft	Reason	Add/Change/Delete	Amendment for Submission version	Page No. in Submission Draft
Front cover	To highlight that it is different from the Pre-submission draft	Change	New front cover illustration.	Front cover
Area map	Simpler presentation	Change	Simpler version.	Page 6
Photographs to illustrate the character of the Neighbourhood Area. Four examples are provided under the themes in each plate.				
		Add	The scenes when arriving into Woodford.	Page 10
		Add	Roads and lanes.	Page 19
		Add	Farmland hidden behind the roads and lanes.	Page 20
		Add	Rural activities.	Page 27
		Add	Ponds, trees, and views that are part of our environment.	Page 49
		Add	Commercial premises.	Page 54
		Add	Premises for social activities.	Page 60
		Add	Listed buildings.	Page 61
Section 2 Introduction Page 5	To explain that the Aspirations are presented in a separate document.	Change	Preparation of the Neighbourhood Plan also provided a vehicle for expression of aspirations, which are not direct planning policy issues, but which are important to the community. You will find These are presented in a separate document, in the Village Action Plan in Section 9, entitled Woodford Village Aspirations.	Page 5
Section 2 Introduction Page 5	In response to Harrow representation.	Add	Note: for the purposes of this Plan document, Woodford Village refers to the Woodford Neighbourhood Area. for the purposes of the policies in this Plan document, the terms “Woodford” and “Woodford Village” refer to the Woodford	Page 5

			Neighbourhood Area.	
Section 3 Current consultation	Update for submission.	Change to new text	<p style="text-align: center;">Submitted Plan Proposal</p> <p>The Woodford Neighbourhood Plan has been amended following Regulation 14 Pre-submission Consultation to produce this Submission draft.</p> <p style="text-align: center;">1.1. Supporting Documents</p> <p style="text-align: center;">1.1.1. Consultation Statement</p> <p>Please refer to the Consultation Statement for details of the representations submitted at Regulation 14 Pre-submission Consultation and the amendments to the Plan to create this version. The Consultation Statement document also provides further details of the consultation undertaken during the preparation of Woodford Neighbourhood Plan</p> <p style="text-align: center;">1.1.2. Basic Conditions Statement</p> <p>Please refer to the Basic Conditions Statement for details of the justification and evidence supporting the policies. The Basic Conditions Statement document explains how the proposed Woodford Neighbourhood Plan has been prepared in accordance with the Neighbourhood Planning General Regulations 2012 and how the basic conditions of neighbourhood planning and other considerations as prescribed by Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 have been considered to have been met.</p> <p style="text-align: center;">1.1.3. Strategic Environment Assessment Screening Report</p> <p>Please refer to the Strategic Environment Assessment Screening Report for details of the Strategic Environment Assessment and Habitat Regulations Screening opinion.</p> <p>Having taken all of the relevant policies of the draft plan into account, and assessed the potential environmental impact on designated sites and landscapes, the report concluded that a full SEA is not required for the Woodford Neighbourhood Plan. Since no development sites are allocated, the Woodford Neighbourhood Forum</p>	Page 7

		<p>considers that the Woodford Neighbourhood Plan will not have a significant effect on a European Site and that therefore further assessment under the Habitats Regulations is not required.</p> <p>Stockport Metropolitan Borough Council, support this assessment. At Regulation 14 Pre-submission Consultation, Natural England had no comment. Comments received from Historic England and the Environment Agency have been addressed in amendments in this Submission draft.</p> <p>1.2. Supplementary Documents</p> <p>1.2.1. Woodford Village Aspirations</p> <p>Aspirations for Woodford Village which arose during the preparation of the Woodford Neighbourhood Plan, but which are not matters of planning policy, have been presented in a separate supplementary document, Woodford Village Aspirations.</p> <p>1.3. Notice of Submission Consultation</p> <p>Name of Proposed Plan: Woodford Neighbourhood Plan Name of Relevant Body: Woodford Neighbourhood Forum Date Plan Submitted: 28th September 2018 Consultation Period: <i>[SMBC to insert dates]</i></p> <p>Notice:</p> <p>Notice is hereby given that Woodford Neighbourhood Forum has submitted a proposed Neighbourhood Development Plan to Stockport Metropolitan Borough Council (SMBC) for consideration. Following a six week period of consultation an independent examination will be held. Upon publication of the examiner’s report, SMBC are then required to make a decision on the plan proposal and issue a decision statement. In accordance with Schedule 4B para 6(4) of the 1990 Act, SMBC are satisfied that:</p> <ul style="list-style-type: none"> • The qualifying body is authorised for the purposes of a neighbourhood development order to act in relation to the neighbourhood area concerned as a result of section 61F (of the Localism Act 2011). • That the proposal complies with provision made by or under that section. 	
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			<ul style="list-style-type: none"> • That the proposal and the documents and information accompanying it comply with provision made under paragraph 1 (of Schedule 4b of the 1990 Act). • The body has complied with the requirements of regulations made under paragraph 4 (of Schedule 4B of the 1990 Act) imposed on it in relation to the proposal. <p>The Woodford Neighbourhood Plan and all associated documents may be accessed, downloaded and viewed via the Neighbourhood Planning pages of the SMBC website: https://www.stockport.gov.uk/woodford.</p> <p>Representations on the Woodford Neighbourhood Plan may be made online via the Neighbourhood Planning pages of SMBC's website and in writing to: [SMBC address]</p> <p>Any representations made may include a request to be notified of SMBC's decision on the proposed plan.</p> <p>Representations must be received by [date and time].</p> <p>For further information please contact the SMBC Neighbourhood Planning Team on [SMBC phone number] or via email at [SMBC email address].</p>	
Section 4.1 Geology Page 8	To remove a subjective word.	Change	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.	Page 11
Section 4.1 Geology	In response to Environment Agency representation	Add	This is an area of high environmental sensitivity because the sandstone is formally designated as a Principal Aquifer and there is a groundwater Source Protection Zone for a nearby public water supply abstraction. It is subject to Environment Agency groundwater protection position statements (available at https://www.gov.uk/government/publications/groundwater-protection-position-statements).	Page 11
Section 4.2 History	In response to Roger Small representation	Add	Parts of a war-time RAF Maintenance Unit lay within the north western corner of the Woodford Neighbourhood Area. These included a site lying immediately east of Dairyhouse Lane, part of a railway system and smaller sites located at various points just south of Hall Moss Lane. The majority of the unit was closed in 1959.	Page 13
Section 4.3	In response to	Change	Therefore, the new development will increase both the number and type of	Page 15

Woodford Today Page 12	Harrow representation.		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.	
Section 4.3 Woodford Today	Additional information	Add	In 2011, members of the Woodford Community Centre Management Committee received a donation of 100 sapling native trees, which were planted at the community centre by a team of volunteers as contribution towards mitigation of carbon emissions and improving the aesthetic quality of the grounds. In 2018 these saplings have matured to form a copse.	Page 15
Section 4.3 Woodford Today Page 13	In response to Harrow representation.	Change	Woodford has twenty public rights of way, which provide a network of pleasant short walks connecting one side of the village Neighbourhood Area to the other, some passing through green fields and woodland and some with views of the Pennines.	Page 16
Section 4.3 Woodford Today Page 13	Update	Add	SMBC has recently given Church Lane and Blossoms Lane “Quiet Lane” status and a 20 mph speed limit, in order to alert motorists to the high number of vulnerable road users including walkers, joggers, cyclists and horse riders, who use these lanes for recreation and need protection.	Page 16
Section 4.3 Woodford Today Page 13	In response to Environment Agency representation	Add	The Environment Agency has provided the following information: <ul style="list-style-type: none"> • The wider Woodford area is located above a Principal Aquifer which is known to support one public abstraction (groundwater) borehole and many private abstractions. The area is also serviced by a number of surface watercourses. • Due to potential former land use(s), soil and /or groundwater contamination may exist at any site where development is proposed so the site so the associated risks to controlled waters should be addressed (see measures recommended in Section 7: Development rationale). • Within Woodford Neighbourhood boundary there are three designated “main rivers”, the River Dean, Handforth Brook and Grove End Brook. (These are shown on the Fluvial Flood Risk Map below, which also marks flood zones adjacent to the River Dean). • Developments may require a permit under the Environmental Permitting (England and Wales) Regulations 2016 from the Environment Agency for 	Page 16

			<p>any proposed works or structures, in, under, over or within eight metres of the top of the bank of a designated ‘main river’ (see Section 7: Development rationale).</p> <ul style="list-style-type: none"> • The River Dean is failing its ecological status (see Section 7: Environment rationale). 	
Section 4.3 Woodford Today Page 15	In response to Environment Agency representation	Change	Fluvial Flood Risk Map (downloaded from Environment Agency 11 August 2018: https://flood-map-for-planning.service.gov.uk/ using postcode SK7 1PS)	Page 18
Section 5 Community engagement and consultation Page 16	Update and correction	Change	<p>5.1. Presentation to Local Area Committee, 2016 In February 2016, an overview of progress with the Woodford Neighbourhood Plan was presented at the open forum section of a meeting of SMBC’s Bramhall and Cheadle Hulme South Area Committee.</p> <p>5.2. Forum AGM and update meeting, 2016 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.</p> <p>5.3. Policy Consultation, 2016 A consultation on the draft policies for the Plan was conducted from 30th October 2016 to 30th November 2016. A flyer was delivered to all premises in the Woodford Neighbourhood Area with a request for feedback. The policies were made available for public view on the Forum’s website, with an option to submit comments via post, email or online.</p> <p>5.4. Liaison with SMBC on draft policies, 2017 The draft policies were also submitted to SMBC for comment in September 2016 and reviewed with SMBC planning officers over a series of meetings in 2017.</p> <p>5.5. Forum AGM and update meeting, 2017 In September 2017, ongoing work to fine tune the policies, following feedback from</p>	Pages 21 and 22

			<p>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.</p> <p>5.6. Regulation 14 Pre-submission Consultation, 2018</p> <p>In April 2018, the Management Committee gained approval from the Forum members for the draft Plan to proceed to Regulation 14 Pre-submission Consultation. This consultation sought the views on the draft WNP of residents businesses owners and people employed in the Neighbourhood Area, as well as statutory consultees and agencies.</p> <p>The consultation period ran from 16th May to 30th June 2018.</p> <p>The Forum received and addressed over 260 comments in total, in representations from:</p> <ul style="list-style-type: none"> • 99 residents who supported the draft Plan and submitted a total of 81 comments, which included strong support, caveats and suggestions. • 3 residents who objected and submitted a total of 9 comments. • 13 businesses and organisations who submitted a total of 26 comments. These included suggestions for amendments from Historic England, the Environment Agency and United Utilities. • 2 residents in neighbouring Handforth, who supported and made suggestions. • 8 landowners and their agents, who made a large number of comments and objections. <p>The representations were reviewed by the Management Committee and any amendments which were deemed to be improvements to the WNP were made. Historic England and the Environment Agency were consulted for confirmation that the proposed amendments met their requirements. This Submission version of WNP incorporates those amendments.</p>	
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<p>Section 6.3. Aspirations Page 18</p>	<p>Avoidance of confusion between policies, which are part of the planning process, and aspirations, which are not.</p>	Change	<p>Other community aspirations, which are not matters of planning policy, have been presented in a separate document, the Village Action Plan Woodford Village Aspirations, and are as follows:</p>	Page 25
<p>Section 6.3. Aspirations Page 18</p>	<p>In response to Harrow representation.</p>	Change	<p>Integration: Ensure integration and linkage between the existing village Neighbourhood Area and the Aerodrome development to achieve an enhanced, enlarged community.</p>	Page 25

<p>Section 6.3. Aims of Policies and Aspirations Page 19</p>	<p>Avoidance of confusion between policies, which are part of the planning process, and aspirations, which are not.</p>	<p>Change</p>	<p>6.4. Aims of Policies and Aspirations</p>	<p>Page 25</p>
<p>Section 6.4. Summary of aims of policies Policy ENV1</p>	<p>Consistency</p>	<p>Change</p>	<p>Policy ENV1 To protect and enhance views and vistas within and out from the Woodford Neighbourhood Area.</p>	<p>Page 25</p>
<p>Section 6.3. Aims of Policies and Aspirations Policy COM2 Page 19</p>	<p>In response to Harrow representation.</p>	<p>Change</p>	<p>To prevent loss of, or harm to, existing village features in the Woodford Neighbourhood Area that are valued by the community. To allow improvement, relocation, or addition of new village features of value to the community in the Neighbourhood Area, provided no harm to existing features of value is caused.</p>	<p>Page 25</p>
<p>Section 6.4. Summary of aims of policies Policy COM3 Page 19</p>	<p>In response to Historic England representation.</p>	<p>Change</p>	<p>To conserve and enhance the heritage value of heritage structures or buildings and their setting. To recognise the community value of heritage to the Woodford Neighbourhood Area and the contribution this makes to local quality of life.</p>	<p>Page 26</p>
<p>Section 6.4. Summary of aims of policies Policy DEV2</p>	<p>Consistency</p>	<p>Change</p>	<p>To provide the criteria for small-scale infilling in the Plan area Woodford Neighbourhood Area, consistent with Green Belt policy.</p>	<p>Page 26</p>

Section 6.4. Summary of aims of policies Policy DEV3	In response to Harrow representation.	Change	To define the criteria/conditions for supporting development of affordable housing in Woodford the Woodford Neighbourhood Area.	Page 26
Section 6.4. Summary of aims of aspirations Page 20	Avoidance of confusion between policies, which are part of the planning process, and aspirations, which are not.	Delete		
Policy section	For consistency	Change	Where appropriate, “Woodford”, “the Plan area”, and “the Neighbourhood Area” were amended to read “Woodford Neighbourhood Area”. This applies to ENV1, EMP1, EMP3, COM3, DEV1, DEV2, DEV3, DEV4, DEV6 and DEV8	Pages 33 - 69
Section 7.2. Environment Rationale Page 21	To delete a subjective word.	Delete	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.	Page 28
Section 7.2. Environment Rationale Page 24	In response to Harrow representation.	Delete	The CWT report highlighted that the important wildlife habitats in Woodford are associated with the River Dean and its tributary south of Blossoms Lane, the grasslands, woodlands, hedgerows and wetlands found across the parish. The report notes the value of species-rich hedgerows, particularly in the vicinity of Blossoms Lane and to the west of the former aerodrome site. It also notes that recent development on the adjacent aerodrome site will disturb breeding curlews, which are a globally near threatened species, and brown hare which is a species of county importance.	Page 30
Section 7.2. Environment	In response to Environment	Add	The Environment Agency notes the sensitivity of the environmental setting, including three designated “main rivers”, River Dean, Handforth Brook and Grove	Page 32

Rationale Page 25	Agency representation		End Brook within the Neighbourhood Area. These are listed for special protection in the table of Key Habitats for wildlife associated with ENV4: Supporting biodiversity. The Environment Agency also notes that the main waterbody flowing through the Woodford area is the River Dean, which is currently failing its statutory ecological objectives as identified in the North West River Basin Management Plan. While it is beyond the power or remit of a Neighbourhood Plan to include specific policies to remedy this situation, Woodford Neighbourhood Forum will encourage and support any measures by the appropriate authorities aimed to improve the ecological status of the River Dean. The River Dean is identified as a wildlife corridor by CWT and is hence covered by ENV4.	
Section 7.2. Environment Rationale Page 25	In response to Harrow representation.	Change	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 the Woodford Neighbourhood Area. (1-6)	Page 32
Section 7.2. Environment Rationale Page 25	Update for new structure.	Change	Full details of justification and evidence are provided in the Environment Evidence and Justification Section WNP Appendix 2: Environment Evidence and Justification Section.	Page 33
Policy ENV1 a) Page 2	In response to Emery representation*	Change	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, and ensures that important local views and vistas within and out from the Woodford Neighbourhood Area and the rural skylines are maintained, as listed in the Views and Vistas table and shown on the Views and Vistas Maps.	Page 33
Table of views for Policy ENV1 Page 26	In response to resident, Paul Gass, representation.	Add	13. View from Old Hall Lane (from field gate on east side of Old Hall Lane, next to Low Eaves & opposite Dellhaven).	Page 34
Map of views or Policy ENV1	In response to resident, Paul Gass, representation.		Viewpoint marked Old Hall Lane (from field gate on east side of Old Hall Lane, next to Low Eaves & opposite Dellhaven).	Page 35

Collage of views Page 28	In response to resident, Paul Gass, representation.	Change	Photo of Lyme park replaced by one of Paul Gass' photos of the view from Old Hall Lane.	Page 26
Policy ENV2				
Table of key habitats for Policy ENV4 Page 34	In response to Environment Agency representation.	Add	Streams (Handforth Brook, Grove End Brook and the River Dean) Rivers (River Dean)	Page 42
Policy EMP1 Page 40	In response to Environment Agency representation.	Add	*The Environment Agency noted the importance of protecting the environment from any scale of development.	Page 51
Policy EMP1	Correction	Add	b) Proposals do not prejudice the openness of the Green Belt; and	Page 51
Policy EMP1 d) Page 40	In response to Harrow representation.	Change	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 Neighbourhood Area village ; and	Page 51
Policy EMP2 Page 41	In response to Manchester Gospel Hall Trust representation.	Delete	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; and should provide 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, local Chamber of Commerce accountants, solicitors, HR consultants, FSB, made over a period of a minimum of six months.	Page 52
Policy EMP3 Second paragraph	In response to Emery representation*	Delete	Any reconstruction / improvement works should provide evidence for proposed low carbon technologies, in order that the building's carbon footprint be reduced. Examples of this are double / triple glazing, increased insulation, the use of LED	Page 52

Page 41			lights and lights that automatically time out in corridors and toilets etc, new boilers for heating systems and up to date “white goods”; and	
Policy EMP3 Fourth paragraph Page 41	In response to Harrow representation.	Change	Proposals will not generate heavy goods traffic on unsuitable, rural lanes and must demonstrate, with the assistance of a Transport Statement, that the proposal will not have an unacceptable traffic impact within the Woodford Neighbourhood Area village ; and	Page 52
Section 7.4. Community and Heritage Policies Rationale Page 42	Editing to avoid duplication with the introduction.	Change	There is currently no school in Woodford, but this is to be provided on the Aerodrome site which is outside the Neighbourhood Area. 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 and was sold off by auction in 1922, <u>when</u> many former tenants purchased their properties. The sale of the estate allowed new dwellings to appear in Woodford, resulting It also resulted in small developments along the main existing streets and lanes , such as Chester Road and Moor Lane, which were originally country lanes. The structure layout , character and community of Woodford reflect that history and descendants of those families that still live here today, providing continuity with the past.	Page 55
Section 7.4. Community and Heritage Policies Rationale Page 42	In response to Historic England representation.	Add	With regard to Heritage, the WNP seeks to promote, protect, enhance and provide an overall high quality setting for all heritage assets within the Woodford Neighbourhood Area. Heritage assets can include Nationally Designated Heritage Assets (such as, Listed Buildings), Locally Designated Heritage Assets (such as buildings or structures of local historic interest or areas of potential archaeological interest) and Non-designated Heritage Assets of local importance. Heritage assets are defined as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions due to its heritage. Heritage assets can include Designated Heritage	Page 56

			<p>assets, such as Listed buildings, Scheduled Monuments, Registered Parks and Gardens and Conservation Areas and Local Heritage Assets, such a buildings or structures of local historic interest or areas of potential archaeological interest. This is the rationale behind COM3 a).</p> <p>In addition to the Heritage assets that are currently designated within Woodford, Stockport Council is making additions to its existing Local List (currently comprising more than 450 assets elsewhere within the Borough), which is being compiled as part of a Borough-wide phased Local List review. This is the rationale behind COM3 b).</p> <p>The Woodford community welcomes the intention of Stockport Borough Council to extend the coverage of local listing to include this historic part of the Borough. The community looks forward to working with the Council to bring forward an appropriate list of local heritage assets, hence the inclusion of COM3 c)</p> <p>COM3 d) seeks to minimise or mitigate harm to heritage assets. Where changes are being proposed, heritage assets should be conserved, and where appropriate enhanced, in a manner that is consistent with their significance and to achieve sustainable development in accordance with national heritage policy. The community supports local heritage assets as contributing to an understanding and interpretation of Woodford in past years.</p>	
<p>Policy COM3 Page 44</p>	<p>In response to Historic England and Harrow representations.</p>	<p>Change</p>	<p>Policy COM3: Woodford Heritage assets (1-3, 10-12)</p> <p>(a) Promotion of Protection of Woodford Heritage assets All heritage assets and their setting within Woodford the Woodford Neighbourhood Area will be promoted, protected and enhanced. The significance of Woodford heritage assets in the Woodford Neighbourhood Area will be sustained and enhanced for the enjoyment of the local community and visitors alike.</p> <p>(b) Support for designation of further heritage assets in Woodford Support is given to the identification of heritage assets within Woodford the Woodford Neighbourhood Area to be put forward for designation or be put forward on a local list including those that may be promoted by Stockport Council</p>	<p>Page 58</p>

			<p>as Local Planning Authority.</p> <p>(c) Support for Council Local List Review The Woodford Community will provide support for and contribute to Stockport Council’s review of Local List Buildings designated using the following criteria:</p> <ul style="list-style-type: none"> • Architectural interest: buildings which are locally or regionally important for the interest of their architectural design, decoration and craftsmanship. They are also important examples of particular building types and techniques, and significant plan forms • Historic interest: buildings which illustrate important aspects of local or regional social, economic, cultural or military history • Close historical association with local or regional important people or events • 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). <p>(d) Measures to minimise or mitigate harm to heritage assets and their setting Any new development affecting a heritage asset (including its setting) within Woodford the Woodford Neighbourhood Area should be appropriately conserved and enhanced in a manner appropriate to the significance of the asset.</p>	
Section 7.5. Development Policies Rationale Page 46	Editing to include in the Plan document useful text from Section 8.	Add	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.	Page 63
Section 7.5.	In response to	Add	The Environment Agency notes that the Contamination and Flood Risks should be	Pages 63

<p>Development Policies Rationale Page 46</p>	<p>Environment Agency representation.</p>		<p>taken into account when considering any development.</p> <p>Contamination Risk Due to potential former land use(s), soil and /or groundwater contamination may exist at any site where development is proposed. Associated risks to controlled waters should be addressed by:</p> <ul style="list-style-type: none"> • Following the risk management framework CLR11 (15) • Referring to the Environment Agency guiding principles for land contamination (16) and the land contamination sections in the Environment Agency’s Groundwater Protection: Principles and Practice (17) <p>Further information may be found on the land contamination technical guidance pages on the direct.gov website (18)</p> <p>Flood Risk Developments may require a permit under the Environmental Permitting (England and Wales) Regulations 2016 from the Environment Agency for any proposed works or structures, in, under, over or within eight metres of the top of the bank of a designated ‘main river’. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. (19)</p>	<p>and 64</p>
<p>Policy DEV1 Page 47</p>	<p>Correction</p>	<p>Change</p>	<p>Allowable development in Woodford the Woodford Neighbourhood Area, within Green Belt policy, includes the following which may be considered acceptable as rural exceptions to Policy DEV1:</p>	<p>Page 64</p>
<p>Policy DEV2 Page 47</p>	<p>In response to Harrow representation</p>	<p>Change</p>	<p>DEV2: 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 harm the openness of the Green Belt. The boundary of the village of Woodford Village is defined as the whole village Neighbourhood Area. Development within the village Woodford Neighbourhood Area is limited to small scale infilling which should satisfy all the following criteria for any exception to allow development to be permitted:</p>	<p>Page 65</p>

Policy DEV2 a) Page 47	In response to Manchester Gospel Hall Trust representation		a) Any proposed development should preserve and not have an adverse impact on the openness of the Green Belt; and	Page 65
Policy DEV3 Second paragraph Page 48	In response to Harrow representation	Change	Affordable housing shall be provided within the Plan area Woodford Neighbourhood Area and/or within the former aerodrome area to meet Woodford's its housing needs as follows:	Page 66
Policy DEV4 d) Page 49	In response to Emery on behalf of Garner	Change	The housing scheme reflects includes a mix of housing sizes sizes 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.	Page 67
Policy DEV5 Second sentence Page 49	In response to Emery representation*	Change	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 to be considered required to satisfied :	Page 67
Policy DEV8 d)	In response to Emery representation*	Change	Achieve high 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	Page 69
Policy DEV8	In response to United Utilities representation	Add	f) New development should be designed to maximise the retention of surface water on the development site and to minimise runoff. The approach to surface water drainage should be considered in liaison with the LLFA, the public sewerage undertaker and where appropriate the Environment Agency". Surface water should be discharged in the following order of priority: <ul style="list-style-type: none"> • An adequate soakaway or some other form of infiltration system. • An attenuated discharge to watercourse or other water body. • An attenuated discharge to public surface water sewer. • An attenuated discharge to public combined sewer 	Page 69

Policy DEV9	Correction	Delete	*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.	Page 69
Development References	Text deleted	Delete	14. SMBC Sustainability Checklist	Page 70
Development References Formerly in Section 8	In response to Environment Agency representation	Add	<p>15. CLR11, Model procedures for the management of land contamination</p> <p>16. Environment Agency's Groundwater Protection: Principles and Practice</p> <p>17. Land contamination sections in the Environment Agency's Groundwater Protection: Principles and Practice</p> <p>18. Technical guidance pages on direct.gov website</p> <p>19. Guidance on GOV.UK website</p> <p>20. SiLC</p> <p>Note: The Environment Agency advise that all investigations of land potentially affected by contamination should be carried out by or under the direction of a suitably qualified competent person and in accordance with BS 10175 (2001) Code of practice for the investigation of potentially contaminated sites. The competent person would normally be expected to be chartered member of an appropriate body (such as the Institution of Civil Engineers, Geological Society of London, Royal Institution of Chartered Surveyors, Institution of Environmental Management) and also have relevant experience of investigating contaminated sites. The Specialist in Land Condition (SiLC) qualification administered by the Institution of Environmental Management provides an accredited status for those responsible for signing off LCR's. (20)</p>	Page 71
Glossary Page 110	Text deleted	Delete	Gold Standard: Score 45 or above with a minimum of 23 gold scores 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:	Pages 73 - 75.

Glossary Page 110	Correction	Add	Habitat of Medium Distinctiveness: An area of medium ecological value. Semi-natural habitats and habitats with potential to be restored to Priority quality. Includes field ponds. (CWT definition)	Pages 73 - 75.
Glossary Page 110	Update	Add	Quiet Lane: Quiet Lanes are minor rural roads or networks of minor rural roads appropriate for shared use by walkers, cyclists, horse riders and other vehicles. The aim of Quiet Lanes is to maintain the character of minor rural roads by seeking to contain rising traffic growth that is widespread in rural areas. There are three key elements to a Quiet Lanes scheme: community involvement to encourage a change in user behaviour; area-wide direction signing to discourage through traffic; and Quiet Lane entry and exit signs to remind drivers that they are entering or leaving a Quiet Lane, a place where they may expect people to be using the whole of the road space for a range of activities. (The Department of Transport)	Pages 73 - 75.
Glossary Page 112	Removed from Plan into Woodford Village Aspirations	Delete	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)	Pages 73 - 75.
Glossary Page 111	Removed from Plan into Woodford Village Aspirations	Delete	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.	Pages 73 - 75.
Glossary Page 112	Removed from Plan into Woodford Village Aspirations	Delete	Utility cycling: Any cycling done simply as a means of transport rather than as a sport or leisure activity.	Pages 73 - 75.
Glossary Page 112	Text deleted	Delete	Zero-carbon: Zero net emission of carbon dioxide from energy use for heating, domestic hot water, lighting and household appliances.	Pages 73 - 75.
Glossary	To explain the	Add	Veteran Tree: According to the Woodland Trust, veteran trees are usually in the	Page 75

	term which appears in the text.		second or mature stages of their lives and have important wildlife and habitat features. These include hollowing or associated decay, fungi, holes, wounds and large dead branches. https://www.woodlandtrust.org.uk/get-involved/campaign-with-us/our-campaigns/vi-trees/trees-of-special-interest/	
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*Emery Planning Representations on behalf of Mr and Mrs Petch, Daylesford Trust and Garner Farms Ltd.

3. Amendments to Section 8 (see WNP Appendix 2 now presented as a separate document)

Pre-submission draft	Reason	Add/Change/Delete	Amendment for Submission version	Page No. in Appendix 2
<p>Section 8 Pages 52-95</p>	<p>So that the Plan document is a more manageable size and to avoid duplication</p>	<p>Change</p>	<p>Becomes WNP Appendix 2 Title and headings added as appropriate for presentation as a separate document. Policy wording deleted.</p>	
<p>Community and Heritage rationale</p>	<p>In response to Historic England representation</p>	<p>Add</p>	<p>With regard to Heritage, the WNP seeks to promote, protect, enhance and provide an overall high quality setting for all heritage assets within the Woodford Neighbourhood Area.</p> <p>Heritage assets can include Nationally Designated Heritage Assets (such as, Listed Buildings), Locally Designated Heritage Assets (such as buildings or structures of local historic interest or areas of potential archaeological interest) and Non-designated Heritage Assets of local importance.</p> <p>Heritage assets are defined as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions due to its heritage. Heritage assets can include Designated Heritage assets, such as Listed buildings, Scheduled Monuments, Registered Parks and Gardens and Conservation Areas and Local Heritage Assets, such a buildings or structures of local historic interest or areas of potential archaeological interest. This is the rationale behind COM3 a).</p> <p>In addition to the Heritage assets that are currently designated within Woodford, Stockport Council is making additions to its existing Local List (currently comprising more than 450 assets elsewhere within the Borough), which is being compiled as part of a Borough-wide phased Local List review. This is the rationale behind COM3 b).</p>	<p>Page 22</p>

			<p>The Woodford community welcomes the intention of Stockport Borough Council to extend the coverage of local listing to include this historic part of the Borough. The community looks forward to working with the Council to bring forward an appropriate list of local heritage assets, hence the inclusion of COM3 c)</p> <p>COM3 d) seeks to minimise or mitigate harm to heritage assets. Where changes are being proposed, heritage assets should be conserved, and where appropriate enhanced, in a manner that is consistent with their significance and to achieve sustainable development in accordance with national heritage policy. The community supports local heritage assets as contributing to an understanding and interpretation of Woodford in past years.</p>	
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4. Amendments to Aspirations (see Woodford Village Aspirations now presented as a separate document)

Pre-submission draft	Reason	Add/ Change/ Delete	Amendment for Submission version
Village Action Plan Aspiration 1: Walking provision First sentence Page 96	In response to Harrow representation	Change	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 the Woodford Neighbourhood Area and improve links with surrounding areas.
Village Action Plan Aspiration 2: Cycling Provision First sentence Page 99	In response to Harrow representation	Change	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 within the Woodford Neighbourhood Area.
Village Action Plan Aspiration 3: Public Transport Provision	In response to Harrow representation	Change	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.

First sentence Page 99			
Village Action Plan Aspiration 4: Traffic Calming First sentence Page 99	In response to Harrow representation	Change	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.
Village Action Plan Aspiration 5: Informing Second sentence Page 105	In response to Harrow representation	Change	The existing village Woodford Neighbourhood Area supports a range of activities, not least those offered by the Community Centre.
Section 9 Village Action Plan Aspiration 7: Interfacing First sentence Page 106	In response to Harrow representation	Change	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. support effective integration of the Woodford Neighbourhood Area and the new development on the Aerodrome site will be encouraged.

5. Amendments to WNF Environment Survey Report

Pre-submission draft	Reason	Add/ Change/ Delete	Amendment for Submission version	Submission version
	In response to How representation	Add	<p>Authors</p> <p>The surveys were conducted during the months from May to October from 2015 to 2017 by the following WNF committee members:</p> <p>Evelyn Frearson, BSC Botany and Zoology Christopher Hayward, BSc Botany and Zoology Jane Sandover, BA(Hons) B Arch(Hons) RIBA Maxine Wood</p> <p>Report written by Evelyn Frearson</p>	Page 3
Page 5	In response to How representation	Delete	The land slopes gently down to the east, affording excellent , unobstructed views of the Pennines from many locations in Woodford, which are enjoyed by residents and visitors.	Page 5
Page 5	In response to How representation	Delete	Anyone passing through Woodford along the main road in a car does not gain an accurate impression of the character of the place, its deep history, its rural nature, its beautiful landscapes, or its wildlife.	Page 5
Page 7	In response to Malcolm Evan's representation	Add	Two residents have reported potential photographic evidence taken during the winter of 2017/2018 of ancient strip farming in fields behind Moor Lane and adjacent to Church Lane, respectively. <i>[Photograph and satellite image inserted]</i>	Page 7
Page 54	In response to How representation	Change	From Bramhall Cricket Club ground and footpaths 9HGB and 8HGB there are excellent open views of the fields in the centre of Woodford and the distant Pennine Hills.	Page 54
Page 81	In response to How representation	Change	Area 7 is very open with spectacular treasured views of the Pennines from many locations, notably Church Lane, footpaths 7HGB and 8HGB fields 7F9 and 7F10.	Page 81

The revised document can be viewed on this link: <http://woodfordnf.co.uk/wp-content/uploads/2018/09/Woodford-Landscape-and-Environment-Report-Part-1-September-2018.pdf>