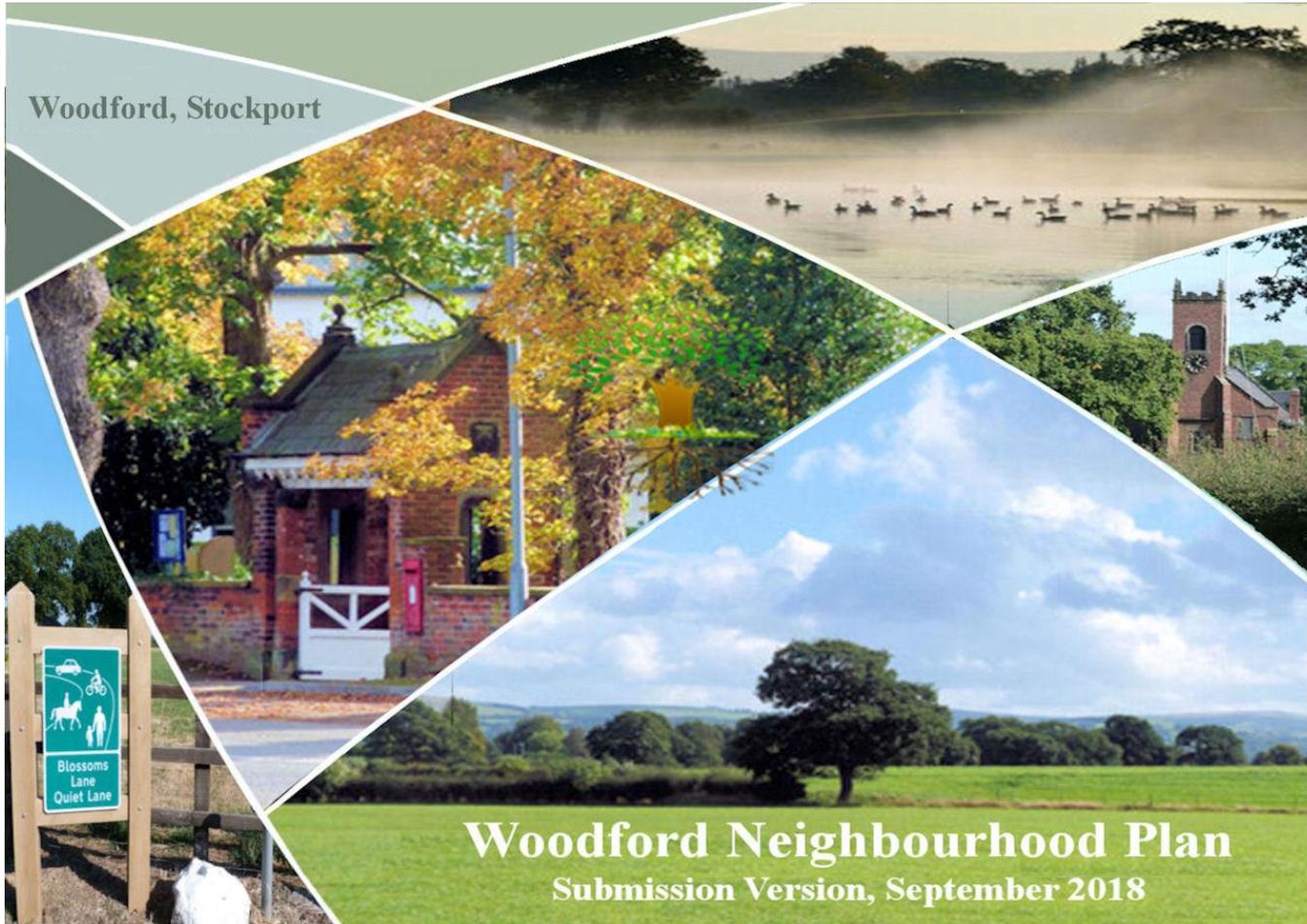




Woodford Neighbourhood Plan



Woodford, Stockport

Woodford Neighbourhood Plan
Submission Version, September 2018



Preparing a Neighbourhood Plan

What will you need?

- Designation of Forum
- Designation of Area
- Committee with active participants
- Funding and fund holder
- Expert advice
- Knowledge and understanding of national and LPA planning policies
- Understanding of planning principles and terminology
- A good working relationship with and support from the LPA
- Time, energy, dedication, patience, sense of perspective
- Skills in public engagement, communication, teamwork, conducting meetings, document writing



Legislative requirements

A Neighbourhood Plan should:

- Represent the residents wishes
- Comply with national and LPA policies
- Not duplicate national and LPA policies
- Comply with European and national environment and habitat regulations
- Comply with European legislation on human rights
- Represent sustainable development
- Add detail specific to the neighbourhood area



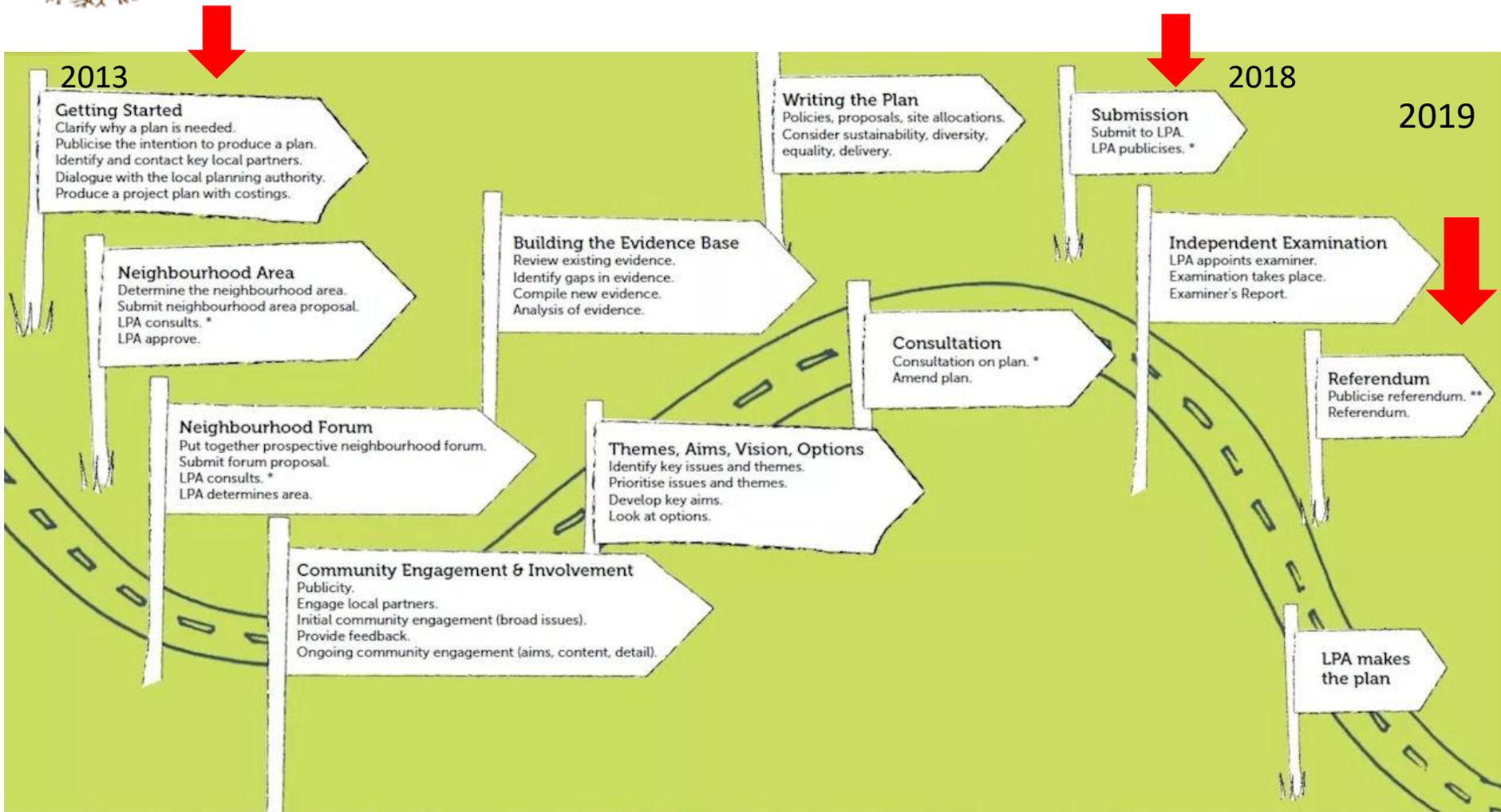
Resources and Advice

- Locality
- Legislation
- Planning consultants
- Other neighbourhood plans
- CEC neighbourhood planning website
- CEC neighbourhood planning officer

[See notes page for links]



Locality Roadmap





Woodford Neighbourhood Forum Designation

- Inaugural meeting June 2013
- Forum designation approved by SMBC on 17 Oct 2013
- Extension of the designation for a further 5 years approved by Stockport Council on 18th Oct 2018





Committee: Team Effort





Developing policies

Consultation and analysis of feedback: **Vision, objectives and topic areas**
Further consultation and amendments

Professional and volunteer studies: **Evidence to support vision, objectives and policies**

National policies, LPA policies, policies in other NPs: **Neighbourhood Plan policies**
Further consultation and amendments

Regulatory stages 14: **Neighbourhood Plan Document and Supporting Documents**
Further consultation and amendments

Submission: **Neighbourhood Plan Document and Supporting Documents**
Process transfers to LPA
Further consultation and amendments

Examination:
Further amendments: **Final version of the Neighbourhood Plan document**

Plan is advertised
Referendum, residents vote
Plan is “made” and adopted by LPA

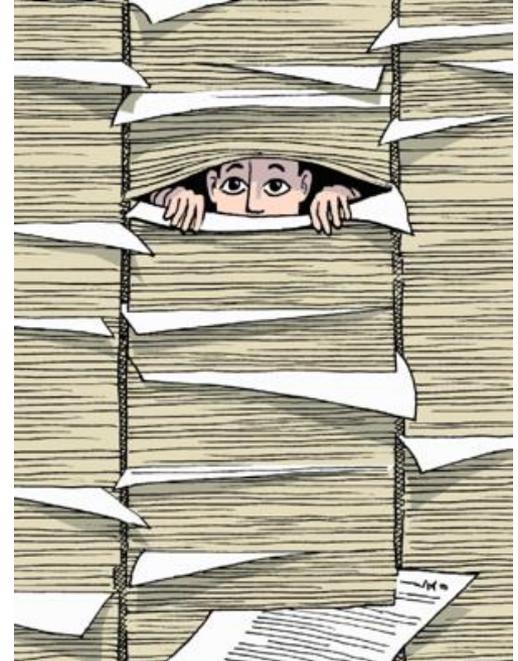


Developing policies

Processes

- Internal:
 - meetings
 - emails
 - lots of reading, drafting, redrafting, fine tuning

- Public engagement and feedback:
 - meetings
 - flyers
 - newsletters
 - exhibitions
 - emails





WNP Consultation

- Questionnaire June 2014
- Forum workshop Jan 2015
- Exhibition on vision and objectives May 2015
- Policy Consultation Sep 2016
 - Residents
 - Stockport Council
- AGM Update meetings 2014-2018
- Pre-submission Consultation WNF May 2018
- Submission Consultation Stockport Council September 2018

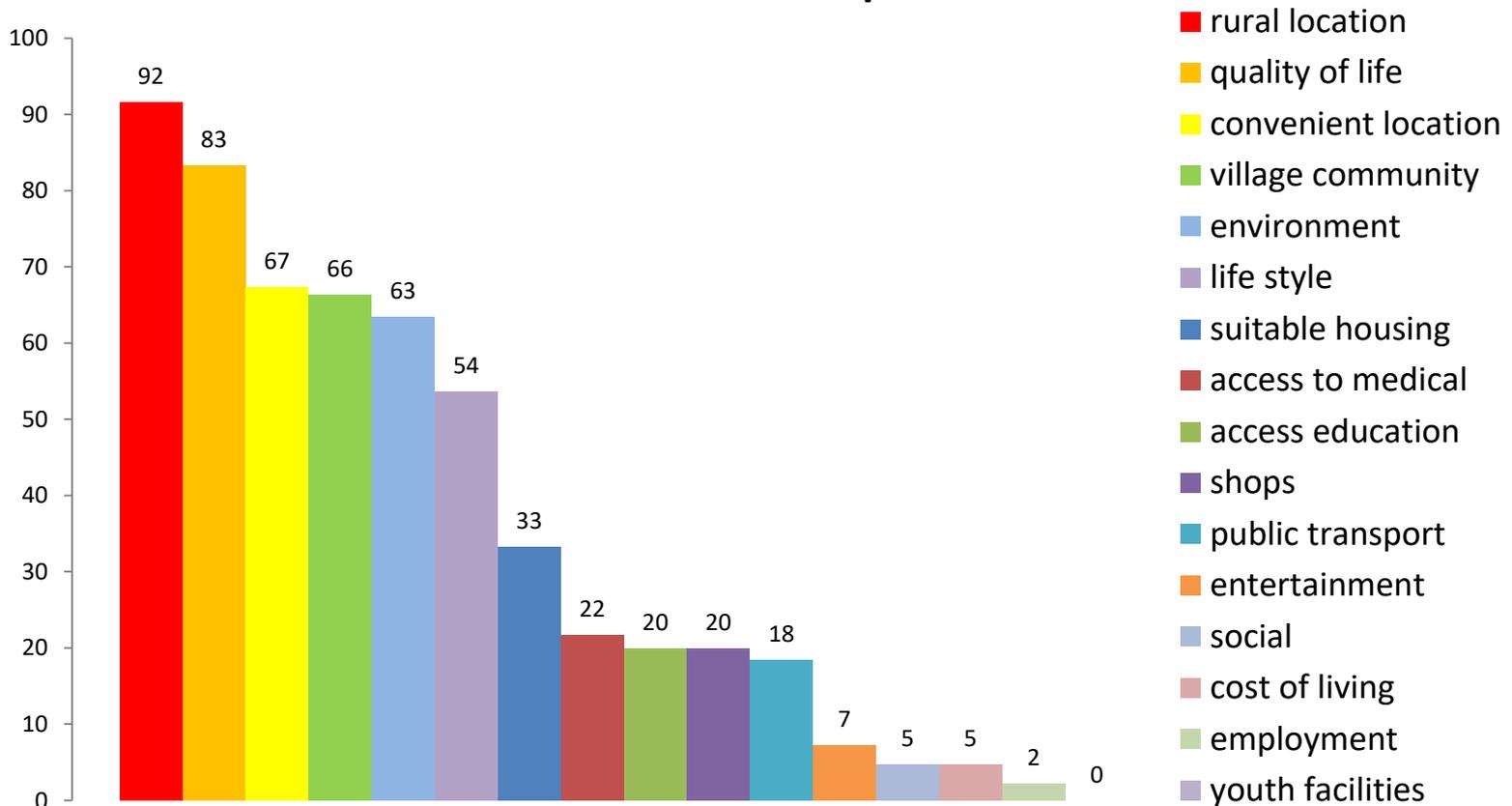




Example of feedback from consultation: Questionnaire

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

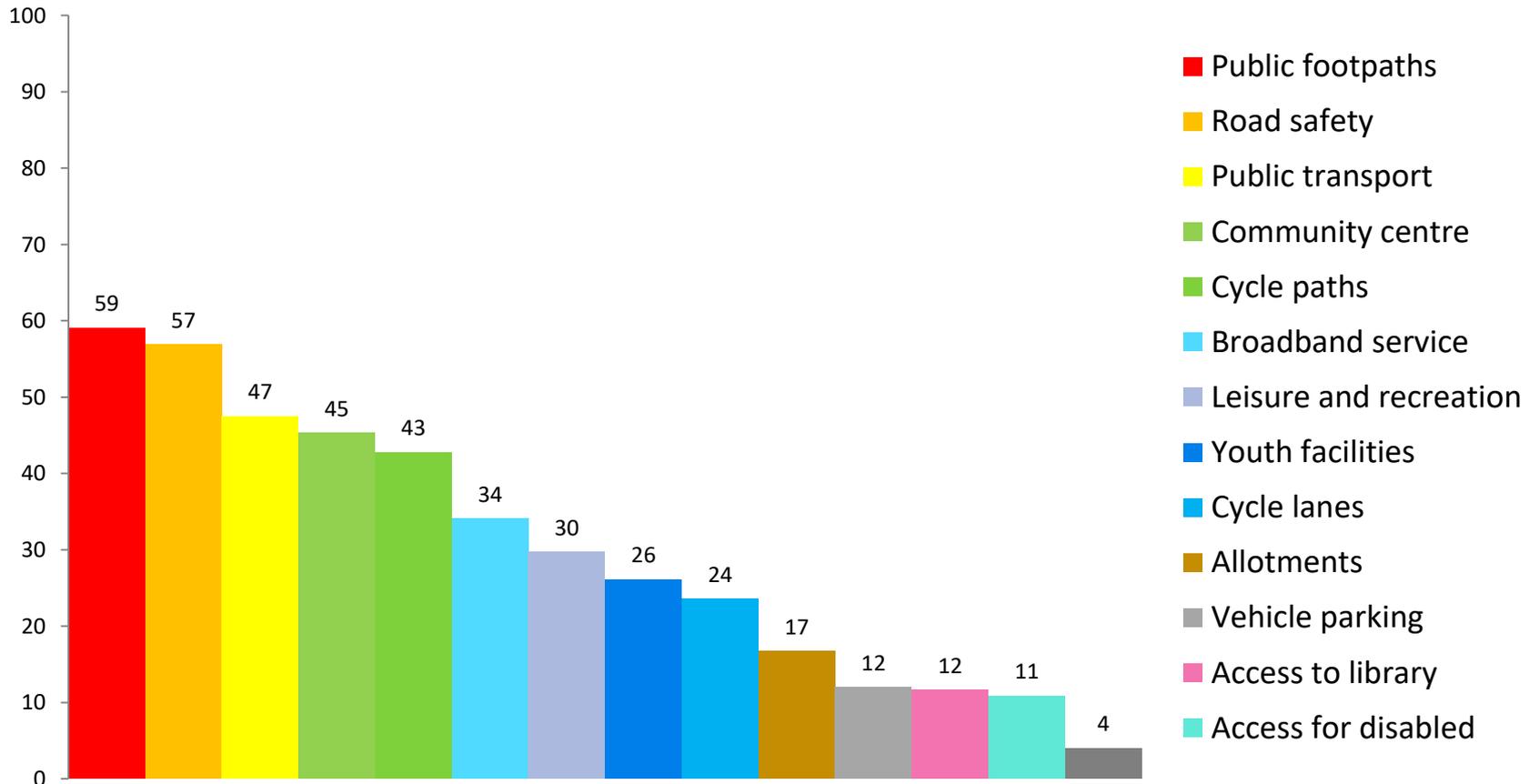




Example of feedback from consultation: Questionnaire

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

What should the Neighbourhood Plan aim to encourage % of total of 276 respondents





Example of feedback from consultation: Questionnaire

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



Vision and Objectives

Forum members workshop

- 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

Objectives were defined under the topic sections

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.



Review of vision and objectives

Do they match feedback from consultation?

- May 2015: Public exhibition of vision and objectives
- December 2015: Interim analysis of feedback
- Small tweaks made as a result



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



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



Policy Development

We studied NPPF, SMBC Core Strategy and UDP and NP Guidelines

- NP policies must comply with national and LPA policies
- NP policies should not duplicate national or LPA policies
- We looked for any gaps in LPA policies
- NP policies can add specific local detail where relevant
- NP policies must be supported by evidence
 - Feedback from residents
 - Evidence in supporting studies
- Locality provides useful guidelines: How to write planning policies for your Neighbourhood Plan

<https://neighbourhoodplanning.org/toolkits-and-guidance/write-planning-policies-neighbourhood-plan/>



Policy Wording

We studied other “made” neighbourhood plans

- Small rural village communities
 - In Green Belt
 - Post-examination wording
 - Passed at referendum
 - Made and adopted by LPA
 - WNP policies
 - Drafted by Plan group
 - Advice from planning advisors
 - Reviewed by main committee
- Norley
 - Chaddersely
 - Brereton





Other Neighbourhood Plans

Examples of policies

Norley NP

Policy LC2 - Landscape Quality

All new Development **will be expected to respect and enhance** the local landscape quality ensuring that important local views and vistas into, out of and across the settlements and the rural skylines are maintained and where possible enhanced and protected from Development. (See Appendices C and D for a list and map respectively of important local views and vistas).

WNP

Policy ENV1: Protecting views and vistas

ENV1: Protecting views and vistas (1-13)

a) New development **shall be permitted**, provided that it **does not affect the openness of the Green Belt** ensures that important local views and vistas within and out from the 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.



Other Neighbourhood Plans

Examples of policies

Norley NP

Policy ECON 1 – New Business in the open countryside

Outside the Settlement Boundary new or extended small scale sustainable employment Development, and small scale retail facilities that support farm diversification, **will be supported** where it can be demonstrated that the Development **will have no impact on the openness of the Green Belt or the purposes of including land within** it in accordance with NPPF paragraphs 88 to 90 and Local Plan Policy STRAT9.



Other Neighbourhood Plans

Examples of policies

WNP

EMP1: New Businesses within the Area

Proposals **shall be permitted** that extend or promote existing and new small-scale* employment opportunities within the 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 prejudice the openness of the Green Belt; and**
- c) Proposals do not adversely affect the character and appearance of the locality or the amenity of adjoining properties; and
- d) All new development will be required to make provision for high speed broadband and other communication networks; and
- e) Proposals will not generate heavy goods traffic and must demonstrate, with the assistance of a Transport Statement, that the proposal will not have an unacceptable traffic impact within the Neighbourhood Area; and
- f) 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.



Other Neighbourhood Plans

Examples of policies

Norley NP

Policy HOU1 – Scale and Location of Housing Development

New housing Development **will be supported** in accordance with NPPF paragraphs 88 to 90 and 54 to 55.

It **should** provide a mix of housing to meet Norley's Housing Requirement and be laid out and designed in accordance with Norley Neighbourhood Plan Policy HOU3.

A) Within the Settlement Boundary, new housing Development shall accord with Local Plan Policy STRAT 8:

- 1) Infill Development of **up to two dwellings on a small gap in an otherwise built up frontage.**
- 2) Small scale sites only where the Development is in keeping with the local village character and provides Affordable Housing or Low Cost Market Housing to meet a demonstrated local Housing Requirement from those with a **Norley Connection.**



Other Neighbourhood Plans

Examples of policies

WNP

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



Policy Consultation

Date	Task	Outcome
2015	Policy research and drafting	Draft policies
2016	Residents and SMBC consulted on draft policies	Feedback
2017	Reviewed in a series of meetings with SMBC	Amended
2018	Pre-submission consultation	Amended
2018	Submission consultation	Feedback
2019	Examination	Amended



Policies in submission version of WNP

Environment

- ENV1: Protecting views and vistas
- ENV2: Protecting the countryside and green spaces
- ENV3: Protecting natural features which are a key aesthetic component of the landscape
- ENV4: Supporting biodiversity
- ENV5: Reducing light pollution

Employment

- EMP1: New Businesses within the Area
- EMP2: Loss of Employment
- EMP3: Use of Rural Buildings

Community

- COM1: Provision of new community facilities
- COM2: Development of Community Facilities
- Policy COM3: Woodford Heritage assets



Policies in submission version of WNP

Development

- DEV1: Exceptions for new housing development
- DEV2: Limited infilling in Woodford Village
- DEV3: Affordable Housing
- DEV4: Redevelopment of farm buildings or farm complex
- DEV5: Replacement of existing dwellings
- DEV6: Extensions to existing dwellings
- DEV7: Subdivision of existing houses
- DEV8: Design of new development
- DEV9: Backland and tandem development

20 policies altogether



Examination of WNP

Nigel McGurk's conclusions:

- Meets all the legislative requirements
- Is not premature with respect to the Local Plan or GMSF
- There is evidence of robust consultation
- Represents a “Shared Vision”
- Appendix is a useful reference source
- 9 policies deleted (11 remain)
- Policy wording amendments required in the rest



Examination of WNP

General points

- A Neighbourhood Plan cannot permit or refuse planning permission.
- Openness of the Green Belt is always impaired where there is development when there was none before.
- Green Belt policy may allow the openness of the Green Belt to be impaired where it is judged that the overall benefit of development outweighs the harm.
- Subsidiary policy points can be dealt within the body text of the plan, so that policy statements are more concise.



Examination of WNP

Deleted policies

- **ENV2 part a: Protecting the countryside and green spaces**

Can't prevent appropriate development, large tracts of land included.

- **DEV1: Exceptions for new housing development**

Variety of reasons: some is background not policy, infill criteria too imprecise, openness of Green Belt issue

- **DEV3: Affordable Housing**

50% affordable does not comply with LPA policy. No evidence for inclusion of "Woodford Connection"

- **DEV4: Redevelopment of farm buildings or farm complex**

Not compliant with Green Belt policy because it allows redevelopment of any agricultural building anywhere.

- **DEV7: Subdivision of existing houses**

Too prescriptive and beyond the scope of a neighbourhood plan.

- **DEV9: Backland and tandem development**

Not supported by feedback from residents. Does not comply with national policy.



Examination

Examples of wording amendments

Policy ENV1: Protecting views and vistas

a) New development **shall be permitted**, provided that it **does not affect the openness of the Green Belt** and that it respects and enhances the local landscape quality, ensuring that important local views and vistas within and out from the 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.

Examiner's amended version

Policy ENV1: **Respecting** views and vistas

Development **should respect** local character. In doing so, it **should recognise and take into account the importance of the views and vistas** listed in the Table and indicated on the Map below.



Examination of WNP

Examples of wording amendments

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 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.

Examiner's amended version

Delete part a) Includes large tracts of land, not designating Local Green Space. Does not allow for appropriate sustainable development.

Amended part b)

The enhancement of public rights of way throughout the Neighbourhood Area **will be supported.**



Examination of WNP

Examples of wording amendments

EMP1: New Businesses within the Area

Proposals **shall be permitted** that extend or promote existing and new small-scale employment opportunities within the 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 prejudice the openness of the Green Belt; and**
- c) Proposals do not adversely affect the character and appearance of the locality or the amenity of adjoining properties; and
- d) All new development will be required to make provision for high speed broadband and other communication networks; and
- e) Proposals will not generate heavy goods traffic and must demonstrate, with the assistance of a Transport Statement, that the proposal will not have an unacceptable traffic impact within the Neighbourhood Area; and
- f) 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.



Examination of WNP

Examples of wording amendments

EMP1

Examiner's comments

As noted earlier, whilst national Green Belt policy seeks to keep land permanently open, it does not prevent all development that impacts or even harms openness.

Examiner's amended version

The sustainable growth of local businesses and facilities, including the development and diversification of agricultural and other land-based rural businesses, **will be supported**, subject to development respecting local character, highway safety and residential amenity. The development of high quality communications infrastructure will be supported, subject to any such development respecting local character through sympathetic design and camouflage, where appropriate.



Examination of WNP

Examples of wording amendments

Policy 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:

a) Provides evidence that the employment use is no longer viable; and should provide evidence of efforts made to either save or sell the business as a going concern e.g.: marketing strategy and business plan and details of consultations with professional advisers, such as the company's bank manager, accountants, solicitors, HR consultants, FSB made over a period of a minimum of six months.

Examiner's amended version

Proposals for the change of use of employment land **should be supported** by evidence that the existing land use is no longer viable.



Examination

What did we learn?

- The Examiner will look at the responses to regulation 14 and 16 consultations.
- The Examiner may request a hearing if he/she feels everyone has not had sufficient opportunity to have their say.
- Examiners normally ask for amendments.
- NP policies can support or resist. They cannot permit or refuse.
- Openness of the Green Belt is a tricky concept.
- Planning is a matter of interpretation. One examiner may reject what another has accepted.
- Overall, we feel the WNP is improved following the Examination.



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.





Further information

- WNF website

<http://woodfordnf.co.uk/>

- WNP

<http://woodfordnf.co.uk/neighbourhood-plan/>

- Stockport council website

<https://www.stockport.gov.uk/woodford-neighbourhood-development-plan>



Postscript (1)

From the Locality guidelines: Writing planning policies, page 8

Objective	Policy
Protect and enhance all green spaces within the neighbourhood.	EN1 Protection of green spaces within the neighbourhood
	Development that results in the loss of green spaces or that results in any harm to their character, setting, accessibility or appearance, general quality or to amenity value will only be permitted if the community would gain equivalent benefit from provision of a suitable replacement.
	EN2 Valley Park Development which would detract from landscape or ecological value of Valley Park will not be permitted .

Example from Exeter St James Neighbourhood Plan



Postscript (2)

From the Locality guidelines: Writing planning policies, page 10

- Neighbourhood plans cannot include strategic policies.
- The focus must be on non-strategic policies.
- Although Green Belt boundaries are strategic, neighbourhood plans can now amend them, but only if strategic or local plan first makes provision for them to do so (paragraph 136 of NPPF 2018).



Questions and Discussion

