

Woodford Draft Neighbourhood Plan

WOODFORD NEIGHBOURHOOD PLAN SEA SCREENING REPORT

SEPTEMBER 2018

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1. SCREENING OPINION

Having taken all of the relevant policies of the draft plan into account, and assessed the potential environmental impact on designated sites and landscapes, it is Woodford Neighbourhood Forum's opinion that a full SEA is not required for the Woodford Neighbourhood Plan. The reasons for this conclusion are set out in the following screening report.

Since no development sites are allocated, the Woodford Neighbourhood Forum 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. The full reasons are set out in this report.

As a lower tier plan all development proposals will be subject to assessment against higher tier policies, plans and legislation that seek to protect locally, nationally and internationally designated sites. This includes the Core Strategy, the saved policies of Stockport's Unitary Development Plan (UDP) that are specifically relevant to heritage and natural assets within the neighbourhood area and beyond, as well as the Greater Manchester Joint Waste and Minerals Development Plan Documents. The content and broad approach of the plan is not considered to have a significant effect on the environment, or a significant adverse effect on designated sites. Therefore SEA is not required.

Stockport Council's Core Strategy, UDP and the GM Waste and Minerals Plans all underwent Sustainability Appraisal, Strategic Environmental Assessment, Habitats Regulations Assessment and Equalities Impact Assessment, as well as Health Impact Assessment. These processes included the Woodford Neighbourhood Plan area within that work. No significant impacts for this specific area were identified and any potential significant impacts identified for the Borough were addressed through suggested mitigation via policy or delivery.

Stockport Council supports the statements that SEA and HRA are not required.

2. SUMMARY

2.1. STRATEGIC ENVIRONMENT ASSESSMENT (SEA)

This statement has been produced to comply with Regulation 15(1) e (ii) of the Neighbourhood Planning (General) (Amendment) Regulations 2015.

A neighbourhood plan is required to meet a number of basic conditions, one of which being it must not breach, and must be otherwise compatible with EU and Human Rights obligations. This requires neighbourhood plans to fully consider the requirements of the SEA regulations which transpose the EU's SEA Directive into law and which requires those making plans that could impact on the environment to consider whether they are likely to have a significant effect or not.

The Environment Impact Assessment (EIA) Regulations include thresholds under which development proposals are not required to be screened to determine whether an EIA should be required. Screening is required when:

- The development includes more than 1 hectare of urban development which is not dwelling house development
- The overall area of the development exceeds 5 hectares.
- The development includes more than 150 dwellings

Screening of a draft plan must be undertaken by either the qualifying body (in this case Woodford Neighbourhood Forum) or the Local Planning Authority (in this case Stockport Metropolitan Borough Council). Therefore, a Strategic Environmental Assessment (SEA) Screening Opinion was prepared by Woodford Neighbourhood Forum for the Woodford Neighbourhood Plan (see Section 2).

The statutory environmental bodies (Natural England, Historic England and Environment Agency) were consulted on 11 May 2018.

Having taken all of the relevant policies of the draft plan into account, and assessed the potential environmental impact on designated sites and landscapes, it is Woodford Neighbourhood Forum's opinion that a full SEA is not required for the Woodford Neighbourhood Plan. The reasons for this conclusion are set out in the following screening report. Stockport Council supports this assessment.

2.2. HABITATS REGULATION ASSESSMENT (HRA)

The legislative basis for the HRA is EU Habitats Directive Article 6 and Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended).

The 'Natura 2000 network' of sites (more commonly referred to as 'European Sites') are designated for the importance of habitats, species and birds (under the 'Habitats Directive' for Special Areas of Conservation, and the 'Birds Directive' for Special Protection Areas). The designation of European Sites was intended to provide legal protection for this flora and fauna of a European importance, requiring their maintenance or restoration in a favourable condition.

The process of HRA encompasses the requirements of the Habitats Directive and Habitats Regulations, and includes a decision on whether the plan (including Neighbourhood Plans) should be subject to appraisal. The 'screening' process is used to consider whether the plan would be likely to have significant effects on a European Site, and if so whether an 'appropriate assessment' is necessary.

Since no development sites are allocated, the Woodford Neighbourhood Forum 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. The full reasons are set out in this report. Stockport Council supports this assessment.

2.3. CONSULTATION

Consultation responses were received from the three statutory consultees, their conclusions are listed below.

Environment Agency:

See Appendix 2 for representation to Regulation 14 Consultation.

These comments have been addressed in the Submission version of WNP.

Historic England:

See Appendix 2 for representation to Regulation 14 Consultation.

These comments have been addressed in the Submission version of WNP.

Natural England:

See Appendix 2 for representation to Regulation 14 Consultation.

This organisation had no comments.

3. WOODFORD NEIGHBOURHOOD PLAN

3.1. OVERARCHING POLICY BACKGROUND

The Woodford Neighbourhood Area is designated as Green Belt. Therefore, Woodford Neighbourhood Plan policies must comply with the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG).

The basic conditions require Neighbourhood Plans to be in general conformity with the strategic policies contained in the development plan for the area of the authority, in this case Stockport Metropolitan Borough Council. The Stockport Core Strategy¹ was adopted in 2011. Some of the policies within the Stockport Unitary Development Plan (2006) have been Saved within the Core Strategy, which means they are still used in determining planning applications. As policies become out of date through lack of conformity with the NPPF or where more up to date evidence is available, they can be given less weight for decision making purposes, particularly on strategic issues.

Stockport Metropolitan Borough Council is now preparing a Local Plan for the whole Borough. This will reflect strategic policies in the Greater Manchester Spatial Framework which is being developed for the whole of the Greater Manchester region. Both these plans are at an early stage of development. For the purposes of the Woodford Neighbourhood Plan, it can be assumed that neither of these plans will comprise part of the Development Plan for the purposes of complying with the basic conditions required of this Neighbourhood Plan. Given the early stage of both these emerging plans, Woodford Neighbourhood Forum does not consider that that the Woodford Neighbourhood Plan needs to achieve general conformity with the strategic or local policies of these emerging plans.

3.2. WOODFORD NEIGHBOURHOOD PLAN BACKGROUND

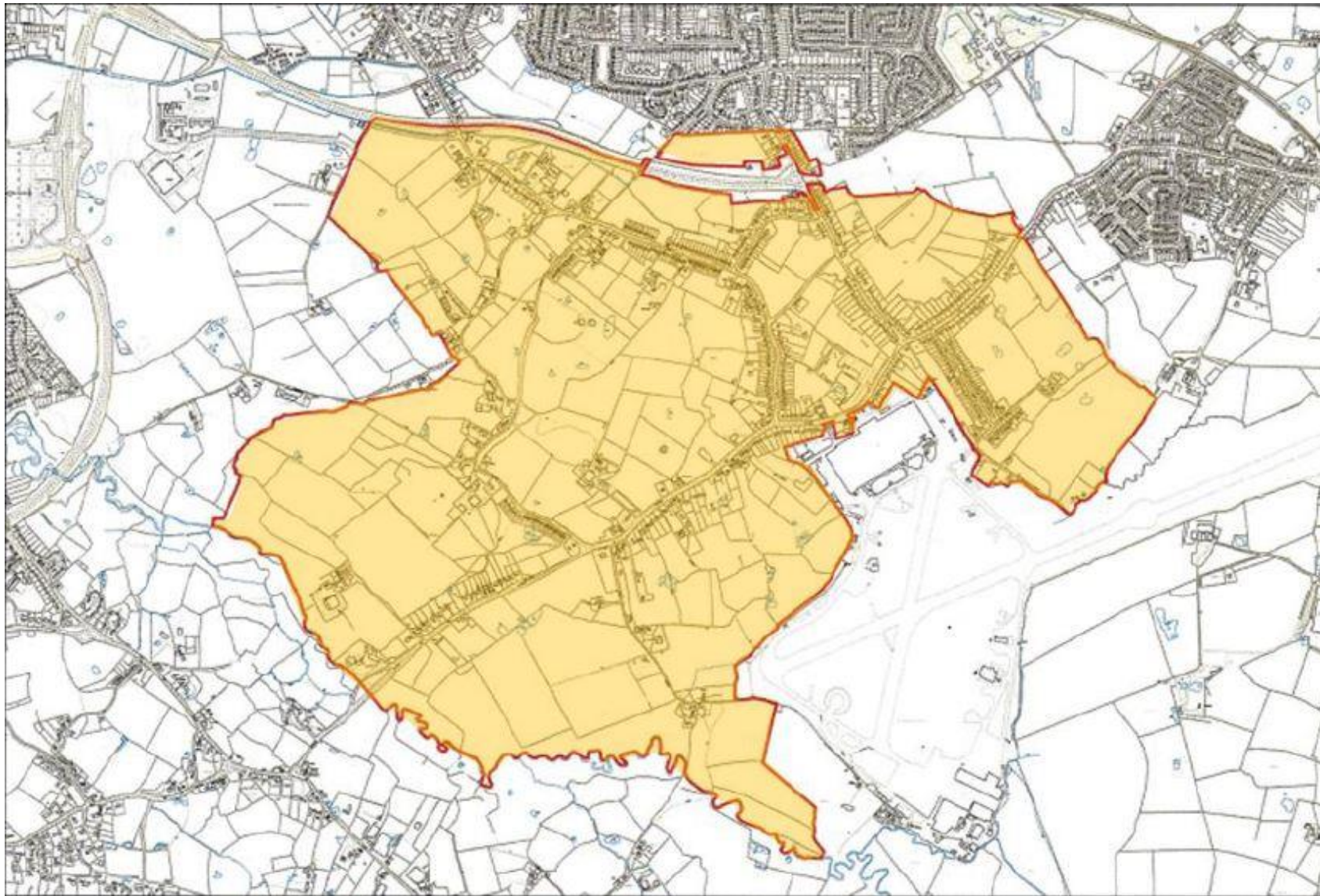
Woodford Neighbourhood Forum arose in 2013 as an initiative by Woodford Community Council in response to the Localism Act 2011 which allows local communities to develop a Neighbourhood Plan. Members of the WCC Management Committee enlisted 24 supporters from within the Woodford community and submitted the application to become a forum to Stockport Metropolitan Borough Council (SMBC). The Forum and its Neighbourhood Area were approved in October 2013. A management committee was formed and officers elected at the first Forum meeting in May 2014. In consultation with the community, and using evidence from volunteers and professional studies, a draft Neighbourhood Plan has been prepared, which will be submitted for Regulation 14, Pre-submission Consultation.

1. Stockport Metropolitan Borough Council Core Strategy <http://old.stockport.gov.uk/ldf/corestrategy/>

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. Development in Woodford comprises ribbon development along a network of roads and lanes through countryside, which falls within the Shropshire, Cheshire and Staffordshire Plain National Character Area, which is described as a pastoral area of rolling agricultural plain. This structure and setting are an integral part of Woodford's character. Development is largely low density with significant gaps in the housing line along roads and lanes, with the result that there are far reaching views from public lanes, footpaths and private residences across farmland and to the Pennine hills. The area is low lying and poorly drained, resulting in numerous permanent and seasonal ponds, ditches and streams, which are an intrinsic part of the character of the landscape and important wildlife habitats. The countryside is characterised by numerous mature native trees, particularly oaks, a network of native hedgerows and a large number of permanent and seasonal ponds.

The Woodford Neighbourhood Area is shown in the map below.

Map showing Woodford Neighbourhood Area



3.3. WNP VISION, OBJECTIVES, POLICIES AND ASPIRATIONS

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.

OBJECTIVES

The objectives identified to achieve this vision were divided into four themes, where planning policies specific to the Woodford Neighbourhood Area 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.

ASPIRATIONS

Other community aspirations, which are not matters of planning policy, 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 neighbouring large development on a former Aerodrome site to achieve an enhanced, enlarged community.

Environment: Supporting clean air

WNF POLICIES

ENV1: Protecting views and vistas

a) New development shall be permitted, provided that it does not affect the openness of the Green Belt 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.

b) Any development that enhances access to the views and vistas from public rights of way shall be encouraged.

ENV2: Protecting the countryside and green spaces

a) Development will be permitted provided that it has no detrimental impact on the countryside or green spaces shown on the Countryside and Green Spaces Map and in the Countryside and Green Spaces Table, which contribute to the rural character of the Woodford Neighbourhood Area or have sporting, recreational, amenity or aesthetic value.

b) Improved access to the countryside and green spaces via public rights of way will be encouraged.

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

Proposals that protect and enhance natural features which are a key aesthetic component of the landscape shown in the table of Natural Features of Aesthetic Value shall be permitted provided that they do not impair views and vistas listed in the table and maps in ENV1.

ENV4: Supporting biodiversity

a) All planning proposals should be able to demonstrate that the mitigation hierarchy (avoid, mitigate, compensate) has been followed.

b) All planning proposals will be required to demonstrate a net gain in biodiversity.

This will be achieved by applying the following measures:

- i) Protecting and enhancing high value features identified in the CWT Habitat Distinctiveness Map and all wildlife corridors identified in the CWT Wildlife Corridor Map.
- ii) Protecting and enhancing habitats identified as supporting Priority Species under the Natural Environment and Rural Communities (NERC) Act 2006/British Action Plan (UKBAP), or Greater Manchester Biodiversity Project.
- iii) Retaining where possible all features identified as medium distinctiveness in the CWT Habitat Distinctiveness Map.
- iv) Retaining where possible all natural features shown in the WNF Natural Features map and table.
- v) Areas identified on the CWT Habitat Distinctiveness Map as supporting high distinctiveness habitat, and wildlife corridors identified in the CWT Wildlife Corridor Map should be protected by at least a 15 m buffer zone.
- vi) The areas identified as supporting high distinctiveness, medium distinctiveness habitat, and the wildlife corridors will require a comprehensive ecological evaluation if they are put forward for development.
- vii) Any proposals that involve the removal of hedgerows or sections of hedgerows or their associated features (e.g. ditches, banks, standard trees) should be supported by an assessment to ascertain their status in relation to The Hedgerow Regulations. Should the Local Planning Authority grant permission for removal, compensatory hedgerows should be provided.
- viii) Incorporating wildlife features into the design of the proposals including, enhancing or restoring existing wildlife features, planting of native species that benefit pollinators, incorporating bird and bat boxes and hedgehog friendly fencing and minimising light pollution.
- ix) Where there are unavoidable losses of biodiversity once the mitigation hierarchy has been applied, compensatory measures will be required.

ENV5: Reducing light pollution

- a) New development or change of use that does not minimise light pollution created through its proposed use shall be refused.
- b) If floodlights are required, use of environmentally friendly floodlights, which reduce overspill, in private and public places and in areas with wildlife value shall be encouraged.
- c) Security lighting shall be designed to reduce light spillage beyond the site curtilage and minimise impact on amenity of adjoining properties and the wider area.
- d) Planning officers or developers when dealing with applications for lighting in an area of suitable bat habitat (eg. woodland, old pasture, linking hedgerows and water habitats) should seek information on bat roosts in the area, because certain forms of lighting can have adverse effects on bats.

EMP1: New Businesses within the Area

Proposals shall be permitted that extend or promote existing and new small-scale* employment opportunities within the Woodford 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) All new development will be required to make provision for high speed broadband and other communication networks; 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 Woodford Neighbourhood Area; 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 secure, covered provision for cycles.

*The Environment Agency noted the importance of protecting the environment from any scale of development.

EMP2: Loss of employment

Loss of existing local employment sites through change of use or redevelopment would only be permitted where the applicant for any change of use 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, accountants, solicitors, HR consultants, FSB, made over a period of a minimum of six months.

EMP3: Use of rural buildings

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

Any reconstruction / improvement works should provide evidence for proposed low carbon technologies, in order that the building's carbon footprint be reduced.; 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 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; and

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

COM1: Provision of new community facilities

Proposals for the provision of new community facilities shall be permitted provided that they would not have significant harmful impact on Features of Value as listed in COM2 or residents or on other neighbouring uses, and are within the constraints of the Greenbelt Policy.

COM2: Development of community facilities

Any development that has a significant adverse effect on, or results in the loss of, any of the assets that are listed as Features of Value to the Community shall 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.

COM3: Local protection of heritage assets**(a) Promotion of Protection of Woodford Heritage assets**

All heritage assets and their setting within the Woodford Neighbourhood Area will be promoted, protected and enhanced. The significance of heritage assets within the Woodford Neighbourhood Area will be sustained and enhanced for the enjoyment of the local community and visitors alike.

(b) Support for designation of further heritage assets in Woodford

Support is given to the identification of heritage assets within 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 as Local Planning Authority.

(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:

- 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).

(d) Measures to minimise or mitigate harm to heritage assets and their setting

Any new development affecting a heritage asset (including its setting) within the Woodford Neighbourhood Area should be appropriately conserved and enhanced in a manner appropriate to the significance of the asset.

DEV1: Exceptions for new housing development

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

Allowable development in the Woodford Neighbourhood Area, 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.

DEV2: Limited infilling in Woodford Village

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 harm the openness of the Green Belt. The boundary of Woodford Village is defined as the whole Neighbourhood Area. Development within the 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:

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

* Substantially built up road frontage is defined as an otherwise continuous and largely uninterrupted built frontage of several dwellings visible within the street scene.

DEV3: Affordable Housing*

* Includes social rented and intermediate housing (e.g. shared ownership), provided to households at a cost low enough for them to afford.

Households eligible for affordable housing are those who cannot afford open market housing. (SMBC definition)

Affordable housing shall be provided within the Woodford Neighbourhood Area to meet its housing needs as follows:

- a) Where the site size threshold of any new housing site is more than 5 dwellings, 50% 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 the Woodford Neighbourhood Area 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.

*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 the Woodford Neighbourhood Area for a continuous period of 5 years and continue to be so resident at the time of application.

DEV4: Redevelopment of farm buildings or farm complex

The complete redevelopment of related farm buildings or within a farm complex into a new housing scheme within the Woodford Neighbourhood Area 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 includes a mix of housing sizes.

DEV5: Replacement of existing dwellings

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 to be considered:

- 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.

DEV6: Extensions to existing dwellings

Planning permission for extensions to existing dwellings in the Woodford Neighbourhood Area 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.

DEV7: Subdivision of existing houses

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

DEV8: Design of new development

Any new development in the Woodford Neighbourhood Area shall seek to achieve a high standard of design. The new development should be compatible with the rural nature of Woodford, the Landscape Character Assessment, the WNF Key Natural Features Map, CWT Habitat Distinctiveness Map and CWT Wildlife Corridor Map for Woodford and the emerging Landscape Character Assessment for Stockport.

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

- a) Reflect local rural character of the Woodford Neighbourhood Area; 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 high environmental and energy standards; and
- e) Retain or enhance existing landscape, wildlife features and coherent ecological network features.
- 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:
 - 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

DEV9: Backland* and tandem development

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

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

- a) A satisfactory and separate means of access to the new dwelling can be obtained to an existing public highway; and
- b) The amenities of residents of existing and proposed dwelling would be safeguarded as a consequence of the proposed development; and
- c) The proposed dwelling would not result in the creation of an over intensive development to the area and detract from the openness of the Green Belt at this point; and
- d) The plot size of the proposed dwelling should be appropriate to the size of the dwelling and the character of the immediate local area.

WOODFORD VILLAGE ASPIRATIONS

Note: the Aspirations are not policies and do not form part of the WNP. They are presented in a separate supplementary document.

Aspiration 1: Walking provision

The Community will work with SMBC, , 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 the Woodford Neighbourhood Area 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 across the Neighbourhood Area.

Aspiration 2: Cycling Provision

The Community will work with SMBC, 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.

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 to the North and that which will lie alongside Poynton relief road to the East, 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.

Aspiration 3: Public Transport Provision

The Community will work with SMBC, 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.

Aspiration 4: Traffic Calming

The Community will work with SMBC, the LHA, TfGM, 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.

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 Woodford Neighbourhood Area 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.

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.

Aspiration 7: Interfacing

Establishing and maintaining a dialogue with the land owner, developer and local authority and with the community to support effective integration of the Woodford Neighbourhood Area and the new development on the Aerodrome site 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].

Aspiration 8: Supporting Clean Air

- a) The Community will support the rigorous enforcement of the Clean Air Zone in Woodford, particularly with regard to the burning of any business waste and materials likely to produce smoke that can have long-term damaging effects on health, such as plastics.
- b) The Community will resist the burning of garden waste.
- c) The Community will support initiatives which would reduce levels of air pollution on roads and in homes in Woodford e.g. roadside tree planting.
- d) The Community will resist development proposals which would increase levels of air pollution on roads and in homes in Woodford.
- e) The shift of transport mode from the private car to walking, cycling and the use of public transport will be encouraged, as outlined in the Plan's Movement Aspirations (9.2) and will contribute to improved local air quality.

4. WOODFORD NEIGHBOURHOOD PLAN STRATEGIC ENVIRONMENTAL ASSESSMENT SCREENING OPINION

4.1. STRATEGIC ENVIRONMENTAL ASSESSMENT (SEA) PROCESS

The need for environmental assessment of plans and programmes is set out in the EU Directive 2001/42/EC, This was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004 or SEA Regulations. The Localism Act 2011 requires neighbourhood plans to comply with EU legislation, although not all neighbourhood plans will require full environmental assessment, depending on what they propose and what effect this might have on the environment.

The Neighbourhood Planning Regulations (General) 2012 as amended in January 2015 require qualifying bodies to submit to the LPA with their neighbourhood plan either a SEA report or a statement of reasons as to why this has not been necessary (Regulation 15(1)e). The latter will only be appropriate where the neighbourhood plan has been assessed using the criteria referred to in Regulation 9 (1) of the Environmental Assessment of Plans and Programmes Regulations 2004; and where this assessment has shown that the neighbourhood plan proposal is unlikely to have significant environmental effects. The 'Regulation 9' criteria are set out in Schedule 1 as follows:

1. The characteristics of plans and programmes, having regard, in particular, to:
 - (a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;
 - (b) the degree to which the plan or programme influences other plans and programmes, including those in a hierarchy;
 - (c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;
 - (d) environmental problems relevant to the plan or programme; and
 - (e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:
 - (a) the probability, duration, frequency and reversibility of the effects;
 - (b) the cumulative nature of the effects;

- (c) the transboundary nature of the effects;
- (d) the risks to human health or the environment (for example, due to accidents);
- (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);
- (f) the value and vulnerability of the area likely to be affected due to:
 - (i) special natural characteristics or cultural heritage;
 - (ii) exceeded environmental quality standards or limit values; or
 - (iii) intensive land-use; and
- (g) the effects on areas or landscapes which have a recognised community, national, or international protection status.

Where a neighbourhood plan could have significant environmental effects it may require a SEA. Whether a neighbourhood plan requires SEA and (if so), the level of detail needed, will depend on what is proposed in the draft neighbourhood plan. SEA may be required for example when:

- A neighbourhood plan allocates sites for development
- The neighbourhood area contains sensitive natural or heritage assets that may be affected by proposals in the plan
- The neighbourhood plan may have significant environmental effects that have not already been considered and dealt with via a sustainability appraisal of the Local Plan

4.2. SCREENING AGAINST CRITERIA FOR SEA

The vision, objectives and policies in the Woodford Neighbourhood plan have been assessed against the following criteria for SEA:

- Biodiversity
- Population
- Human health
- Fauna
- Flora
- Soil
- Water
- Air
- Climatic factors
- Material assets
- Cultural heritage, including architectural and archaeological heritage
- Landscape

The results are shown in 4.3 Tables 1 and 2.

Table 2 is based on Stockport Council's Sustainability Wheel and is the Sustainability Appraisal Framework used on local planning documents which includes the Sustainability Objectives used in appraisal. Stockport Council advised using this tool to inform if there were any likely significant effects on the natural and heritage environments from the aspirations and policies in the draft Woodford Neighbourhood Plan.

Stockport Council's officer responsible for sustainability appraisal and other forms of assessment recommended the My Community SEA Guidance tool and use of Stockport's Sustainability Wheel to provide a framework of assessment. The officer has also input to the process through commenting on a draft of this report.

4.3. RESULTS OF SCREENING FOR SEA

Table 1. Summary of environmental impact of vision, objective and policies in Woodford Neighbourhood Plan

	Aims	Impact on the Environment	SEA required
Vision	To manage and support beneficial change whilst retaining and enhancing Woodford's rural identity, character, quality of life and sense of community.	Neutral	No
Environment Objective	To preserve and protect the openness of the Green Belt, the rural character, the landscape, important views, natural features and biodiversity.	Positive	No
Employment Objective	To seek to protect and support local employment.	Neutral	No
Community Objective	To preserve and enhance recreational and heritage assets to promote a healthy community.	Positive	No
Development objective	To provide variety and mix that meets local needs and manage limited infilling, including residential, employment and community uses.	Neutral	No
Movement aspirations	To create safer roads, streets and lanes and increase public access to countryside by foot, cycle and bridleway and to encourage sustainable transport.	Positive	No
Integration aspirations	Ensure integration and linkage between the existing village and the Aerodrome development to achieve an enhanced, enlarged community.	Neutral	No
Environment aspirations	Supporting clean air.	Positive	No
Policy ENV1	To protect and enhance views and vistas views within and out from the Woodford Neighbourhood Area.	Neutral	No
Policy ENV2	To protect and enhance countryside and green spaces and public access to them.	Positive	No
Policy ENV3	To protect and enhance natural features, which are a key aesthetic component of the landscape.	Positive	No
Policy ENV4	To increase biodiversity and avoid, mitigate, or compensate for any losses.	Positive	No
Policy ENV5	To minimise light pollution and ensure environmentally friendly lighting is used with particular reference to bats.	Positive	No
Policy EMP1	To permit and promote small-scale employment, which has no negative effects on the	Neutral	No

	Aims	Impact on the Environment	SEA required
	environment.		
Policy EMP2	To retain existing employment.	Neutral	No
Policy EMP3	To reuse redundant buildings in the Woodford Neighbourhood Area as a priority over new-build.	Neutral*	No
Policy COM1	To allow provision of new community facilities provided that they would not have significant harmful impact on Features of Value, which include natural features.	Neutral	No
Policy COM2	To allow improvement, relocation, or addition of new Features of Value to the Community, provided that the proposals would not have significant harmful impact on residents or on other neighbouring uses.	Neutral*	No
Policy COM3	To recognise the community value of heritage to the Woodford Neighbourhood Area and the contribution this makes to local quality of life.	Positive	No
Policy DEV1	To define development that may be considered acceptable as rural exceptions in Green Belt.	Neutral*	No
Policy DEV2	To provide the criteria for small-scale infilling in the Woodford Neighbourhood Area, consistent with Green Belt policy.	Neutral*	No
Policy DEV3	To define the criteria/conditions for supporting development of affordable housing in the Woodford Neighbourhood Area.	Neutral*	No
Policy DEV4	To define the criteria for supporting the complete redevelopment of farm buildings into new housing.	Neutral*	No
Policy DEV5	To define the criteria for supporting the replacement of one permanent and house by one dwelling (or two semi-detached dwellings in one building), provided the new building is not materially larger than the building it replaces.	Neutral*	No
Policy DEV6	To define the criteria for supporting extensions to dwellings.	Neutral*	No
Policy DEV7	To define the criteria for supporting sub-division of existing dwellings into self-contained residential units.	Neutral*	
Policy DEV8	For new development to achieve a high standard of design, compatible with the rural nature of the Woodford Neighbourhood Area, the Landscape Character Assessment, the WNF Key Natural Features Map, CWT Habitat Distinctiveness Map and CWT Wildlife Corridor Map for Woodford and the emerging Landscape Character Assessment for Stockport. To achieve environmental and energy standards with a view to achieving zero carbon buildings and a sustainability standard of	Positive	No

	Aims	Impact on the Environment	SEA required
	Gold in accordance with the SMBC Sustainability Checklist; and retain or enhance existing landscape, wildlife features and coherent ecological network features.		
Policy DEV9	To define the criteria for an additional dwelling in tandem with or behind an existing dwelling within an existing garden.	Neutral*	No
Aspiration 1	To create a safe and secure network of walking routes around and within the Woodford Neighbourhood Area and improve links with surrounding areas.	Positive	No
Aspiration 2	To create a safe and secure cycling network.	Positive	No
Aspiration 3	To achieve better quality and more frequent bus services for Woodford with a greater range of destinations.	Positive	No
Aspiration 4	To achieve improved safety for all road users, and to encourage increased levels of walking and cycling. This will include speed reduction schemes where appropriate.	Positive	No
Aspiration 5	To support the provision of accessible information about facilities, services and activities throughout the extended village and its communication to new residents.	Neutral	No
Aspiration 6	To encourage and support the development of physical infrastructure, which facilitates linkages throughout the extended village.	Positive	No
Aspiration 7	To establish and maintain 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.	Neutral	No
Aspiration 8	To support the rigorous enforcement of the Clean Air Zone in the Woodford Neighbourhood Area, 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. To support initiatives which would reduce levels of air pollution on roads and in homes in Woodford e.g. roadside tree planting. To encourage a shift of transport mode from the private car to walking, cycling and the use of public transport.	Positive	No

*Development in the Woodford Neighbourhood Area will be small scale and limited by Green Belt policies.

Table 2. SMBC Sustainability Wheel Assessment SEA Screening Questions (NA = Not applicable)

Decision Making Criteria	Assessment	WNF Policy	Woodford Village Aspirations
Will it improve human health?	Yes, potentially	ENV1 – ENV5	Aspirations 1 and 2
Will it reduce death rates?	Yes, potentially if it improves health	ENV1 – ENV5	Aspirations 1 and 2
Will it reduce and/or manage limiting long term illnesses?	Yes, potentially could reduce incidence of cardiovascular disease, diabetes, heart disease, cancer and depression through exercise, exposure to nature and cleaner air	ENV1 – ENV5	Aspirations 1 and 2
Will it reduce smoking, alcohol use and obesity?	Yes, potentially obesity if more people cycle or walk		Aspirations 1 and 2
Will it reduce accidents?	Yes, potentially if road safety measures are implemented	EMP3 4 th paragraph	Aspiration 4
Will it foster a healthy environment for residents at work and at rest?	Yes, potentially if air is cleaner, they walk and cycle and enjoy nature.	ENV1 – ENV5, DEV8 paragraph e	Aspirations 1-8
Will it reduce health inequalities?	NA		
Will it reduce poverty?	NA		
Will it help to create a cohesive community?	Yes, potentially	COM1, COM2	Aspirations 5-7
Will it protect and improve existing community services and facilities?	Yes, potentially	COM1, COM2	
Will it offer opportunities for residents to interact?	Yes, potentially	COM1, COM2	Aspirations 5-7
Will it ensure access to an affordable & decent home?	Neutral		
Will it improve access to employment, particularly for low income families?	Neutral		

Decision Making Criteria	Assessment	WNF Policy	Woodford Village Aspirations
Will it encourage independent living?	Yes, potentially improvements to local facilities could support the independence of older and disabled residents	COM1, COM2	
Will it improve access to health & welfare services and information?	NA		
Will it ensure access as determined by Disability Discrimination Legislation?	NA		
Will it encourage healthy lifestyles, including sustainable transport options?	Yes, if movement aspirations are implemented	ENV2 paragraph a, ENV3	Aspirations 1-4
Will it improve and increase access to leisure, physical activity & sport, cultural and arts facilities?	Yes	COM1, COM2, ENV2 paragraph a	
Will it maintain and where possible increase the area and quality of green belt and green chain in Stockport?	Yes	ENV1-ENV5	
Will it improve access to wildlife, wildlife sites and local green space?	Yes	ENV2-ENV4	
Will it ensure access to local shops with supplies of locally and/or organically sourced healthy food?	NA		
Will it maintain or improve access to and provision of allotments?	NA		
Will it help to create communities where people feel safe?	Yes, potential to improve safety of movement around the village		Aspirations 1-4
Will it promote design that discourages crime / anti-social behaviour?	NA		
Will it promote a safe public transport system?	Yes		Aspiration 3

Decision Making Criteria	Assessment	WNF Policy	Woodford Village Aspirations
Will it promote safe cycling and pedestrian routes?	Yes		Aspirations 1 and 2
Will it promote opportunities for reducing re-offending rates?	NA		
Will it promote use of standards such as C4SH & BREEAM?	NA		
Will it promote provision of appropriate housing dwelling mix and tenure?	Yes	DEV1-7, 9	
Will it respect, protect and enhance existing sites, areas and settings of historical, archaeological, architectural or cultural interest?	Yes	COM3	
Will it encourage the use of sustainable transport options and reduce congestion?	Yes, potentially		Aspirations 1-4
Will it encourage the use of innovative design including ideas such as passive solar, green roofs or creative use of space?	Yes	DEV8	
Will infrastructure be designed to promote development of such places, spaces and buildings?	NA		
Will it promote the sensitive re-use of historic or culturally important buildings where appropriate?	Yes	COM3	
Will it conserve and enhance local landscape character?	Yes	ENV1-3, DEV8	
Will it protect and enhance the uniqueness of places and spaces?	Yes	ENV2, COM3, DEV8	
Will it ensure local environmental quality is maintained and/or improved?	Yes	ENV1-5	

Decision Making Criteria	Assessment	WNF Policy	Woodford Village Aspirations
Will it avoid damage to nationally and locally designated sites of nature conservation or geological interest?	Yes, it aims to protect sites of nature conservation and heritage value	ENV 1-5, COM3, DEV8 paragraph e	
Will it create any new wildlife sites?	Designates Habitats of High and Medium Distinctiveness and Wildlife Corridors	ENV4	
Will it help protect any species at risk?	Yes	ENV4, DEV8 paragraph e	
Will it minimise fragmentation of habitats?	Yes	ENV4, DEV8 paragraph e	
Will it ensure protection against climate change impacts?	Yes	ENV2-5, DEV8 paragraph d and e	
Will it enhance biodiversity?	Yes	ENV4, DEV8 paragraph e,	
Will it maintain and improve the quality of ground and surface waters?	Yes, ponds are protected	ENV4, DEV8 paragraph e	
Will it ensure sustainable management of water courses?	Yes, rivers and streams are protected	ENV4	
Will it protect soil resources?	NA		
Will it protect agricultural land?	Yes	ENV2	
Will it protect and enhance the natural environment resource of Stockport Borough?	Yes	ENV1-5, DEV8 paragraph e	
Will it ensure sustainable management of our mineral resource?	NA		
Will it reduce contamination and pollution of land?	NA		

Decision Making Criteria	Assessment	WNF Policy	Woodford Village Aspirations
Will it reduce pollution of water systems?	Yes, by limiting the scale of any development and retaining the rural character of the village, it aims to encourage greenery and limit the extent of impervious surfaces, thus avoiding excess run-off into water courses. Reduced traffic would reduce pollution in run-off water.	DEV8	Aspirations 1-3
Will it help maintain and improve local air quality?	Yes	ENV5, DEV8 paragraph e	Aspirations 1-4
Will it minimise the environmental impact of travel (e.g. noise, air pollution, congestion)	Yes	EMP1 paragraph d	Aspirations 1-4
Will it minimise or promote alternatives to the use of fossil fuels?	Yes	DEV8, Aspirations 1-4	
Will it help to minimise carbon emissions?	Yes	DEV 8 paragraph d, ENV5	Aspirations 1-4
Will it minimise excessive noise?	Yes		Aspirations 1-4
Will it encourage water efficiency, including recycling and re-use, through efficient building design and construction (including promotion of SUDS)?	Yes, applying high energy standards	DEV 8 paragraph d	
Will it minimise risk to people, property and ecosystems from flooding?	NA		
Will it encourage energy efficient buildings and the efficient use of energy?	Yes	DEV8	
Will it encourage low carbon technologies?	Yes	DEV8	
Will it reduce Urban Heat Island effects?	NA		
Will it encourage use of non-hard surfaces and reduce loss of permeable surfaces?	Yes, SMBC Sustainability checklist	DEV 8 paragraph d	

Decision Making Criteria	Assessment	WNF Policy	Woodford Village Aspirations
Will it encourage the use of innovative design (e.g. passive solar or green roofs)?	Yes	DEV 8 paragraph d	
Will it reduce the need to travel?	Yes, good broadband has the potential to reduce travel, as do improvements to community facilities and walking and cycling links to the facilities on the neighbouring Redrow estate	EMP1, EMP2, COM 1, COM2	Aspirations 5-7
Will it facilitate reduction of the distances needed to travel?	Yes, as above	EMP1, EMP2, COM 1, COM2	Aspirations 5-7
Will it help to reduce the reliance on the private car?	Yes	EMP 1 and 2	Aspirations 1-4
Will it promote sustainable transport options using safety conscious design?	Yes		Aspirations 1-4
Will it help reduce traffic congestion?	Yes	EMP3 4 th paragraph	Aspirations 1-4
Will it ensure adequate provision of facilities for cyclists and pedestrians?	Yes, not ensure but encourage	EMP1	Aspirations 1 and 2
Will it improve public transport provision?	Yes		Aspiration 3
Will it facilitate prevention, re-use and recycling of waste?	NA		
Will it facilitate community waste management schemes?	NA		
Will it encourage appropriate design to facilitate Sustainable Waste Management by local agencies?	NA		
Will it encourage Site Waste Management Plans?	NA		
Will it promote sustainable consumption and production?	NA		
Will it encourage the disposal of waste as close to point of origin as possible?	NA		

Decision Making Criteria	Assessment	WNF Policy	Woodford Village Aspirations
Will it facilitate an increase in sustainable employment?	Yes, potentially via internet working - good broadband	EMP1	
Will it reduce unemployment, underemployment & worklessness?	NA		
Will it improve access to employment opportunities?	Yes, potentially	EMP1 -3	
Will it improve access to sustainable transport, particularly for commuting?	Yes, potentially		Aspiration 3
Will it promote creation of a healthier working environment and workforce?	Yes, if they walk or cycle to work. Potential to reduce air pollution	ENV5	Aspirations 1 and 2
Will it improve sustainable access to education and training?	NA		
Will it improve the level of investment in community services and infrastructure?	Yes, potentially	COM1 and 2	
Will it facilitate a low carbon economy?	Yes,		Aspirations 1-3
Will it facilitate businesses to take up ICT options before travel options?	Yes	EMP1	
Will it support home working?	Yes, potentially via internet working - good broadband in the area?	EMP1 para c?	
Will it assist organisations to implement green travel plans?	Yes	EMP1 paragraphs c and e	Aspirations 1-3
Will it encourage businesses to invest in sustainable practices including improving efficiencies?	Yes, potentially via internet working - good broadband	EMP1 paragraph d	
Will it encourage development which ensures businesses can operate more sustainably?	Yes, potentially via internet working - good broadband and public transport	EMP1 paragraphs c and e	Aspirations 1-3
Will it offer opportunities for employees to engage in sustainable commuting and travel for work?	Yes, potentially		Aspirations 1-3

Decision Making Criteria	Assessment	WNF Policy	Woodford Village Aspirations
Will it encourage the provision of education & training facilities which promote the ideals of sustainable development?	NA		
Will it offer the opportunity to improve the skills of employers and employees in sustainable business practices?	NA		
Will it support sustainable business development?	Yes, potentially via internet working - good broadband and public transport	EMP1, DEV8 paragraph e	Aspirations 1-3
Will it assist with business retention where appropriate?	Yes	EMP2	
Will it encourage the development of social enterprise?	NA		
Will it support small & medium business development?	Yes	EMP1-3	
Will it encourage innovation in existing business and new business development?	Yes, potentially	EMP 1-3	
Will it encourage development of businesses serving a sustainable lifestyle?	Yes, potentially		Aspirations 1-3
Will it increase access to facilities and services which offer opportunities for a more sustainable lifestyle?	NA		
Will it facilitate an increase in the number of businesses working in the sustainability field?	NA		
Will it promote local sustainable tourism (e.g. EcoHotels, Farm B&B)?	NA		
Will it contribute to the vitality and viability of an existing centre, including sub-urban economic sectors?	NA		

Decision Making Criteria	Assessment	WNF Policy	Woodford Village Aspirations
Will it encourage the diversification of employment in the Borough?	Yes, potentially	EMP1-3	
Will it foster the establishment of local businesses with skills to further enhance a sustainable Stockport?	Yes, potentially	EMP1-3	
Will it increase businesses set up by Female / Younger and Older / BME / Disabled Business People	Yes, new businesses are encouraged without any gender, age, ethnicity or disability discrimination. Good broad band would facilitate working at home	EMP1	

5. WOODFORD NEIGHBOURHOOD PLAN HABITATS REGULATIONS ASSESSMENT SCREENING

5.1. THE HRA PROCESS

The legislative basis for the Habitats Regulations Assessment (HRA) is EU Habitats Directive Article 6(3) and Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended).

The 'Natura 2000 network' (more commonly referred to as 'European Sites') of sites are designated for the importance of habitats, species and birds (under the 'Habitats Directive' for Special Areas of Conservation, and the 'Birds Directive' for Special Protection Areas). The designation of European Sites was intended to provide legal protection for this flora and fauna of a European importance, requiring their maintenance or restoration in a favourable condition.

With respect to this HRA, all of the following designations, to which the HRA process applies, are referred to as 'European sites':

- Special Areas of Conservation (SACs) special protection to flora, fauna and habitats
- Special Protection Areas (SPAs) are areas of land, water or sea of international importance for the breeding, feeding, wintering or the migration of rare, vulnerable or migratory species of birds
- Ramsar sites, identified through the Convention on Wetlands of International Importance
- Proposed and candidate SPAs and SACs that are being considered for designation

5.2. THE HRA SCREENING PROCESS FOR NEIGHBOURHOOD PLANS

There are particular requirements for plans and projects set out within the European Directives (and transposed into domestic legislation in England by the 'Habitats Regulations').

The process of HRA encompasses the requirements of the Habitats Directive and Habitats Regulations, and includes a decision on whether the plan (including Neighbourhood Plans) should be subject to appraisal.

The 'screening' process is used to consider whether the plan would be likely to have significant effects on European Sites, and if so whether further assessment is necessary.

Straightforward mitigation measures can be included at this screening stage, which may rule out the likelihood of significant effects. If likely significant effects remain after straightforward mitigation measures are applied, the HRA process should proceed to a second stage which is called an 'Appropriate Assessment.'

An Appropriate Assessment will consider the implications for the European Site in view of the conservation objectives (generally to restore or maintain the features which led to the designation of the site), and consider whether the plan could affect the integrity of the site. More detailed mitigation measures may be considered at this stage. A plan should only be agreed once the competent authority has established that the plan will not adversely affect the integrity of the European Sites.

With respect to Neighbourhood Plans, the Neighbourhood Planning (General) Regulations 2012 require a submitted neighbourhood plan to include a statement explaining how the proposed Neighbourhood Plan meets the basic conditions set out in paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990. One of the basic conditions requires Neighbourhood Plans to be compatible with EU obligations and to demonstrate that it is not likely to have a significant effect on a European Site.

Stockport Council undertook an HRA on the Core Strategy, prior to its adoption in 2011, which considered the whole Borough including the Woodford Neighbourhood Plan area. The outcome of that screening process was that, given that there were no European sites in the Borough and that no significant impacts were identified for European sites within a 15 km radius of the Borough's boundaries, no further assessment was required.

5.3. WOODFORD NEIGHBOURHOOD PLAN HRA SCREENING

The Woodford Neighbourhood Area does not include any European Sites.

Areas of environmental sensitivity immediately adjacent to the Woodford Neighbourhood Area include:

- A Local Wildlife Site in Handforth, Cheshire East, on a previously developed site (former RAF wartime munitions unit no.61) which nature has reclaimed since the end of the World War II. There are numerous ponds surrounded by open unimproved grassland and woodland, supporting wildlife, including a population of dragon flies considered by the Cheshire Wildlife Trust to be of county importance.

- Areas in Cheshire East adjacent to the River Dean which are designated as areas for nature conservation.

Areas of environmental and landscape sensitivity within a 15 km radius of Woodford Neighbourhood Area (see map in Appendix 7.1) include:

- Rostherne Mere ,14 km away (Ramsar site – European Site)
- Tatton Mere, 13 km away (part of Midlands Meres & Mosses Phase 1 Ramsar site– European Site)
- Lyme Park (Grade II* listed garden, in Peak District National Park)
- Areas of Peak District National Park (5 km away at nearest point to Woodford near Pott Shrigley)
- Happy Valley in Poynton (Local Nature Reserve)
- Jackson’s Wood in Poynton (Local Nature Reserve)
- Poynton Coppice in Poynton (Local Nature Reserve)
- Ancient woodlands around Poynton (see map in Appendix 7.2.1.)
- Sites of conservation value in Handforth (adjacent to the River Dean) see Cheshire East Council local Plan
- Local Wildlife Sites in Handforth (see map in Appendix 7.2.2.)
- Ancient woodland in Handforth (Hall Wood) (see map in Appendix 7.2.2.)

Areas of environmental and landscape sensitivity further afield include:

- South Pennine Moors (Special Protection Area)

Woodford Neighbourhood Forum concludes that the Woodford Neighbourhood Plan will have no negative impact on any of the sites described above and potentially positive impacts arising from policies to protect and enhance biodiversity and wildlife corridors providing connectivity with neighbouring area.

6. CONCLUSIONS FROM SCREENING WOODFORD NEIGHBOURHOOD PLAN

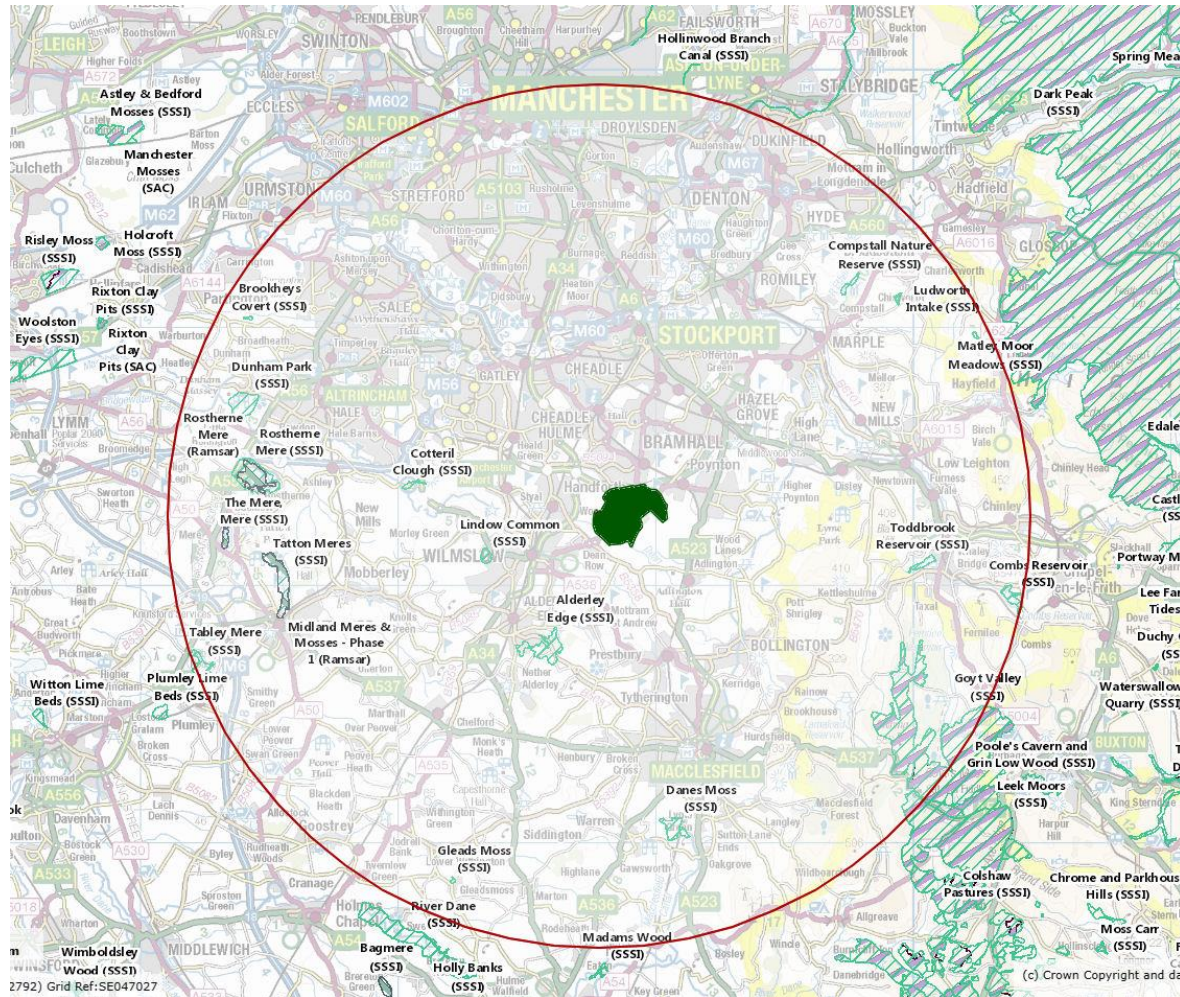
1. The Woodford Neighbourhood Area is designated as Green Belt. Therefore, development is constrained by Green Belt policies as set out in the NPPF.
2. Any development proposals will be subject to assessment against higher tier policies, plans and legislation that seek to protect the environment and locally, nationally and internationally designated sites. This includes the NPPF, Stockport Metropolitan Borough Council Core Strategy and Stockport Metropolitan Borough Unitary Development Plan Saved Policies that are specifically relevant to heritage and natural assets within the neighbourhood area and beyond.
3. The policies in the Woodford Neighbourhood Plan are in line with the strategic policies in the NPPF and in compliance with policies in the Stockport Metropolitan Borough Council Core Strategy and Saved Unitary Development Plan.
4. The Woodford Neighbourhood Plan does not allocate any development sites, but provides criteria based policies to help guide development, on a small scale, which will minimise impact on the natural and built environment and landscape.
5. The criteria set out in the Woodford Neighbourhood Plan policies are not likely to have any negative effects on the environment, but are likely to prove beneficial in terms of mitigation against any possible environmental impacts of development.
6. Policies in the Woodford Neighbourhood Plan seek to protect and enhance the natural environment and biodiversity within the [Woodford](#) Neighbourhood Area and provide habitat connectivity with surrounding areas.
7. The Woodford Neighbourhood Plan Area does not contain any European Designated Sites or Sites of Special Scientific Interest.
8. The Woodford Neighbourhood Plan Area is not likely to have any impact on European Designated Sites or Sites of Special Scientific interest within a 15 km radius of the Woodford Neighbourhood Area. (See map from Natura 2000 in the Appendix 7.1)

9. There are 10 listed buildings within the Woodford Neighbourhood Area, which the Woodford Neighbourhood Plan seeks to protect from unsuitable development with criteria based policies. There are no local listings in the Woodford Neighbourhood Area.
10. Fluvial and surface flood risk zones have been identified. While they can be inconvenient for access, they do not pose significant risk to human health, or heritage sites. Wildlife habitats may be flooded at times. Excess ground coverage with impervious materials or tree removal could have a potential negative impact but could be mitigated through sustainable drainage design as required by Stockport's Core Strategy. (See fluvial and surface flooding maps in the Appendix 7.3)
11. HRA screening has been carried out which concluded that the Woodford Neighbourhood Plan will have no significant impacts on any European designated sites.

7. APPENDIX

7.1. 15 KM RADIUS OF WOODFORD NEIGHBOURHOOD AREA

7.1.1. Map extracted from Natural England Magic Maps showing Ramsar sites and SSSIs



The Woodford Neighbourhood Area is shaded in green.

15 km radius marked by red circle.

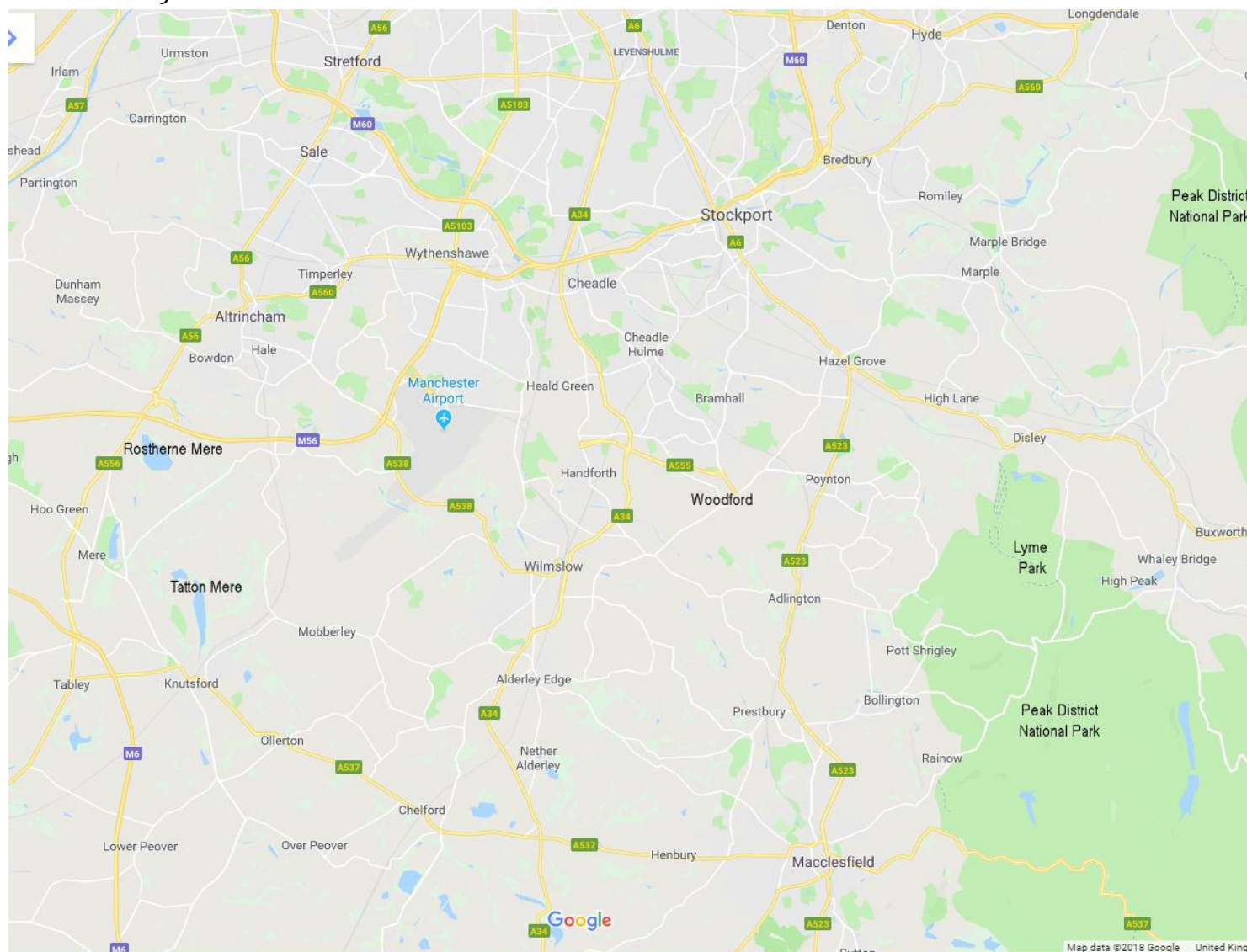
Purple hatched areas denote Habitats Directive Sites.

Red hatched areas denote and Birds Directive Sites.

Area to the south west is both a Habitats Directive Site and a Birds Directive Site

Ramsar sites and SSSIs labelled

7.1.2. MAP SHOWING PROXIMITY OF PEAK DISTRICT NATIONAL PARK (5 KM AT NEAREST POINT), INCLUDING LYME PARK, TO WOODFORD (FROM GOOGLE MAPS)



Green shaded area denotes
Peak District National Park

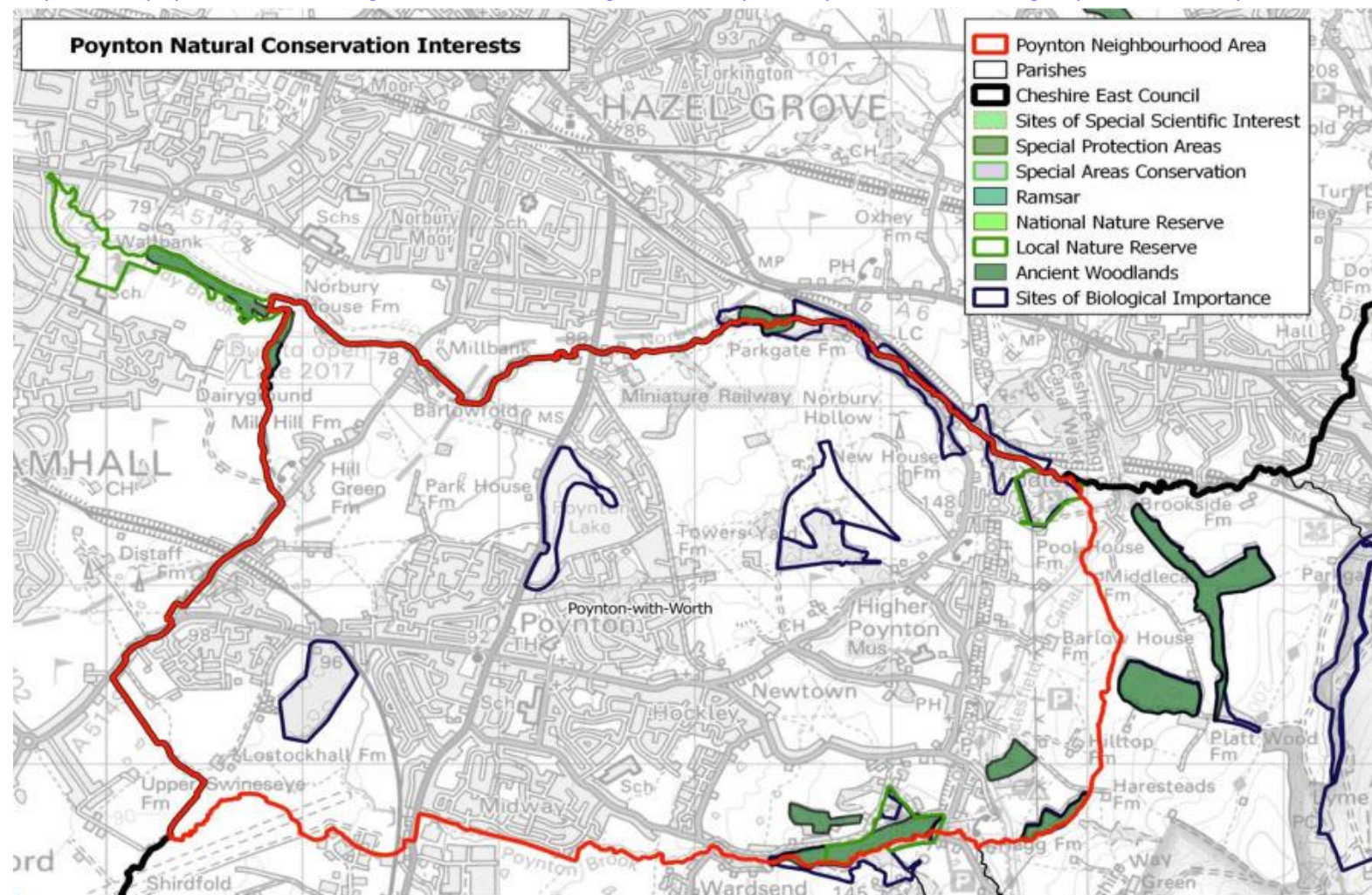
Lyme Park labelled

Ramsar sites: Rostherne Mere
and Tatton Mere labelled

7.2. CONSERVATION SITES IN NEIGHBOURING AREAS

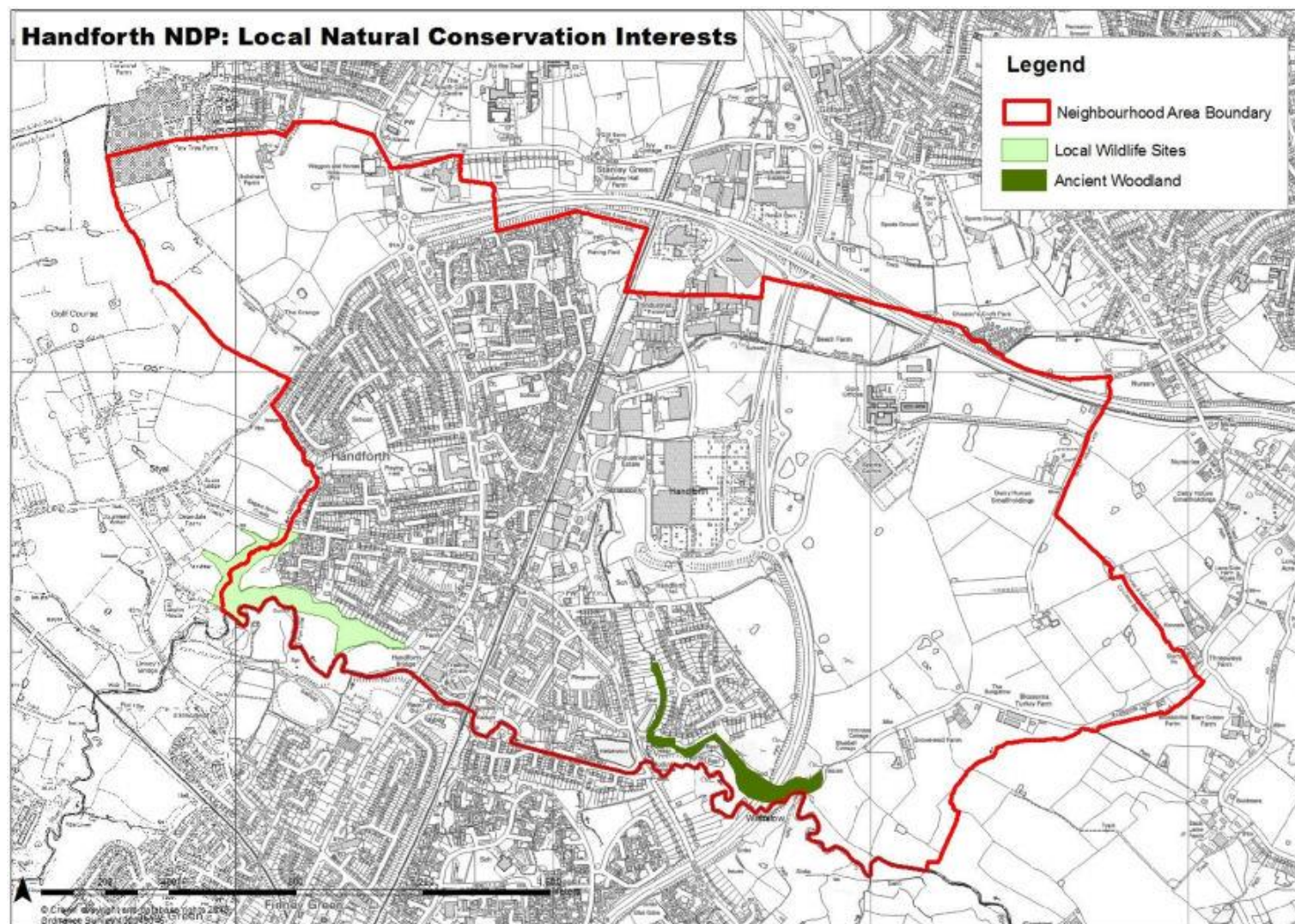
7.2.1. MAP SHOWING ANCIENT WOODLAND AND SPECIAL CONSERVATION AREA IN POYNTON NEIGHBOURHOOD AREA, WHICH IS ADJACENT TO WOODFORD NEIGHBOURHOOD AREA TO THE NORTH EAST (FROM DRAFT POYNTON NEIGHBOURHOOD PLAN SCREENING REPORT)

<http://www.poyntontowncouncil.gov.uk/documents/neighbourhood-plan/Poynton-SEA-Screening-Report-March-18.pdf>



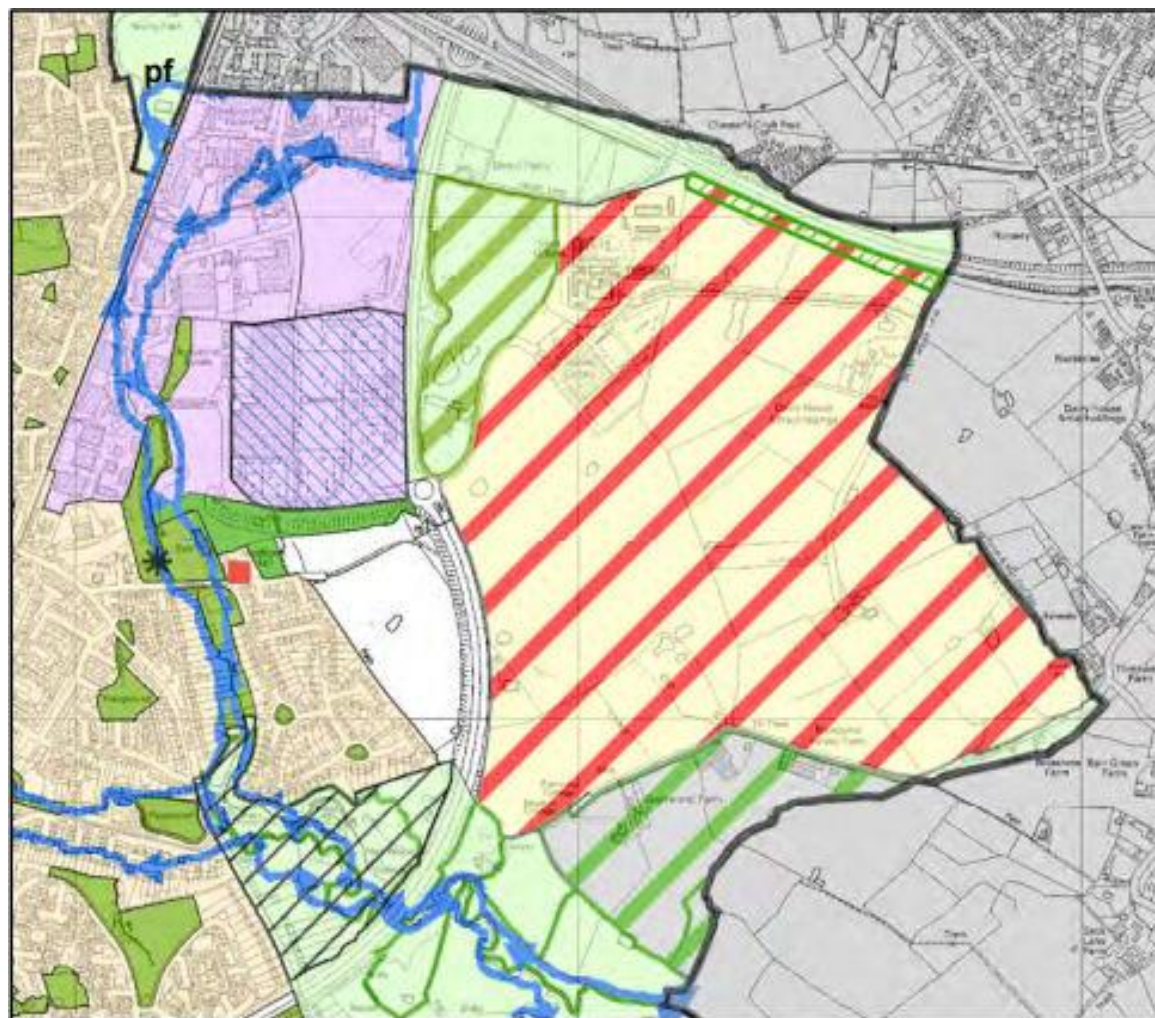
7.2.2. MAP SHOWING ANCIENT WOODLAND AND LOCAL WILDLIFE SITES IN HANDFORTH NEIGHBOURHOOD AREA ADJACENT TO WOODFORD NEIGHBOURHOOD AREA TO THE SOUTH WEST (FROM DRAFT HANDFORTH NEIGHBOURHOOD PLAN SCREENING REPORT)

<http://www.handfornhplan.org/resources/handforth-sea-screening-assessment-nov-17.pdf>



7.2.3. NORTH CHESHIRE GROWTH VILLAGE AND SAFEGUARDED LAND IN CHESHIRE EAST LOCAL PLAN ADJACENT TO WOODFORD NEIGHBOURHOOD AREA TO THE WEST AND SOUTH WEST (FROM CHESHIRE EAST LOCAL PLAN CONSULTATION PORTAL)

file:///C:/Users/Admin/Downloads/Main%20Mods%20Policies%20Map.pdf



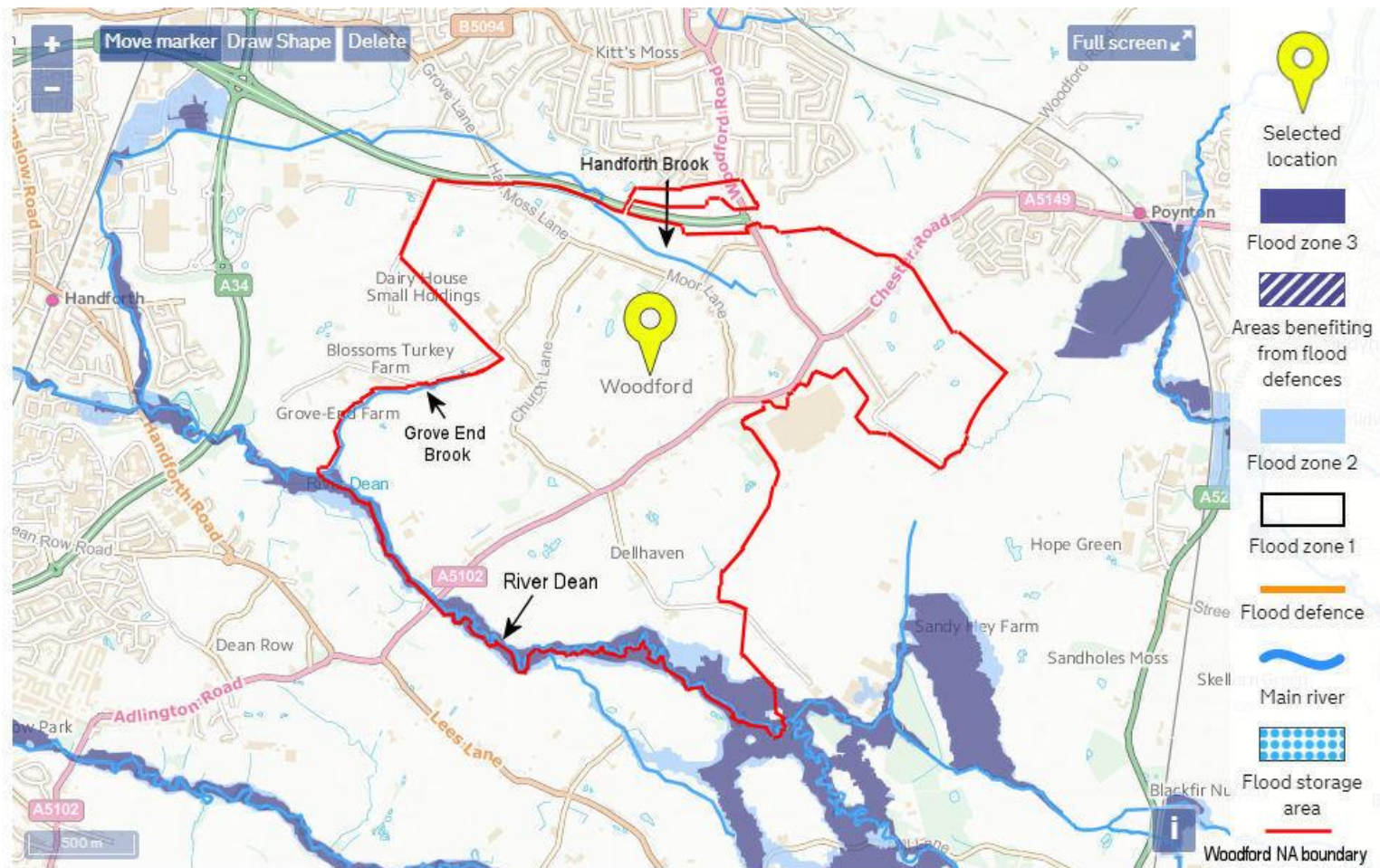
Shows sites of Nature Conservation Importance around the River Dean

7.3. FLOOD RISK

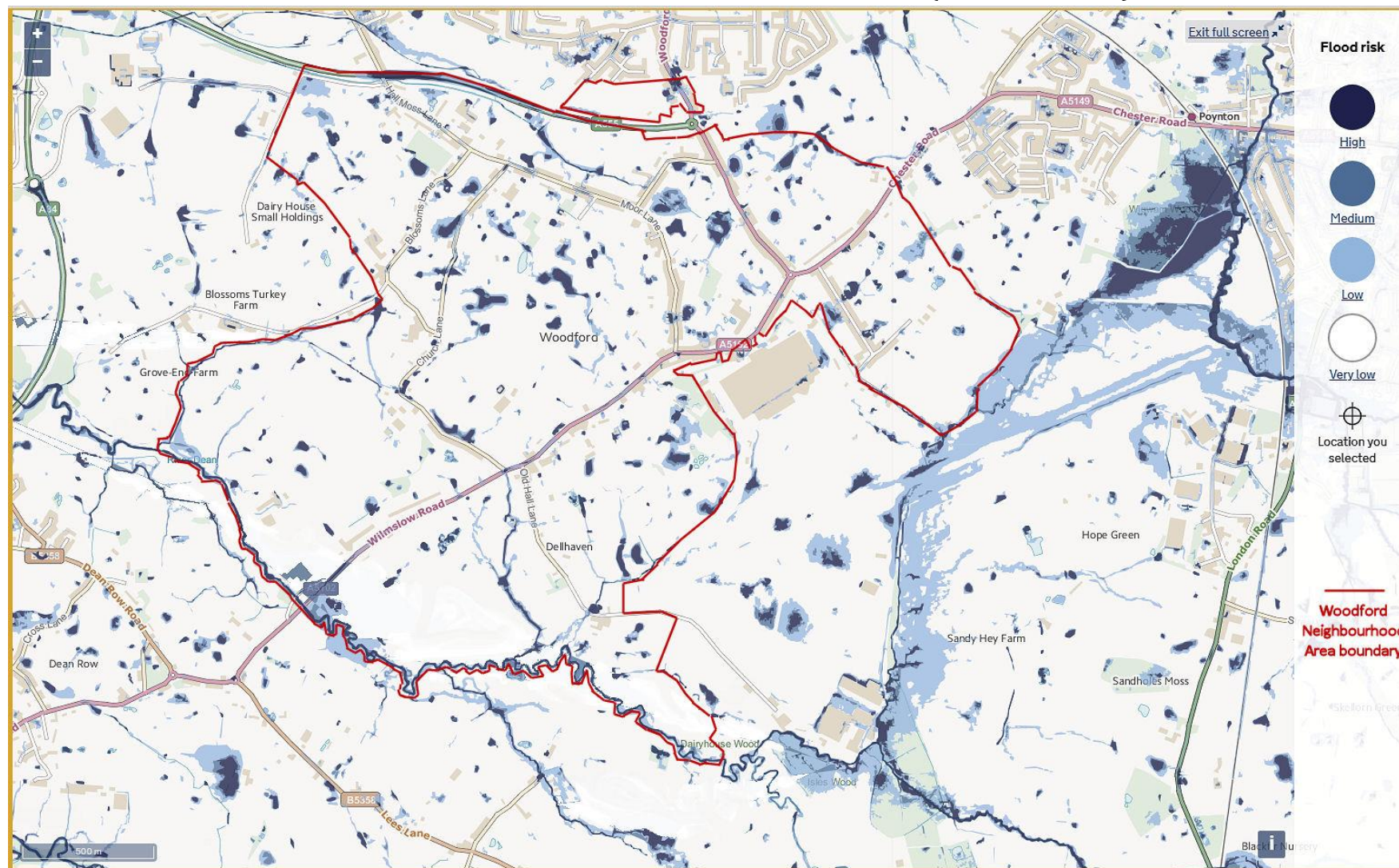
<https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

7.3.1. MAP OF FLUVIAL FLOOD RISK IN THE WOODFORD NEIGHBOURHOOD AREA (OUTLINED IN RED)

Downloaded from Environment Agency 11 August 2018: <https://flood-map-for-planning.service.gov.uk/> using postcode SK7 1PS



7.3.2. MAP OF SURFACE FLOOD RISK IN THE WOODFORD NEIGHBOURHOOD AREA (OUTLINED IN RED)



WOODFORD NEIGHBOURHOOD PLAN SEA AND HRA SCREENING REPORT: APPENDIX 2.

1. REPRESENTATION TO REGULATION 14 FROM NATURAL ENGLAND

From: **Consultations (NE)** <consultations@naturalengland.org.uk>
Date: Mon, May 14, 2018 at 4:04 PM
Subject: Woodford Neighbourhood Plan - NE response FAO Evelyn Frearson
To: "woodfordneighbourhood@gmail.com" <woodfordneighbourhood@gmail.com>

Our ref. 246709

Dear Evelyn

Thank you for your consultation regarding the Woodford Draft Neighbourhood Plan dated 11th May 2018.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals.

We have reviewed the attached plan however **Natural England does not have any specific comments on this draft neighbourhood plan.**

If the Neighbourhood Plan changes and there is the potential for environmental impacts, Strategic Environmental Assessment (SEA) and Habitats Regulations Assessment (HRA) screening exercises may need to be undertaken.

Yours sincerely

Jacqui Salt
Natural England
Consultation Service
Hornbeam House
Crewe Business Park
Electra Way,
Crewe
Cheshire, CW1 6GJ

Enquiries line: 0300 060 3900 Email: consultations@naturalengland.org.uk www.gov.uk/natural-england

2. REPRESENTATION TO REGULATION 14 FROM ENVIRONMENT AGENCY

Stockport Metropolitan Borough Council
Development & Town Planning Division
103, Hygarth House
Wellington Road South
Stockport
Cheshire
SK1 3TT

Our ref: SO/2006/000310/AP-02/IS1-L01

Your ref:

Date: 06 July 2018

Dear Sir/Madam

Woodford Neighbourhood Plan

Thank you for referring the above Woodford Neighbourhood Plan (dated March 2018) to the Environment Agency. We would wish to make the following comments.

Environment Agency position

Contaminated Land

The plan has identified the environmental setting of the Woodford Neighbourhood however it does not identify the sensitivity of the environmental setting.

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.

Whilst policy EMP1 recognises the need to protect the environment from small scale development, it is important that the plan recognises the importance of protecting the environment from any scale of development.

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 by:

2. FOLLOWING THE RISK MANAGEMENT FRAMEWORK PROVIDE IN CLR11, MODEL PROCEDURES FOR THE MANAGEMENT OF LAND CONTAMINATION

[HTTPS://WWW.GOV.UK/GOVERNMENT/PUBLICATIONS/MANAGING-LAND-CONTAMINATION](https://www.gov.uk/government/publications/managing-land-contamination)

3. REFERRING TO THE ENVIRONMENT AGENCY GUIDING PRINCIPLES FOR LAND CONTAMINATION AND THE LAND CONTAMINATION SECTIONS IN THE ENVIRONMENT AGENCY'S GROUNDWATER PROTECTION: PRINCIPLES AND PRACTICE

[HTTPS://WWW.GOV.UK/GOVERNMENT/PUBLICATIONS/MANAGING-AND-REDUCING-LAND-CONTAMINATION](https://www.gov.uk/government/publications/managing-and-reducing-land-contamination)

Further information may be found on the land contamination technical guidance pages on the direct.gov website

[HTTPS://WWW.GOV.UK/GOVERNMENT/COLLECTIONS/LAND-CONTAMINATION-TECHNICAL-GUIDANCE](https://www.gov.uk/government/collections/land-contamination-technical-guidance)

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. For further information see - www.silc.org.uk.

Biodiversity

The main waterbody flowing through the Woodford area, is Dean Brook (Ref: Dean (Bollington to Bollin) (GB112069061360) - poor status). Dean Brook is currently failing its statutory ecological objectives as identified in the North West River Basin Management Plan (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/500468/North_West_RBD_Part_1_river_basin_management_plan.pdf) and we would welcome recognition of this in the neighbourhood plan; and potential ways of how through both well designed and sustainable land management and future development can play a role in improving ecological status of waterbody, a key wildlife corridor and green infrastructure asset in area.

Flood Risk

The Map provided on page 15 is associated with our National Flood Risk Assessment (NaFRA) showing the long term flood risk. We would recommend you download the GIS layer showing the Flood Map for Planning for this area, see link <http://environment.data.gov.uk/ds/catalogue/#/catalogue>

For your information within Woodford Neighbourhood boundary there are three designated "main rivers", Dean brook (south boundary), Handforth Brook and Grove end Brook.

Informative

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. Further details and guidance are available on the GOV.UK website: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>.

We have discretionary powers to carry out maintenance works on the channels of "main river" watercourses to remove blockages and ensure the free flow of water. The responsibility for the repair and condition of the watercourse, its channel, banks and adjacent structures, lies ultimately with the riparian owner

Please keep us updated on the plan progress.

Yours faithfully

Mrs SYLVIA WHITTINGHAM
Planning Advisor

Direct dial 0203 0251059

Direct e-mail sylvia.whittingham@environment-agency.gov.uk

Stockport Metropolitan Borough Council
Development & Town Planning Division
103, Hygarth House
Wellington Road South
Stockport
Cheshire
SK1 3TT

Our ref: SO/2006/000310/AP-
03/IS1-L01
Your ref:
Date: 13 September 2018

Dear Sir/Madam

Woodford Neighbourhood Plan

Further to an email sent from Stephen Johnson, (Planning Policy Officer) dated 28 August 2018, we would wish to make the following comments to the points raised.

1. In relation to the flooding maps, is this acceptable <https://flood-map-for-planning.service.gov.uk/confirm-location?easting=388760&northing=382565&placeOrPostcode=SK7%201PS>

Yes this map is the correct GIS layer identifying flood zones as defined in NPPF.

2. In relation to the contaminated land comments made, they consider that in terms of the minimal level of development planned for and the policies proposed, they are doing as much as a neighbourhood plan can in relation to that and that it is the job of higher level plans to reflect the requirements you have referred to in your letter of 6th July. Would agree that the requirements set out in that letter are better addressed through an assessment of the relevant issues at either local plan other strategic plan level?

This is agreeable in general. However we would like to reiterate the sensitivity of the environmental setting in the area. Whilst Section 4.1 on Geology describes the underlying aquifer, the formal designation of the sandstone as a Principal Aquifer and the groundwater Source Protection Zone for

a nearby public water supply abstraction could be acknowledged in this section, with reference to our groundwater protection position statements available at <https://www.gov.uk/government/publications/groundwater-protection-position-statements>.

For information, groundwater source protection zones can be viewed at <https://magic.defra.gov.uk/MagicMap.aspx> under Designations>Land Based Designations>Non-statutory>source protection zones merged (England).

3. In relation to the names of brooks, over which there seems to be some confusion, they are assuming that they have identified the same rivers/brooks as you refer to, but that the names are simply slightly different, e.g. River Dean/Dean Brook.

On the flood map for planning the main rivers are shown as dark blue. Apologies for the confusion 'River Dean' is indeed the correct river name.

I trust you find these comments useful.

Please keep me updated on the plans progress.

Yours faithfully

Mrs SYLVIA WHITTINGHAM
Planning Advisor

Direct dial 0203 0251059

Direct e-mail sylvia.whittingham@environment-agency.gov.uk

REPRESENTATION TO REGULATION 14 FROM HISTORIC ENGLAND

Historic England provided:

1. Email
2. Response form
3. Letter regarding Plan Document
4. Letter regarding SEA Screening Report

These are presented below:

HRYCAN, EMILY EMILY.HRYCAN@HISTORICENGLAND.ORG.UK

Please find attached three documents: Covering letter, questionnaire and SEA letters in relation to the above.

Emily Hrycan
Historic Environment Planning Adviser (North West)

Direct Line: 0161 242 1423

Historic England | Canada House | 3 Chepstow Street | Manchester | M1 5FW

www.HistoricEngland.org.uk

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: Emily Hrycan

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

Historic England

*Address: Canada House, 3 Chepstow Street, Manchester

*Postcode: M1 5FW

email:Emily.hrycan@HistoricEngland.org.uk

*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*	x

* 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:

Historic England welcomes the Plan's recognition of the community value of heritage to the Plan area and the contribution this make to quality of life.

In addition we have the following comments to make on Policy COM3: Local Protection of Heritage

Assets:

- The title and the content of the policy would benefit from amendments which would provide better clarity to the type of assets that it covers and how it will be applied.
- The title as drafted is confusing – does “local” mean in Woodford i.e. location? Or is it referring to assets which are defined on a local list? Or does it mean all heritage assets and if so, how does local protection differ to statutory protection and will it reduce the existing provisions that apply to designated heritage assets in the relevant acts and the NPPF? Therefore, it is suggested that the title be amended.
- Reference to *heritage value* should be amended to read significance of the asset. In determining applications it is the significance of the asset that is important not its value.
- Reference is only made to *structure* or *building* in line 1 – heritage assets are more than structures and buildings. Indeed with reference to the content of your list of features of value to the community, this includes other types of assets, and this needs to be reflected within the policy.
- The second half of the first paragraph switches to content that deals with the production of a local list. This is somewhat confusing as the policy starts with a development management led policy and then jumps to list of criteria; a strategic policy which would not be used to determine planning applications. A suggestion would be to split it into two sections.

My comments about the development policies:

My comments about the Village Action Plan:

My comments in general about the Woodford Neighbourhood Plan:

-
- ☒ x 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**



Historic England

By email: woodfordneighbourhood@gmail.com

Our ref: PL00405282

Your ref:

Date: 23 May 2018

Dear Sir

NEIGHBOURHOOD PLAN FOR WOODFORD

Thank you for consulting us about your draft Neighbourhood Plan.

Your Neighbourhood Plan includes a number of designated heritage assets. It will be important that the strategy you put together for this area safeguards those elements which contribute to the importance of those historic assets. This will assist in ensuring they can be enjoyed by future generations of the area and make sure it is in line with national planning policy.

The conservation officer at Stockport MBC is the best placed person to assist you in the development of your Neighbourhood Plan. They can help you to consider how the strategy might address the area's heritage assets. At this point we don't consider there is a need for Historic England to be involved in the development of the strategy for your area.

If you have not already done so, we would recommend that you speak to the staff at Greater Manchester Archaeological Unit who look after the Historic Environment Record and give advice on archaeological matters. They should be able to provide details of not only any designated heritage assets but also locally-important buildings, archaeological remains and landscapes. Some Historic Environment Records may also be available on-line via the Heritage Gateway (www.heritagegateway.org.uk). It may also be useful to involve local voluntary groups such as the local Civic Society, local history groups, building preservation trusts, etc. in the production of your Neighbourhood Plan.

Your local authority might also be able to provide you with general support in the production of your Neighbourhood Plan. National Planning Practice Guidance is clear that where it is relevant, Neighbourhood Plans need to

include enough information about local heritage to guide planning decisions and to put broader strategic heritage policies from the local authority's local plan into action at a neighbourhood scale. If appropriate this should include enough information about local non-designated heritage assets including sites of archaeological interest to guide decisions.

We have produced further information and guidance on how heritage can best be incorporated into Neighbourhood Plans. These signposts a number of other documents which your community might find useful in helping to identify what it is about your area which makes it distinctive and how you might go about ensuring that the character of the area is retained. These can be found at:-

<http://www.historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>

If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.

E. Hrycan

Emily Hrycan

Historic Environment Planning Adviser (North West)

Historic England

Telephone: 0161 242 1423

e-mail: emily.hrycan@HistoricEngland.org.uk

By email: woodfordneighbourhood@gmail.com

Our ref: Your ref: PL00405522

Date: 23 May 2018

Dear Sir

Woodford Neighbourhood Plan SEA Screening

Thank you for your email dated 11th May 2018 regarding the proposed SEA screening report for the Woodford Neighbourhood Plan.

Historic England is the Government's statutory adviser on all matters relating to the historic environment in England. We are a non-departmental public body established under the National Heritage Act 1983 and sponsored by the Department for Culture, Media and Sport (DCMS). We champion and protect England's historic places, providing expert advice to local planning authorities, developers, owners and communities to help ensure our historic environment is properly understood, enjoyed and cared for.

Historic England has produced a document, which you might find helpful in providing guidance on the effective assessment of the historic environment in Strategic Environmental Assessments. This can be found at <https://www.historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/>.

In terms of our area of interest, we would concur with your assessment that the document is unlikely to result in any significant environmental effects and will simply provide additional guidance on existing policies which have already been subject to a Sustainability Appraisal. As a result, we would endorse the conclusions that it is not necessary to undertake a Strategic Environmental Assessment of the document.

It is worth pointing out that the scoping report appears to use different terminology and should for consistency ensure that where it seeks to reference the historic environment that it uses one term. For example, heritage assets (Part 6; Bullet 2), built environment and not heritage (Part 6; Bullet 4) and listed buildings (Part 6; Bullet 9).

Also, development affecting listed buildings are subject to the requirements of the NPPF and the 1990 Act. The proposed policy within the neighbourhood plan does not provide a criterion based policy as summarised in part 6 of the scoping report, the criteria provided is that to be used to decide what is for inclusion in a local list. Reference should be made to our response to the neighbourhood plan (see letter reference PL00405282) with regard to this matter.

If you have any queries or would like to discuss anything further, please do not hesitate to contact me.

Yours
sincerely,

E. Hrycan

Emily Hrycan
Historic Environment Planning Adviser (North West)
Historic England
Telephone: 0161 242 1423
e-mail: emily.hrycan@HistoricEngland.org.uk