



# Woodford Neighbourhood Forum Update





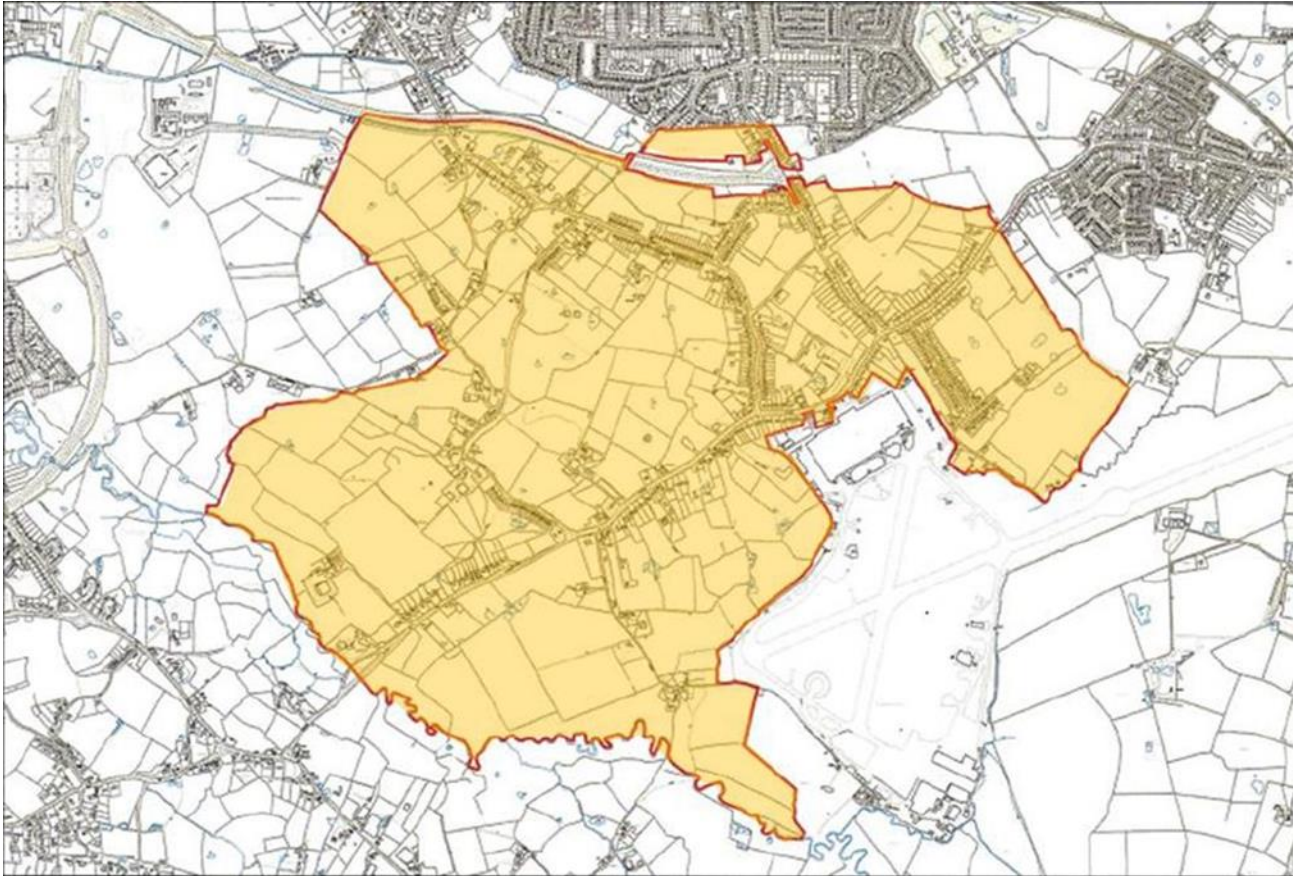
# Neighbourhood Forum Designation

- Idea of a Forum for Woodford suggested by Rt Hon Don Foster MP in 2013 when visiting Woodford United
- WCC submitted application:
  - Constitution
  - Supporters
  - Neighbourhood Area
- Forum designation approved by SMBC on 17 Oct 2013
- Aerodrome site excluded by SMBC at the request of Harrow Estates
- Extension of the designation for a further 5 years approved by Stockport Council on 18th Oct 2018





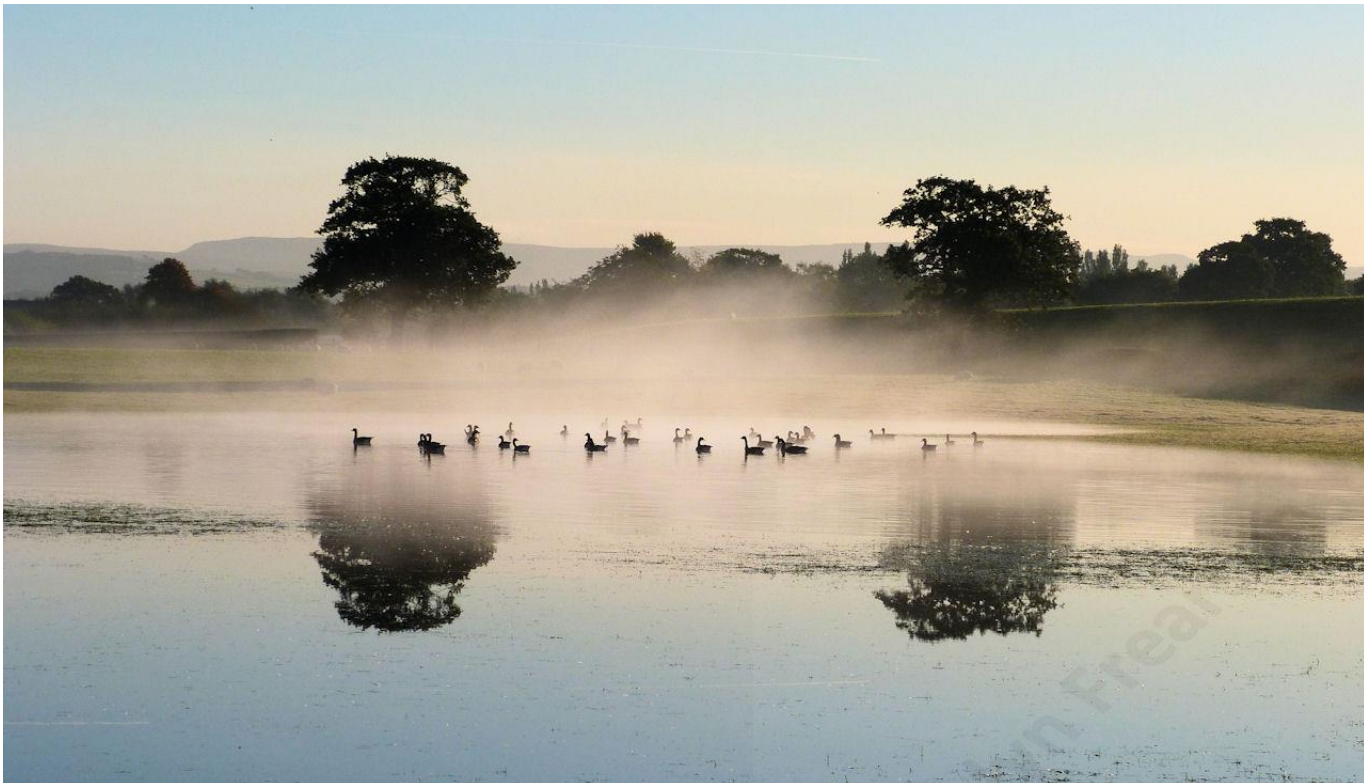
# Woodford Neighbourhood Area





# Aims of the Forum

- To promote and improve the social, economic and environmental well-being of the Area
- Key task: Preparation of a Neighbourhood Plan in partnership with the Local Planning Authority





# Management Committee



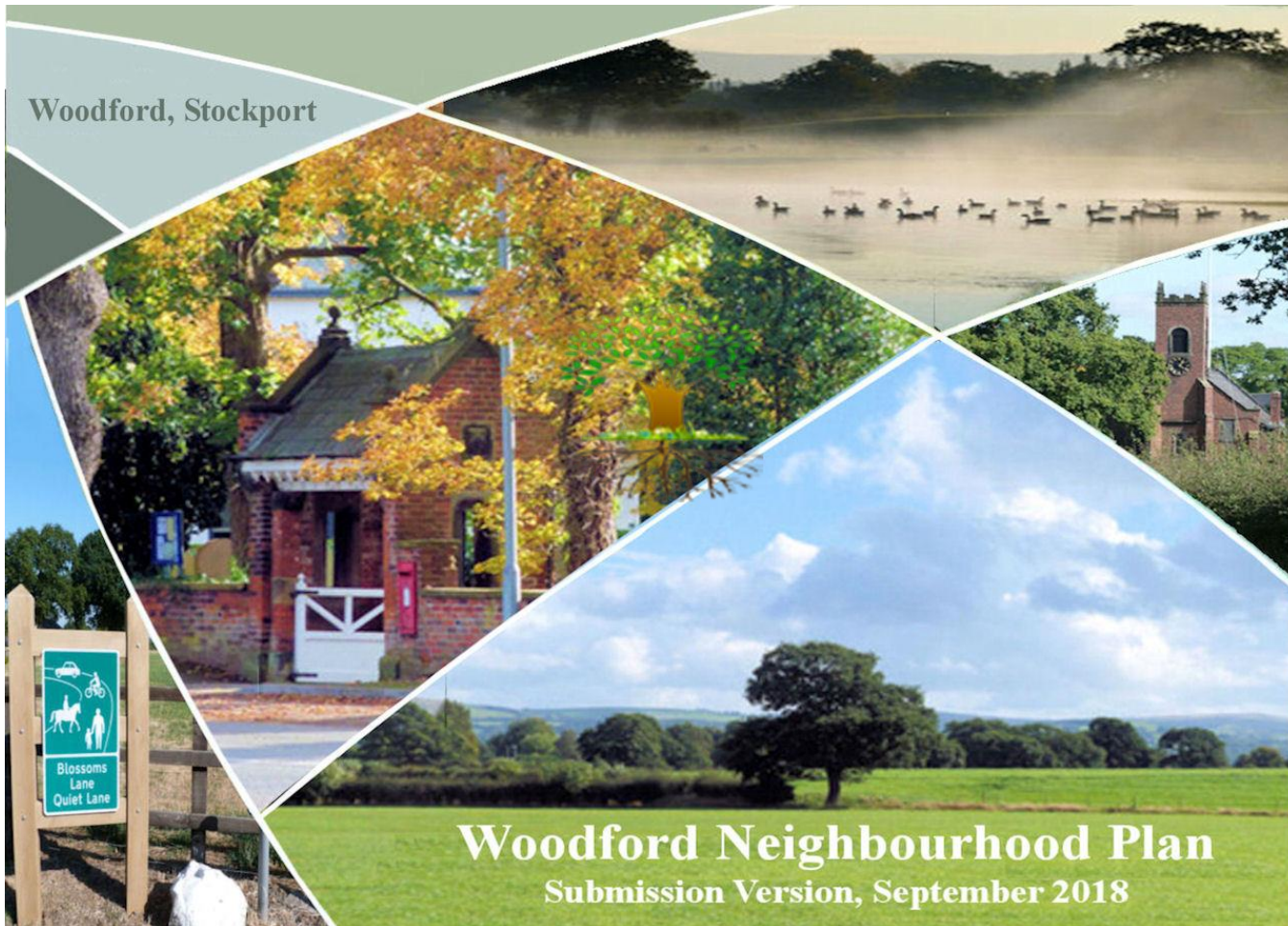


# Management Committee 2018/19

- |                        |                          |
|------------------------|--------------------------|
| 1. Terry Barnes        | Chair                    |
| 2. Evelyn Frearson     | Hon Sec                  |
| 3. Robin Berriman      | Treasurer                |
| 4. David Buszard       |                          |
| 5. Roger Burton        |                          |
| 6. Jane Sandover       | WCC rep                  |
| 7. Jude Craig          | WWMCC rep                |
| 8. Janet De Vecchis    |                          |
| 9. Chris Coppock       |                          |
| 10. Zoe Jones          |                          |
| 11. Doreen Neil        |                          |
| 12. Dorothy Chesterman |                          |
| 13. Morag White        | Corresponding            |
| 14. Paul Rodman        | Corresponding            |
| 15. Maxine Wood        | Co-opted former resident |
| 16. John Knight        | Co-opted Expert          |
| 17. Paul Goodman       | Co-opted Expert          |



# Woodford Neighbourhood Plan



Woodford, Stockport

**Woodford Neighbourhood Plan**  
Submission Version, September 2018



# Purpose of a Neighbourhood Plan

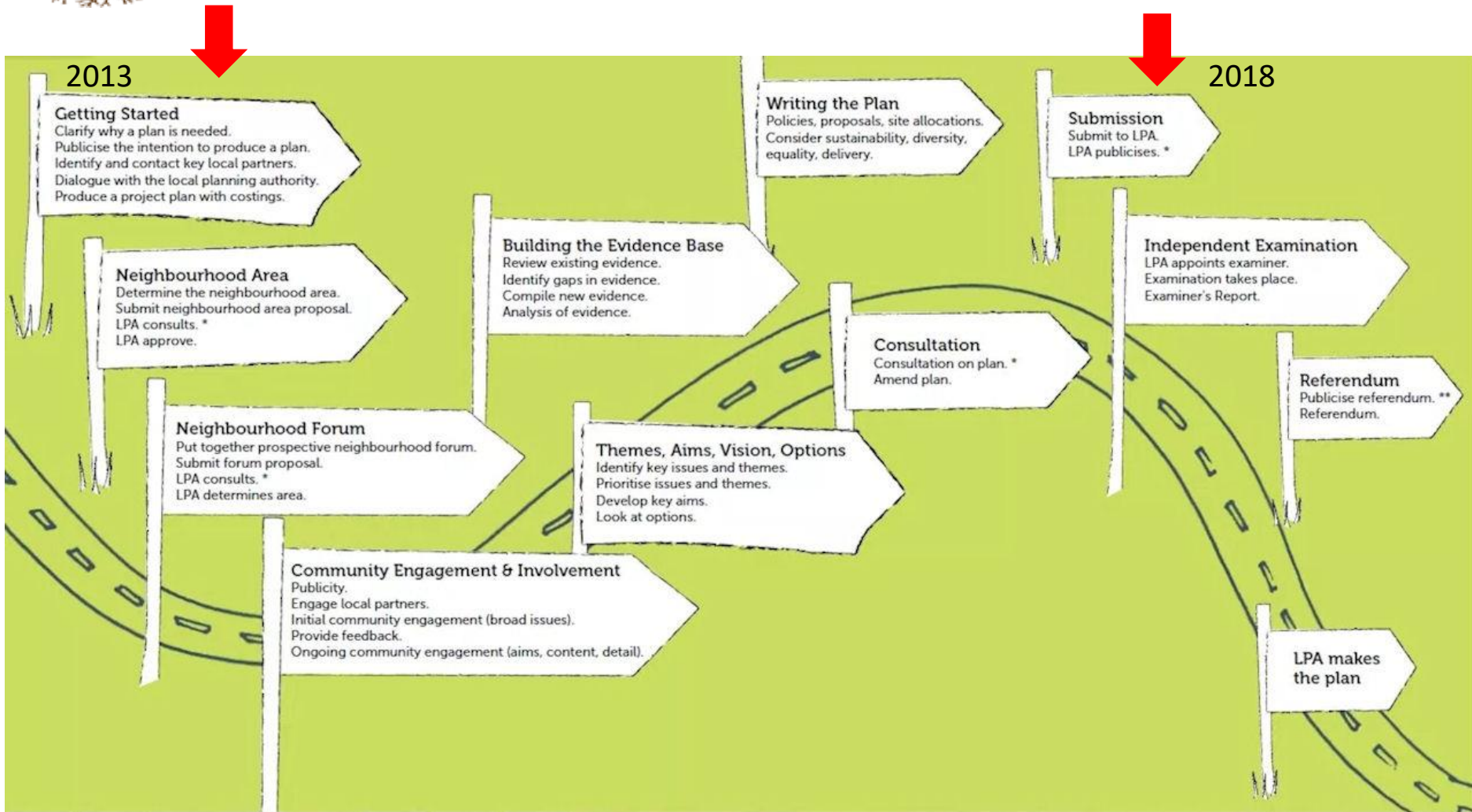
- Gives the community a voice in planning
- Becomes part of Stockport Development Policy
- The policies have to be considered along with existing policies when making planning decisions in the Neighbourhood Area



**Have Your Say**



# Locality Roadmap





# Team Effort

Plan group

Executive  
committee

Communications  
team

Footpath survey  
team

Business survey  
team

Environment  
survey team

Submission  
team

**Planning advisors  
Paul Goodman  
and John Knight**



# Consultation

- Questionnaire 2014
- Forum workshop
- Exhibition on vision and objectives
- Policy Consultation
  - Residents
  - Stockport Council
- AGM Update meetings
- Pre-submission Consultation by WNF
- Submission Consultation by Council

**Have Your Say**

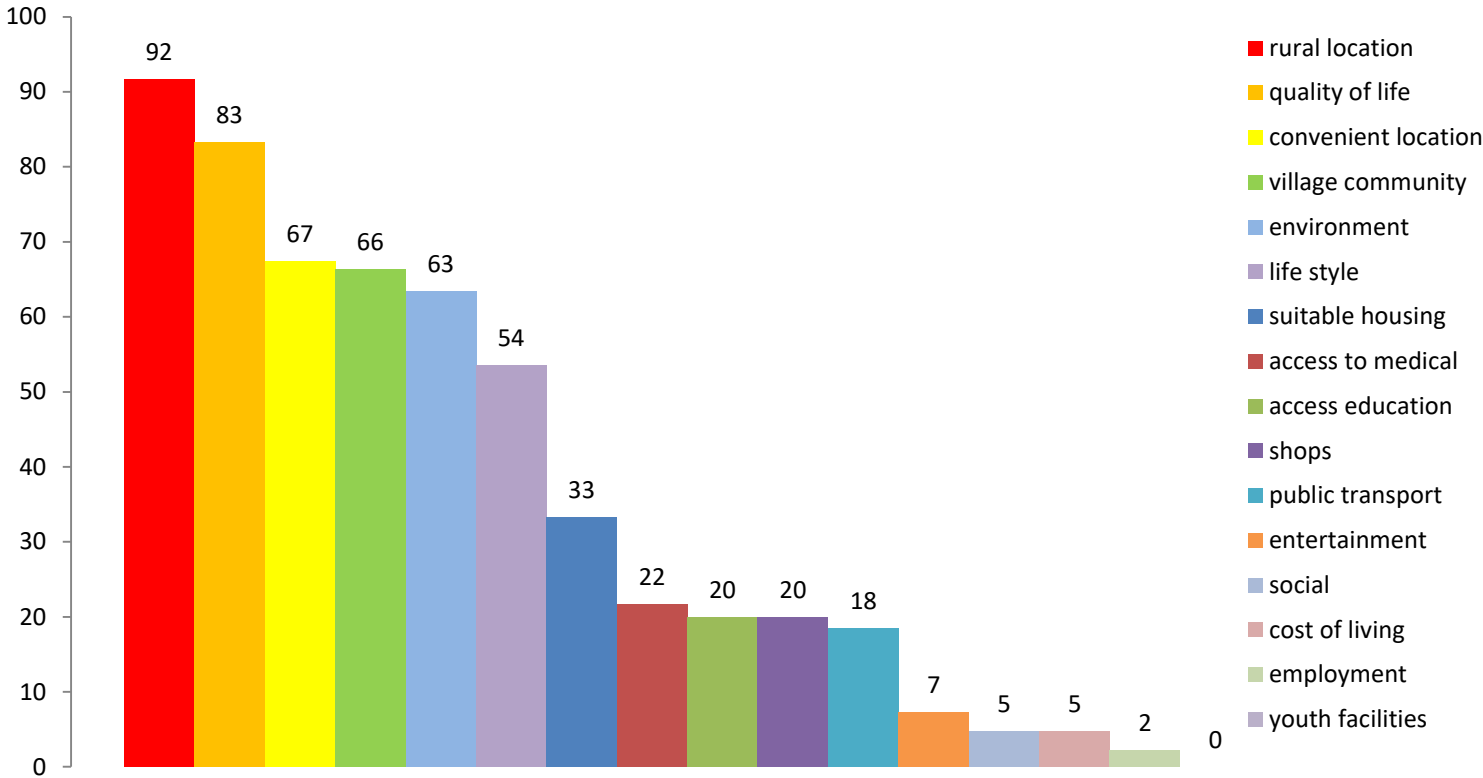




# Consultation

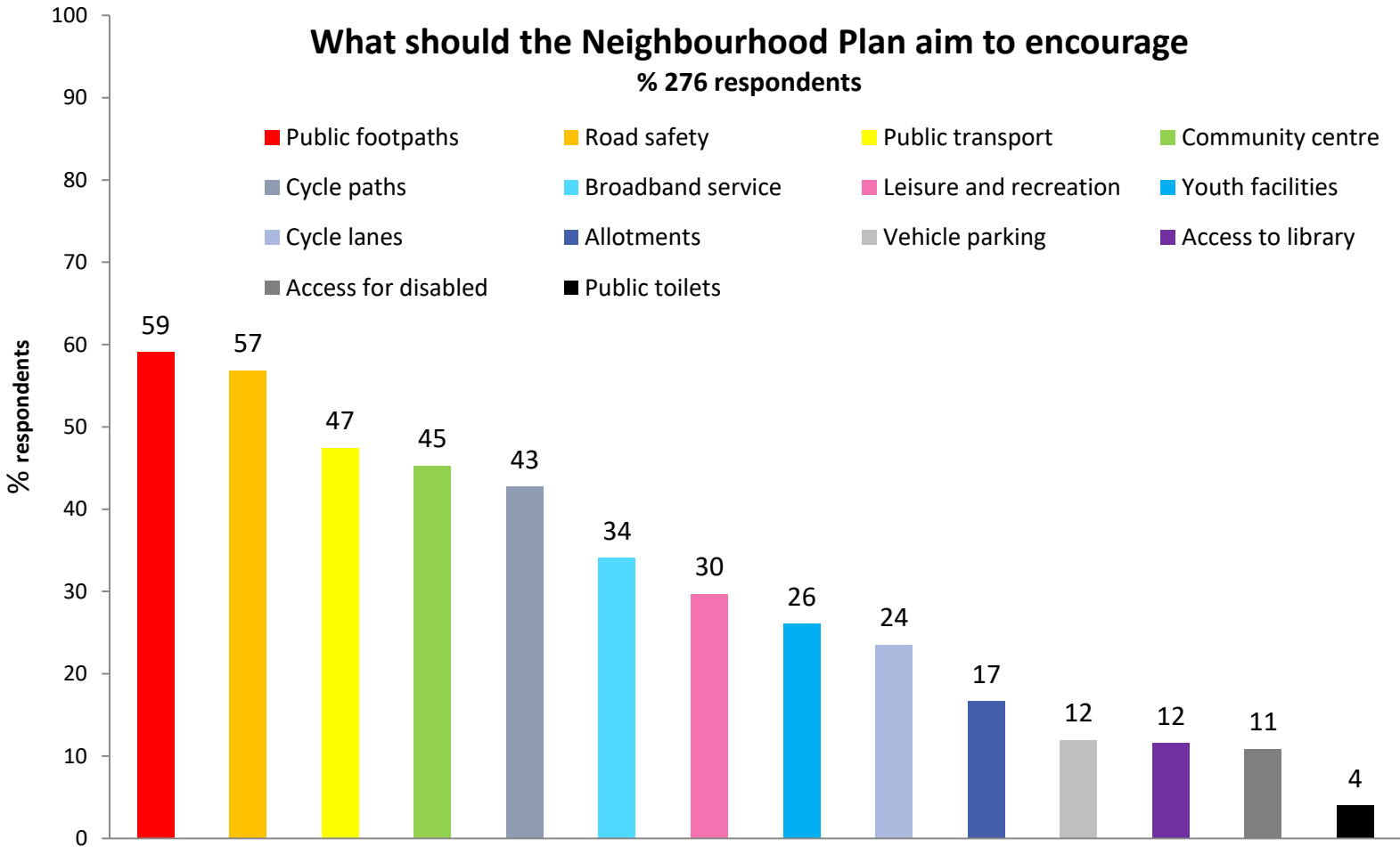
Response = 46% of 600 households  
23% of people on electoral register

## What are the good things about living in Woodford? % of total of 276 respondents





# Consultation





# Consultation

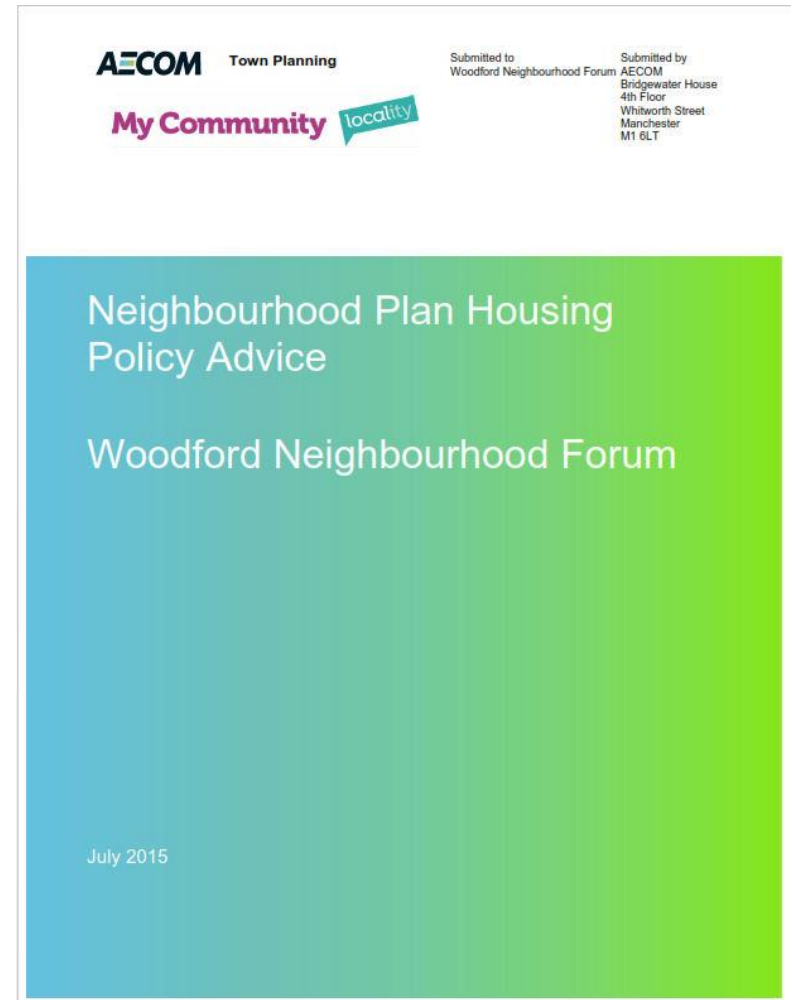
## Key words in narrative responses

Protect		Green Belt		Open spaces
	Rural	Views	BAE	
Traffic volume		Traffic speed		Over development
	Environment		Footpaths	
Footpaths		Cycle paths		Community Centre



# Evidence

- Analysis of Questionnaire, Kirkwells
- Housing Needs Assessment, AECOM
- Movement Study, Peter Brett Associates
- Heritage and Landscape Study, AECOM
- Interim Analysis of Objectives, WNF
- Cheshire Wildlife Trust Study
- Business Survey, WNF
- Environment Study, WNF
- Footpath Survey, WNF



# Evidence



Woodford Movement Study  
Final

## WOODFORD HERITAGE AND CHARACTER ASSESSMENT

AECOM

AECOM Town Planning

My Community locality

Submitted to  
Woodford Neighbourhood Forum

Submitted to  
AECOM  
Bridgewater  
4th Floor  
Whitworth  
Manchester  
M1 6LT

Neighbourhood Plan Housing  
Policy Advice

Woodford Neighbourhood Forum

July 2015

Protecting and Enhancing Woodford's  
Natural Environment



Cheshire  
Wildlife Trust

January 2018



Woodford Neighbourhood Forum

## Interim Analysis of Vision and Objectives 2015

Part 1: Introduction, Information Gathering and Vision

Part 2: Environment

Part 3: Community

Part 4: Employment

Woodford Neighbourhood Forum

## Woodford Landscape and Environment Study Part 1: Natural Features



2015-2017



# Vision and Objectives

- 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 Objectives under topic headings:

Environment

Employment

Community

Development

- Other Objectives were moved to Aspirations:

Movement

Integration



# Objectives

## **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.



# Policies

Environment  
5 policies

Employment  
3 policies

Community  
3 policies

Development  
9 policies



# Environment Policies

Policy	Aims
Policy ENV1	To protect and enhance <b>views and vistas</b> within and out from the Woodford Neighbourhood Area.
Policy ENV2	To protect and enhance <b>countryside and green spaces and public access</b> to them.
Policy ENV3	To protect and enhance <b>natural features</b> , which are key aesthetic components of the landscape.
Policy ENV4	To increase biodiversity and habitats for <b>wildlife</b> and to avoid, or compensate for any losses.
Policy ENV5	To minimise <b>light pollution</b> and ensure environmentally friendly lighting is used, with particular reference to bats.



# Employment Policies

Policy	Aims
Policy EMP1	To permit and promote <b>small-scale</b> employment, which has no negative effects on the environment.
Policy EMP2	To <b>retain existing</b> employment.
Policy EMP3	To <b>reuse redundant buildings</b> for employment as a priority over new-build.



# Community and Heritage Policies

Policy	Aim
Policy COM1	To allow provision of <b>new community facilities</b> , provided that no harm is caused to other village features that are valued by the community.
Policy COM2	<p>To prevent loss of, or harm to, features in the Woodford Neighbourhood Area that are valued by the community.</p> <p>To allow improvement, relocation, or addition of <b>new features of value</b> to the community in the Woodford Neighbourhood Area, provided no harm to existing features of value is caused.</p>
Policy COM3	To recognise the community value of <b>heritage</b> to the Woodford Neighbourhood Area and the contribution this makes to local quality of life.



# Development Policies

Policy	Aim
Policy DEV1	To define development that may be considered acceptable as <b>rural exceptions</b> in Green Belt.
Policy DEV2	To provide the criteria for <b>small-scale infilling</b> in Woodford Neighbourhood Area, consistent with Green Belt policy.
Policy DEV3	To define the criteria/conditions for supporting development of <b>affordable housing</b> in Woodford Neighbourhood Area.
Policy DEV4	To define the criteria for supporting the complete <b>redevelopment of farm buildings</b> into new housing.
Policy DEV5	To define the criteria for supporting the <b>replacement</b> of existing dwellings with new dwellings.
Policy DEV6	To define the criteria for supporting <b>extensions</b> to dwellings.
Policy DEV7	To define the criteria for supporting <b>sub-division</b> of existing dwellings into self-contained residential units.
Policy DEV8	To achieve a high standard of development <b>design</b> , compatible with the rural landscape, environment and ecological network and to achieve high standards of energy efficiency, aimed at reducing carbon emissions.
Policy DEV9	To define the criteria for an additional dwelling <b>in tandem with or behind</b> an existing dwelling within an existing garden.



# Regulation 14 Consultation

- 8-page leaflet
- All households and business premises in Neighbourhood Area (over 600)
- Open to residents, business owners and employees
- 189 consultees

**Woodford Neighbourhood Forum**



**Woodford Neighbourhood Plan Consultation**

Over the last four years, members of the Woodford Neighbourhood Forum Management Committee have been working hard to develop a Woodford Neighbourhood Plan (WNP). Using feedback from residents, information from professional studies and advice from Stockport Council (SMBC) we are pleased to say that we have prepared a draft WNP that we can now recommend to you.

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

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

**It is an important document that will affect you.**

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

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

**Your Village, Your Plan, Your Say**



# Regulation 14 Consultees

Type of organisation	No.
Statutory Local Authorities	3
Statutory Non-Council	55
Business and Energy	3
Environment Sport and Leisure	26
Local Churches	11
Adjoining Parish Councils	7
Neighbourhood Forums	5
Woodford Organisations	40
MP and Local Councillors	4
Disabled and Charity Support	5
Local Estate Agents	11
Housing Associations	9
Local Developers/Planning Consultants	10
<b>Total</b>	<b>189</b>



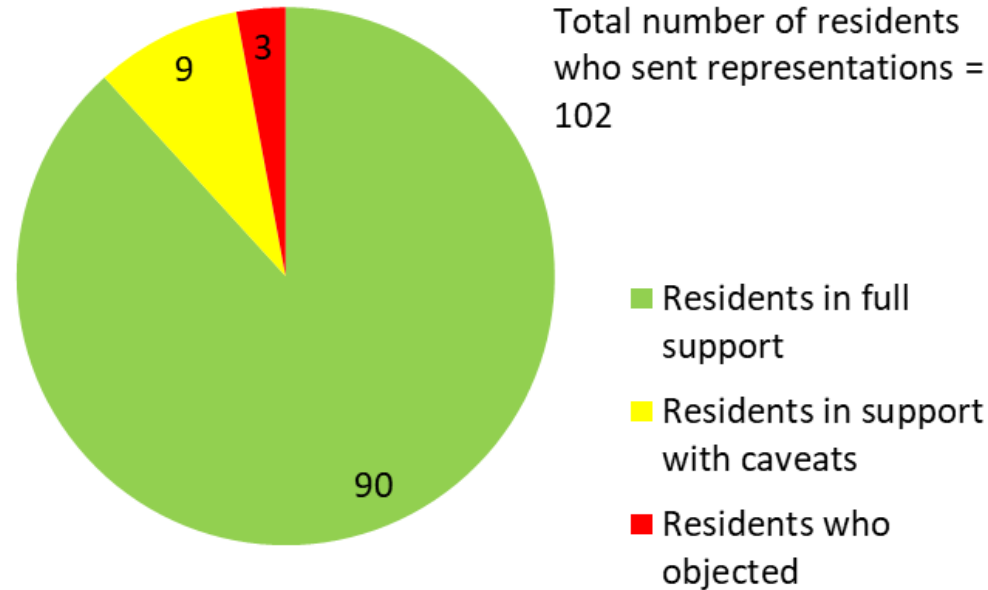
# Representations to Consultation

- 123 individuals, organisations, agents and landowners submitted representations
- WNF has responded to over 200 separate comments





# Representations: Residents

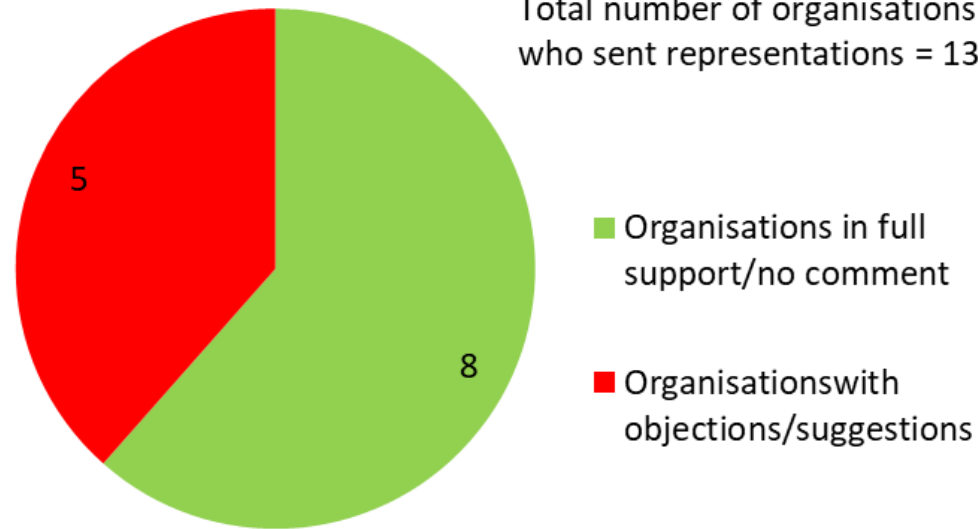


approx. 17% of 600 households, 9% of electoral register

- 102 Residents + 2 who are also landowners (in neighbourhood area) supplied over 100 comments
- Very strong support from the majority
- Suggestions:  
additional view, evidence of strip-farming, any new development should be on the aerodrome site, further traffic calming and safe crossings
- Objections:  
no more development at all, plan biased against the motorist, should resist large-scale employment, 50% affordable housing too high, should respond to GMSF



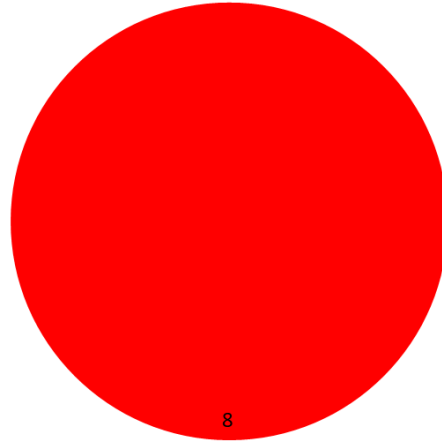
# Representations: Organisations



- 13 organisations supplied over 20 comments (7% response rate)
- Manchester Gospel Hall Trust: support/objections, some useful changes to wording which we have adopted
- Woodland Trust: greater emphasis on trees
- United Utilities: additional policy about surface water drainage
- **Natural England: No comment**
- **Historic England: Heritage Policy wording changes**
- **Environment Agency: greater emphasis on environmental sensitivity**



# Representations: Landowners/Agents



Total number of  
landowners/agents  
who supplied  
representations = 8  
(2 are also residents)

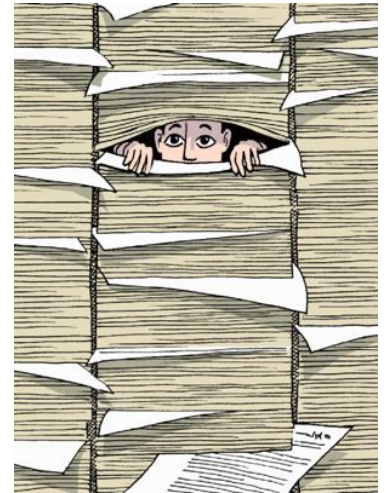
Number objecting = 8

- Landowners/agents supplied a large number of comments
- WNF has written responses to 76 of them
- Objections include:
  - WNP does not take GMSF allocation into account
  - Policies too restrictive for development
  - 50% affordable housing too high
  - Objections to Village Action Plan
  - Avoid reference to Redrow
  - Define the terms: the village/Woodford Village
  - Challenges to the evidence base
  - Some useful suggestions for policy wording, which we have adopted
  - **Importantly, no objections undermined the WNP**



# Submission to Stockport Council

- Representations and WNF responses recorded in a table for publication
- Plan document restructured
  - Justification and Evidence now in an appendix
  - Illustrations added
  - Village Action Plan now presented separately as Woodford Village Aspirations
- Amendments made to the wording
- Table of amendments with reasons prepared





# Illustrations

9 plates of illustrations were added on the following themes:

- Arriving into Woodford
- Roads and lanes
- Farmland
- Rural activities
- Environment
- Commercial premises
- Social activities
- Listed buildings
- A mix of housing

# Illustrations

## Farmland



Behind Chester Road



Behind Wilmslow Road



Behind King Street



In the centre of Woodford

# Illustrations

## Commercial premises



Shops on Chester Road



Nottcutts Garden Centre on Chester Road



Budgens Store on Chester Road

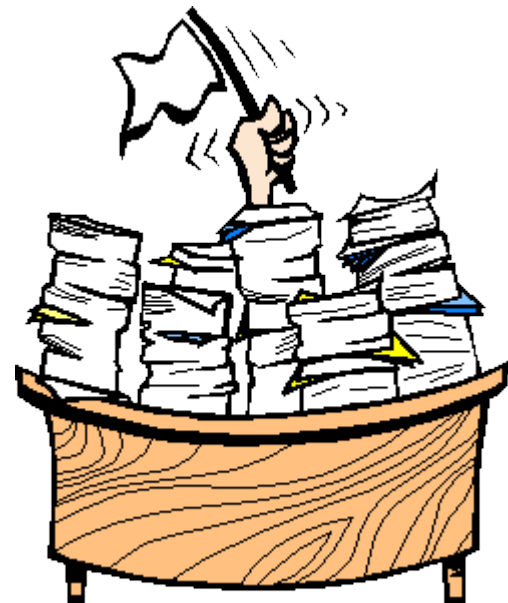


Deanwater Hotel on Wilmslow Road



# Submission to Stockport Council

- Supporting documents:
  - SEA and HRA Screening Report
  - Basic Conditions Statement
  - Consultation Statement
- **Submitted to SMBC 28 September**





# SEA and HRA Screening Report

## Woodford Draft Neighbourhood Plan

### WOODFORD NEIGHBOURHOOD PLAN SEA SCREENING REPORT

SEPTEMBER 2018

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# Consultation Statement

## Woodford Neighbourhood Plan (WNP) Consultation Statement

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<b>Appendix A</b>	Examples of publicity material used to promote engagement events
<b>Appendix B</b>	Neighbourhood Plan surveys
<b>Appendix C</b>	Public notice and text of letter/email sent to statutory bodies and other interested parties regarding Pre-Submission Consultation
<b>Appendix D</b>	Schedule of comments and responses to the Pre-Submission Consultation
<b>Appendix E</b>	Greater Manchester Spatial Framework (GMSF)
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# Basic Conditions Statement

## Woodford Neighbourhood Plan: Basic Conditions Statement

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# Stockport Council Consultation

## Woodford Neighbourhood Plan

### Ways you can respond

**Online:**

[www.stockport.gov.uk/haveyoursay](http://www.stockport.gov.uk/haveyoursay)

**Email:**

[neighbourhood.plans@stockport.gov.uk](mailto:neighbourhood.plans@stockport.gov.uk)

**Post:**

Technical Policy & Planning (FPH 4)  
Stockport Metropolitan Borough Council  
Stopford House, Piccadilly  
Stockport  
SK1 3XE

Online survey link also on **WNF website**  
[www.woodfordnf.co.uk](http://www.woodfordnf.co.uk)

**Consultation open to everyone**

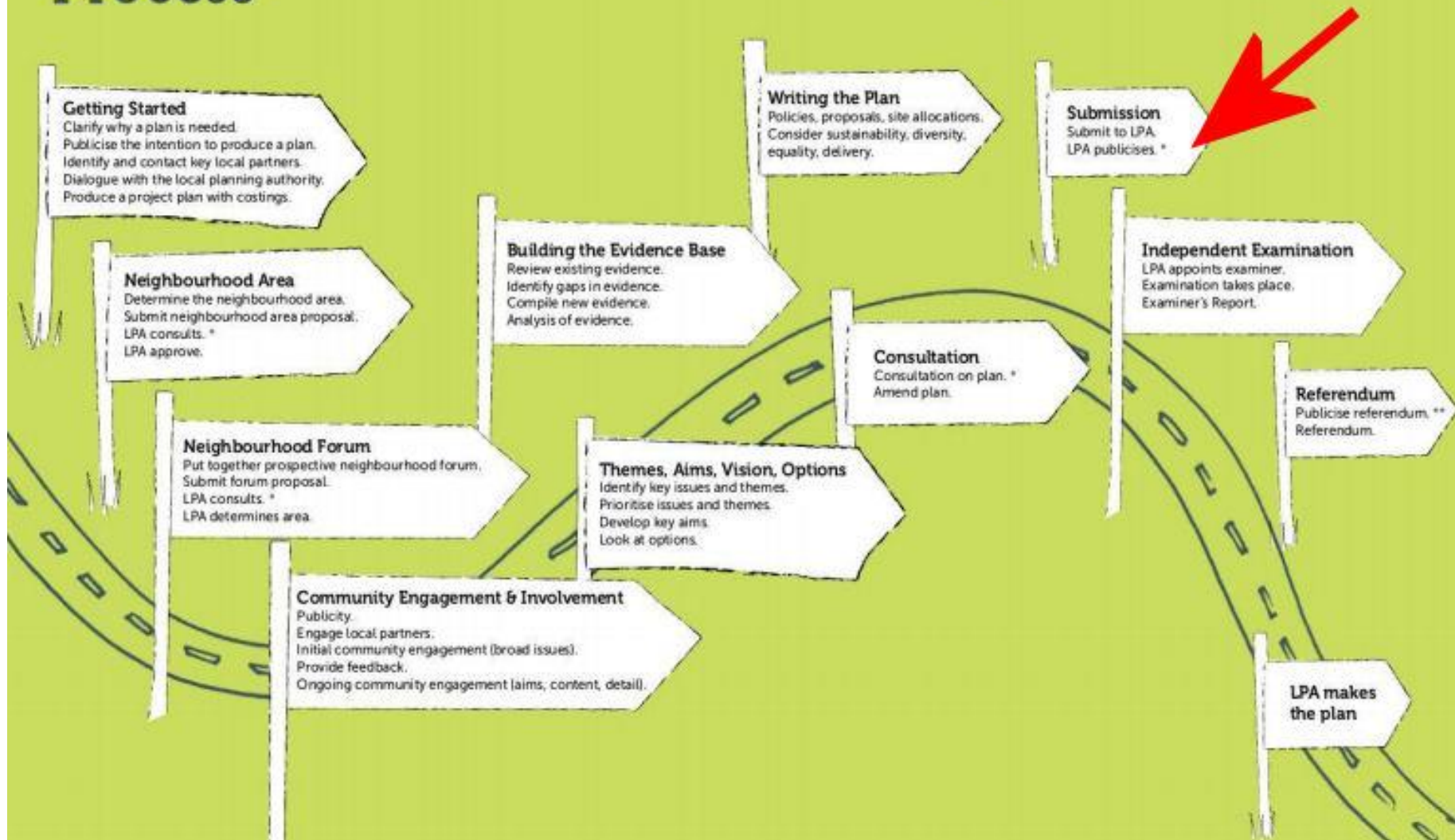


**Have your say**

**Deadline:**  
**5 pm 7th December 2018**

# Neighbourhood Plan Process

# Locality roadmap





# Next Steps

- WNP and supporting documents posted on SMBC website
- Submission Consultation
- Independent Examiner appointed
- Amendments (if required)
- Final version of the WNP
- **Referendum May 2019**





# Woodford Village Aspirations



Woodford Village  
Aspirations

September  
2018

BLOSSOMS LANE

Woodford  
Stockport



# Woodford Village Aspirations

- Movement
- Integration
- Environment





# Movement Aspirations

	Aim
Aspiration 1	To create a safe and secure network of walking routes around and within Woodford and improve links with surrounding areas.
Aspiration 2	To create a safe and secure cycling network.
Aspiration 3	To achieve better quality and more frequent bus services for Woodford with a greater range of destinations.
Aspiration 4	To achieve improved safety for all road users, and to encourage increased levels of walking and cycling, including speed reduction schemes where appropriate.





# Integration Aspirations

	Aim
Aspiration 5	To support the provision of accessible information about facilities, services and activities throughout the extended village and its communication to new residents.
Aspiration 6	To encourage and support the development of physical infrastructure, which facilitates linkages throughout the extended village.
Aspiration 7	To establish and maintain a dialogue with the land owner, developer and local authority and with the community to promote effective integration of the old village and new development.



# Environment Aspirations

	Aim
Aspiration 8	To achieve clean air in Woodford by avoiding the burning of waste and supporting initiatives that would reduce levels of air pollution on roads and in homes.



# Questions and Discussion



# Local Plans Update



# CEC Local Plan

- Local Plan Strategy adopted last year
- Work in progress on planning policies
- Consultations took place between 11 September and 22 October 2018
  - The Site Allocations and Development Policies document
  - Sustainability Appraisal
  - **North Cheshire Garden Village (Handforth) SPD**
  - Updated Statement of Community Involvement
  - 'Call for Sites' that may be suitable for Gypsy, Traveller and Travelling Showpeople

# NCGV Master Plan



# GMSF

- Consultation on revised GMSF delayed:
  - Andy Burnham not satisfied with the proposed level of Green Belt land release in the redraft
  - revised Government methodology for predicting housing needs was awaited.
- Government now consulting on changes to planning policy and guidance, including the standard method for assessing local housing need.
- Latest ONS data produced lower predictions for household formation and therefore housing needs.
- Contrary to all the previous advice to use up to date figures, the Government is now suggesting use of the previous (2014) ONS data for assessing housing need.
- At present, we don't know how GMCA will respond or how GMSF will be affected.
- 30 Nov meeting is deadline for decision on whether to proceed or wait until after pre-electoral purdah.
- You can respond to the Government's consultation online:  
<https://www.gov.uk/government/consultations/changes-to-planning-policy-and-guidance-including-the-standard-method-for-assessing-local-housing-need>



# Woodford Community Organisations



# Woodford War Memorial Community Centre (WWMCC)

- Opened in 1953, having been funded primarily by local donations (including A.V. Roe) and fund raising.
- Registered charity. Members of the Management Committee are its Trustees.
- All Woodford residents aged 18 years or over are automatically members.
- Home to the Woodford Players and the Woodford Women's Institute.
- Two halls and a large field available to hire for a variety of functions ranging from weddings, celebrations and children's parties to craft events and dog shows.
- Funded by hire of facilities, the annual Bonfire and Firework display and donations.

Website: [www.woodfordcom.com](http://www.woodfordcom.com)    Email: [woodfordbookings@googlemail.com](mailto:woodfordbookings@googlemail.com)



# Woodford Community Council (WCC)

- Established in 1974 when Woodford became part of the newly-formed Stockport Metropolitan Borough.
- All Woodford residents who are aged 18 years or over are eligible to vote at the AGM put their name forward for election to the committee.
- Purpose is to promote the interests of the residents of Woodford by addressing issues that affect the community and liaising with Stockport Council and other relevant bodies.
- Funded by website and newsletter sponsorships and donations.

Website: [www.woodfordcommunity.co.uk](http://www.woodfordcommunity.co.uk) Email: [info@woodfordcommunity.co.uk](mailto:info@woodfordcommunity.co.uk)



# Woodford Neighbourhood Forum (WNF)

- Legally designated organisation established in 2013, in accordance the 2011 Localism Act.
- The designated Area is all of Woodford, except the former aerodrome site (which was excluded by Stockport Council at the request of Harrow Estates).
- Membership is open to anyone who lives or works in the Area.
- The aim is to promote and improve the social, economic and environmental well-being of the Area.
- A key task is the preparation of the Woodford Neighbourhood Plan.
- Preparation of the Plan aided by Government grant funding and technical support.
- Website: [www.woodfordnf.co.uk](http://www.woodfordnf.co.uk)    Email: [woodfordneighbourhood@gmail.com](mailto:woodfordneighbourhood@gmail.com)