Progress on Woodford Neighbourhood Plan

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Consultation and evidence

- Residents' Survey, 2014
- Analysis of Survey Results (Kirkwells Ltd)
- Plan Scoping Report (Kirkwells Ltd)
- Public Exhibition, 2015
- Housing Needs Assessment (AECOM)
- Interim Analysis of Data, 2015
- Progress Report, 2015
- Business Survey
- Movement Study (Peter Brett Associates)
- Landscape and Environment Studies (ongoing)
- Heritage and Character Assessment (AECOM)
- Habitat Distinctiveness Report (CWT) (in progress)
- Preliminary consultation on draft policies (in progress)

Our Vision

"The Vision for the Woodford Neighbourhood Plan is to manage and support beneficial change whilst retaining and enhancing the village's rural identity, character, quality of life and sense of community"

This Vision is supported by a series of Objectives under these headings:

Environment	***Community***	***Development***
Movement	***Employment***	***Integration***

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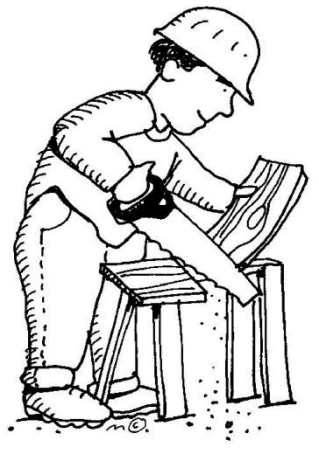
Employment

"Seek to protect and support local employment"



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Employment

EMP1: New Businesses within the Area

EMP2: Loss of Employment

EMP3: Use of Rural Buildings

EMP4: Scale, Design and Amenity

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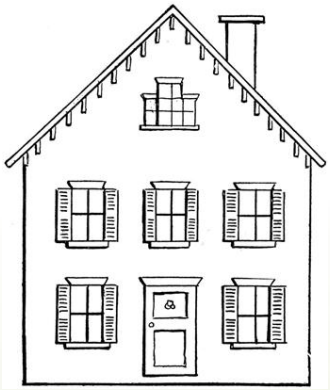
Housing and Development

''Provide variety and mix that meets local needs and manage limited infilling including residential, employment and community uses''



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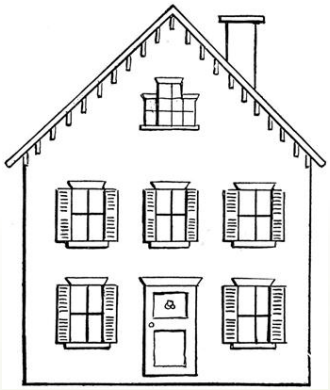
Housing and Development

The proposed policies under Development address growth or change in the built environment. They aim to reflect and reaffirm national and local government policies and add detail specific for development in Woodford.



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Housing and Development

DEV1: Green Belt Policy

DEV2: Former Aerodrome site

DEV3: Exceptions for new housing development

DEV4: Backland and tandem development

DEV5: Redevelopment of farm buildings or farm complex

DEV6: Replacement of existing dwellings

DEV7: Extensions to existing dwellings

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Housing and Development

DEV8: Height of walls around domestic curtilages

DEV9: Extension of residential curtilage into countryside

DEV10: Residential caravans and mobile homes

DEV11: Affordable Housing

DEV12: Design of new housing

DEV13: Subdivision of existing houses

DEV14: Planning for traveller accommodation

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Movement

''Create safer roads, streets and lanes and increase public access to countryside by foot, cycle and bridleway. Encourage sustainable transport''

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Movement

The proposed policies under Movement aim to reflect and reaffirm national and local government policies and add detail specific for development in Woodford.

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Movement

MOV1: Walking provision

MOV2: Cycling Provision

MOV3: Quiet Lanes

MOV4: Bus provision

MOV5: Traffic Calming

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Community

''Preserve and enhance recreational assets and open space to promote a healthy community''

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Community

The proposed policies under Community focus on features and facilities of value to, or reflecting the history of, the community.

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Community

COM1: Provision of new community facilities

COM2: Development of community facilities

COM3: Financial contributions resulting from development

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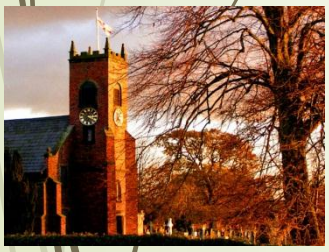
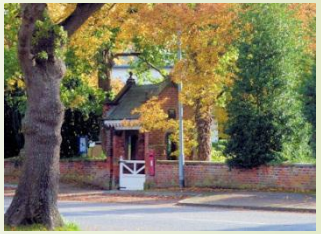
Listed Buildings





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Integration

"Ensure integration and linkage between the existing village and the aerodrome development to achieve an enhanced, enlarged community"

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Integration

INT1: Extension of the Neighbourhood Area

INT2: Information for new residents

INT3: Interface of existing and new parts of the village

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Sustainability

Objective: to encourage building and lifestyles in Woodford which minimise damage to the environment for current and future generations.

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Sustainability

SUS1: Design and Construction

SUS2: Standards for new build or works to existing buildings

SUS3: Reduction in commuting

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Environment

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

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Environment

The proposed policies on Environment aim to reflect national and local government policies on landscape and the environment and provide protection for aspects specific to Woodford.

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Environment

ENV1: Protecting views and vistas

ENV2: Protecting Open Spaces

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

ENV4: Supporting biodiversity

ENV5: Protecting woodland, trees, hedgerows and ponds

ENV6: Reducing light pollution

ENV7: Supporting clean air

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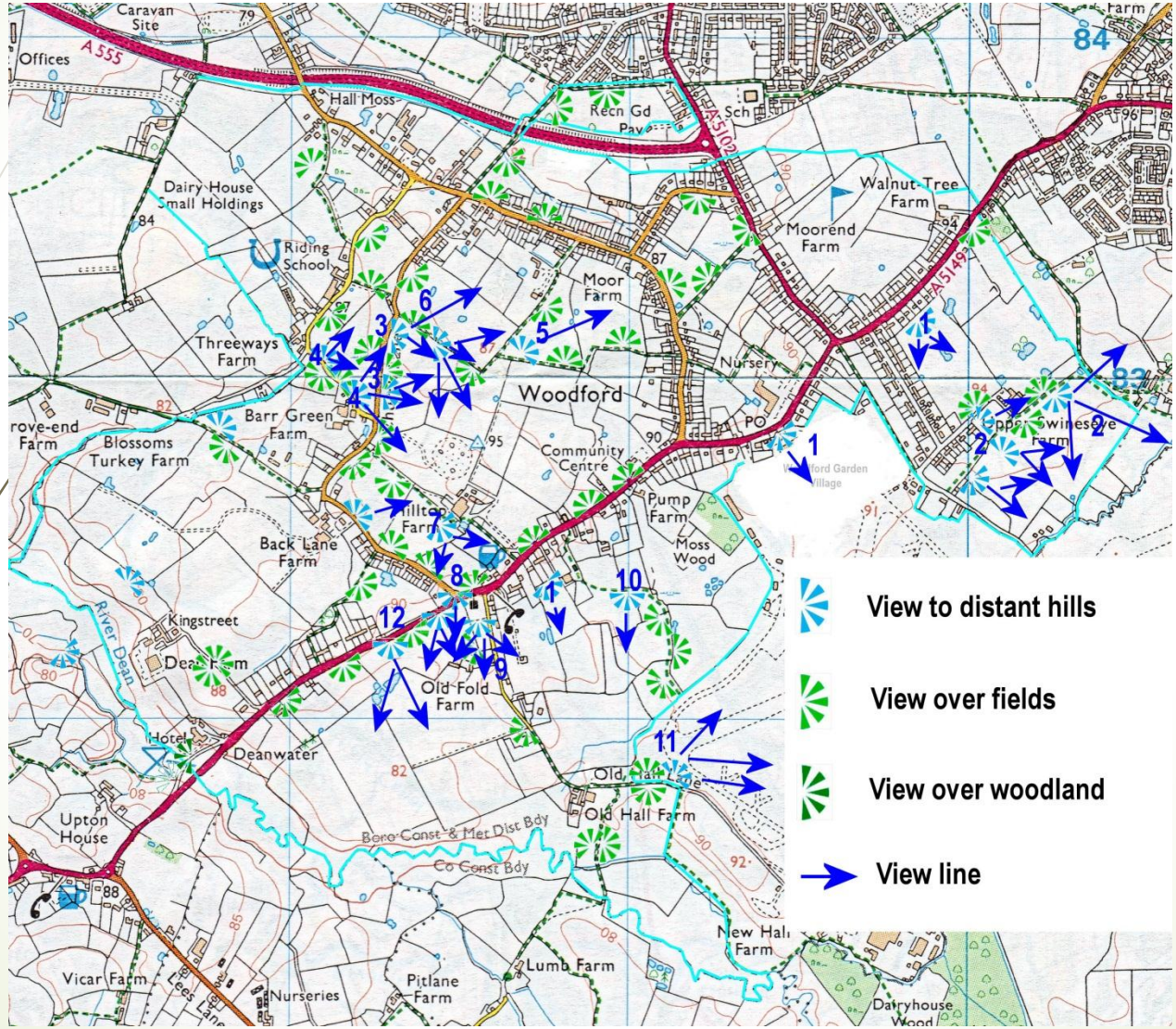
Views and vistas



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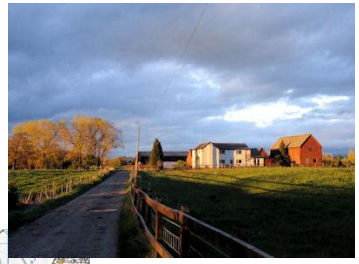
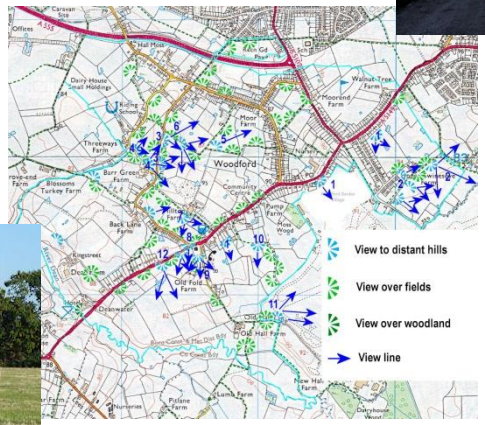
Views and vistas





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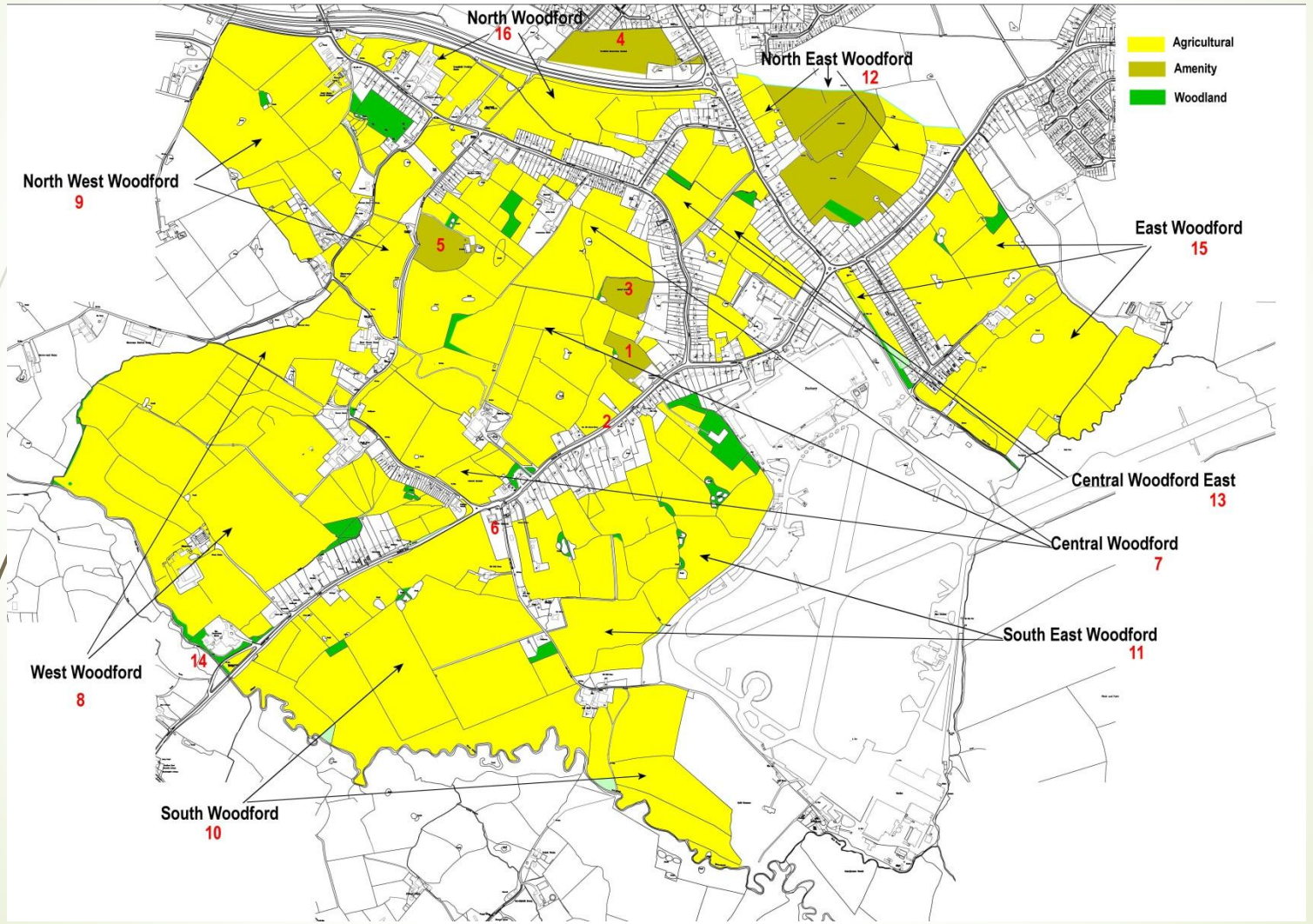
Open spaces



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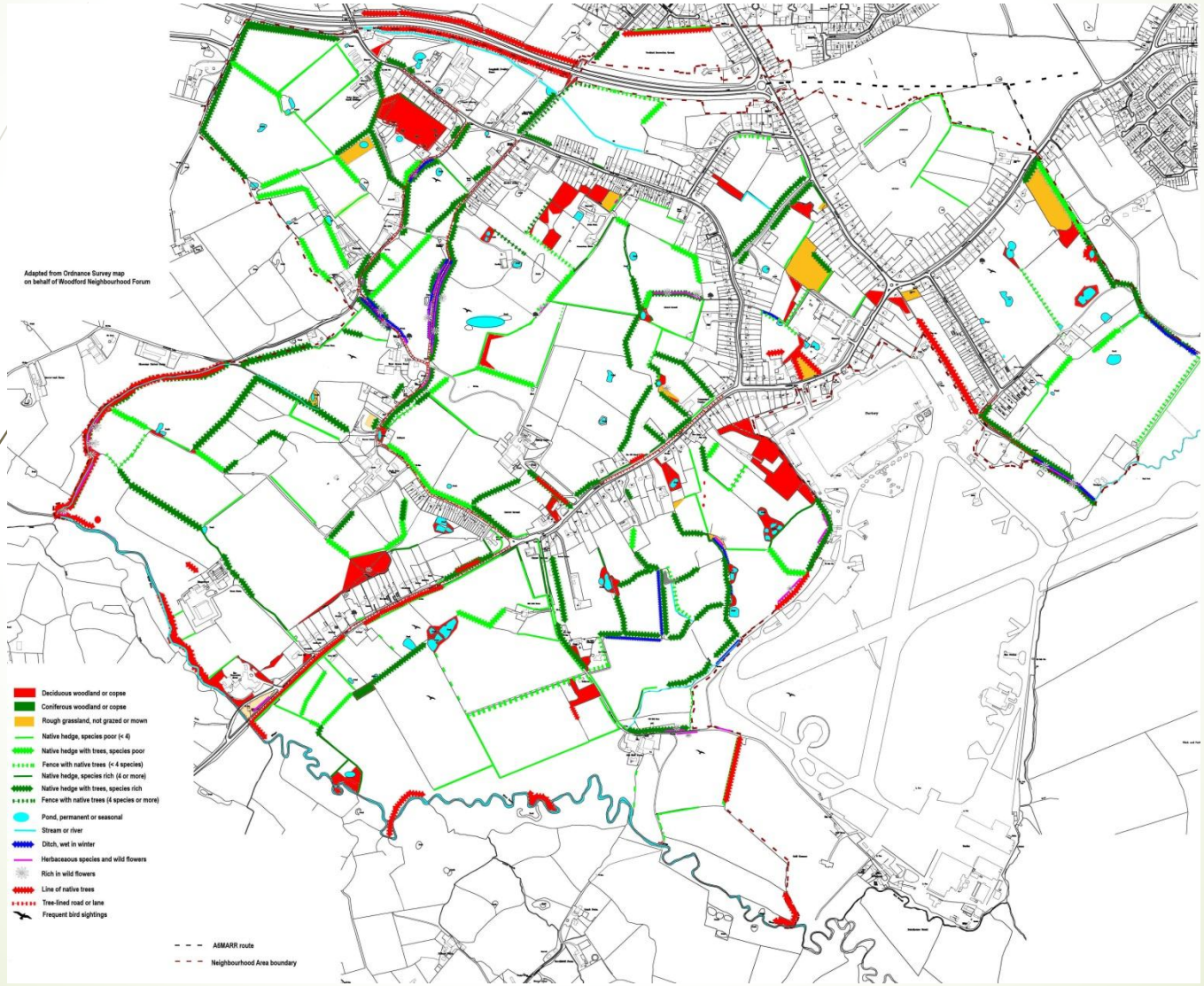
Key natural features and habitats



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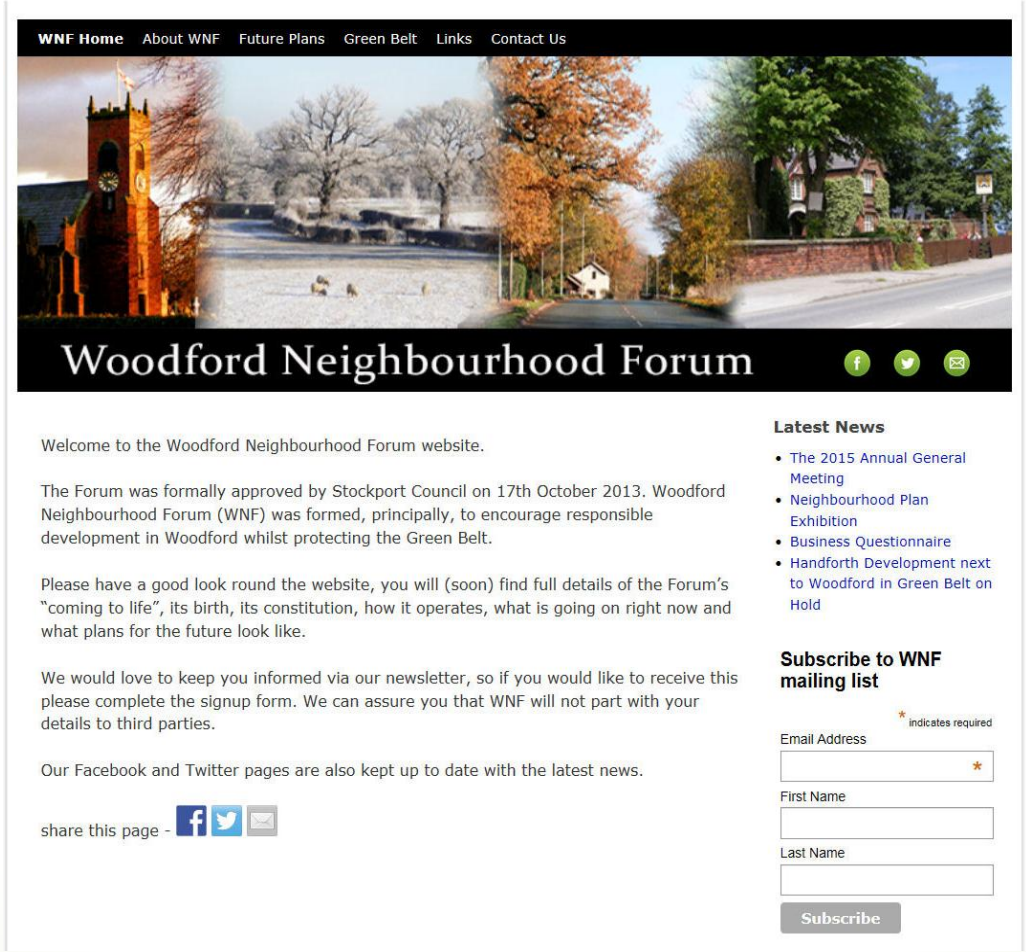
Next steps.....

- Liaise with SMBC
- Consult residents on draft policies
- Revise policies as required
- Prepare draft Plan for submission to SMBC
- At this point SMBC takes control of the process to guide the Plan through an independent review by an inspector, publication and a referendum of Woodford residents

Website

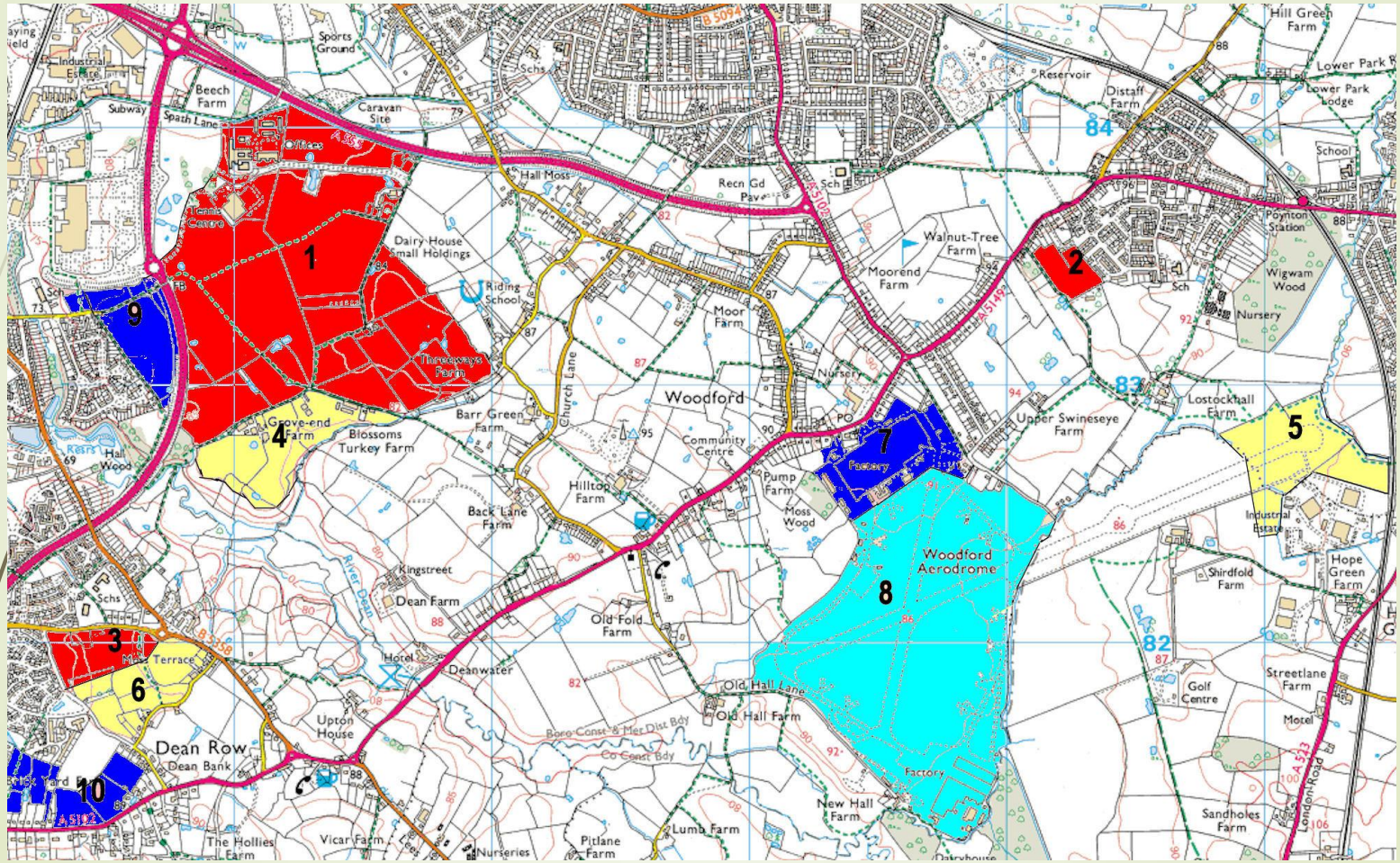
www.woodfordnf.co.uk



Email: woodfordneighbourhood@gmail.com

CEC Local Plan Examination

Revised CEC Local Plan proposes even more development around Woodford



CEC Local Plan Examination

Sites proposed for development in CEC Local Plan

1. North Cheshire Growth Village in Handforth - 1,650 houses
2. Land south of Chester Road in Poynton – 150 houses
3. Heathfield Farm in Wilmslow – 150 houses

Proposed sites to be taken out of Green Belt for future development in CEC Local Plan (Safeguarded Land)

4. Handforth East - 14 hectares
5. Woodford Aerodrome – 22 hectares
6. Heathfield Farm (Wilmslow) – 9 hectares

Sites currently being developed

7. Woodford Aerodrome site – 145 houses in Phase 1 (Redrow)
9. Site in Handforth being developed for a 108-unit Care Village plus 175 houses
10. Site in Dean Row, Wilmslow – 204 houses (Jones Homes)

Site with outline planning permission

8. Outline planning permission for development of a further 775 houses plus care home and commercial premises on Woodford Aerodrome site (Redrow)

CEC Local Plan Examination

Discussion and questions