

Woodford Neighbourhood Plan Monitoring Report 2022

Contents

Executive Summary	2
Introduction.....	3
Progress with implementation of WNP.....	3
Review of planning applications.....	4
Contentious applications.....	5
Awareness of WNP among applicants.....	6
Frequency of reference to WNP policies by Stockport Council	6
Limited Infilling.....	7
WNP website	8
Implementation of Aspirations.....	8
Relevance of WNP and Village Aspirations	8
Stockport Local Plan	9
Changes in National Planning Regulations	9
Poynton Relief Road	9
Neighbourhood Plan Review	10
Future Tasks.....	10
Appendix 1: Table 3. Planning Applications in the Neighbourhood Area from 23 Sep 2021 to end Sep 2022	11
Appendix 2: WNP Vision, Objections and Policies.....	15
Appendix 3: Woodford Village Aspirations	18

Executive Summary

This is the third annual Monitoring Report to be issued since the [Woodford Neighbourhood Plan](#) (WNP) became part of the Stockport Development Plan after the referendum in September 2019. Since then, the policies in the WNP have been used by Stockport Council planning officers and local councillors, along with local authority and national policies, in making decisions about planning applications in the Woodford Neighbourhood Area. This report covers the period from September 2021 to September 2022.

The WNF management committee has continued in the role of consultee and has assessed planning applications, noting general concerns and assessing applications against the criteria in the policies in WNP, Stockport Development Plan and the National Planning Policy Framework (NPPF). Comments have been submitted to the Council planning officers. A total of 51 applications were received during the period from September 2021 to September 2022, many of which were for home extensions.

The WNF management committee monitors whether the WNP policies are cited by applicants. Some applications were submitted without any reference to planning policies, but where they were cited, we have observed a gradual increase in successive years in acknowledgement of WNP.

We have monitored references to use of WNP in assessing planning applications in reports issued by Stockport Council planning officers. As in previous years, we are pleased that WNP is referenced by planning officers in the majority of applications, with four exceptions this year.

We continued to follow the progress of applications through the determination process, including progress through Bramhall & Cheadle Hulme South Area Committee and Highways Committee meetings, noting the reports and webcasts. As always, the WNF management committee would like to thank our local councillors for their dedicated efforts in representing the residents of Woodford.

The [WNF website](#) includes a section on [Planning Applications](#), which is updated regularly and allows residents to find planning applications on the Stockport Council planning website and read WNF responses to them.

The WNF management committee continues to work in harmony with the [Woodford Community Council](#) (WCC) management committee in order to encourage implementation of the aspirations set out in the supplementary document [Woodford Village Aspirations](#). The Woodford Showcase event held at the Community Centre on June 18th 2022 was part of this initiative. Members of the Woodford Community Council, Woodford Community Centre and Woodford Neighbourhood Forum committees organised this event for the voluntary organisations and businesses in Woodford. We believe it was a success in raising awareness of local businesses, community activities and voluntary organisations. It was an opportunity for participants to mingle and enjoy the camaraderie.

Stockport Council is currently preparing an updated [Stockport Local Plan](#). A first draft was due to be published for public consultation this autumn, but the consultation has been delayed due to current uncertainties at national level and economic pressures on residents and businesses.

A 5-year review of WNP will be due in 2024, or when a new Stockport Local Plan is adopted, whichever is the sooner.

The WNF management committee continues to monitor local plans in neighbouring authorities and changes in national planning regulations, which may have an impact on Woodford residents, responding to consultations where appropriate.

Introduction

Monitoring neighbourhood plans is recommended in order to assess implementation and to check that it is still up to date with higher tier local and national policies and still relevant. Monitoring can be carried out by the local planning authority, or the neighbourhood planning group, or other local stakeholders. The WNF management committee has taken on the task here.

[Woodford Neighbourhood Plan](#) (WNP) became part of the Development Plan for Stockport following a successful referendum in 2019. It is the most relevant, local and up to date part of the Development Plan for the designated Woodford Neighbourhood Area.

Woodford Neighbourhood Forum became a consultee on planning applications in the Neighbourhood Area in July 2019, following independent Examination of the WNP. Since that time, members of the WNF management committee have assessed planning applications against relevant policies in WNP, National Planning Policy Framework (NPPF) and the Stockport Core Strategy and Stockport Unitary Development Plan 2006 (UDP). Our responses also include any general comments and concerns about each proposal.

Aspirations, which arose during the consultation for the neighbourhood plan, but which were not appropriate to address through planning policy have been presented in a supplementary document, [Woodford Village Aspirations](#). We are continuing to work together with Woodford Community Council to advocate for and monitor the implementation of these aspirations.

Progress with implementation of WNP

The WNF produced a comprehensive [Monitoring Report in September 2021](#), which concluded that the WNP was being successfully implemented by Stockport Council and the vision and objectives were being upheld. This 2022 report provides an update on progress.

Key observations:

- There were a large number of planning applications in the Woodford Neighbourhood Area again (over 50).
- Many applications were for extensions, which were mostly non-contentious.
- Some applications were for very large extensions representing large volume increases.

- There were a few problems with receipt of notifications by WNF from SMBC and unreliable access to the SMBC planning website. Stockport Council planning officers have offered to meet members of the WNF management committee to discuss these issues.
- Controversial applications included:
 - An application for prior approval by a telecoms company for a 5G mast.
 - A disappointing design for the proposed commercial centre on the Woodford Garden Village.
 - An application for infill development on Bridle Road.

Review of planning applications

At the time of writing we have looked at 51 planning applications in the Neighbourhood Area since September 2021 and these are shown in Table 3 in Appendix 1. This is a similar number to the 50 applications reviewed by WNF for the last report.

Of these 51 applications:

- 2 were permitted development.
- 2 were non-material amendments.
- 2 were applications for a Certificate of Lawful Development.
- 3 were discharge of conditions on previous applications.
- 6 were called in to the Area Committee, of these 5 were approved.
- 3 have been refused by the council.

The WNF management committee submitted comments on 12 applications. Of these, 6 were objections, 1 was support and the others were observations. For applications that we believe are non-contentious and we have no comments, we have sent a “No Objections” or “No Comments” response to Stockport Council planning officers for their records.

Of the six applications where WNF management committee submitted objections, four have been determined at the time of writing. Two of these were refused by the Council and two were permitted, as follows:

DC/083453: Windyridge 52 Hall Moss Lane, woodland to garden. [Refused](#) (Not compliant with NPPF, UDP or WNP)

DC/085065: Chester Road, 5G mast on grass verge by Notcutts. [Refused](#) (Fails design standards in DPD and WNP). Appeal lodged by applicant

DC/084994: 14 Jenny Lane, wall. [Permitted](#) (Concerns from Woodford Neighbourhood Forum have been addressed through amendments).

DC/085044: 368 Chester Road, extension. [Permitted](#) (Overall design, scale, size, height and acceptable; no undue harm to the visual amenity of the area; impact upon residential amenity acceptable; impact on the openness of the green belt acceptable)

Hyperlinks above lead you to the Council planning officers' reports.

You can find WNF responses to these planning applications in the table on the [WNF website](#).

The management committee was disappointed with the decision on DC/085044. Our objections included very poor design, not in keeping with the character of Chester Road or Woodford as a whole, and not in keeping with the existing building.

There was just one application where the WNF management committee had no objections but it was refused by the Council, namely DC/084187: 63 Bridle Road, orangery. The [reasons for refusal](#) were that it would be harmful to the open nature of the Green Belt.

Table 1: Applications where the view of WNF differed from the council decision

WNF objected but the Council granted permission	WNF did not object but the council refused permission
DC/084994 14 Jenny Lane, wall	DC/084187 63 Bridle Road, orangery
DC/085044 368 Chester Road, extension	

Apart from the applications listed above we were in accord with the Council decisions when determining applications.

Contentious applications

Three applications were particularly contentious, causing residents to get in touch with the WNF management committee and local councillors to express their objections and, in the case of the 5G mast, organise a petition to express objections, as follows:

1. DC/084618 | Erection of two detached dwellings with associated access and landscaping | Bridle Road Woodford Stockport. *Not determined at time of writing.*
2. DC/085065 | Application to determine if prior approval is required for proposed telecommunications installation: Proposed 15.0m Phase 8 Monopole C/W wrap-round Cabinet at base and associated ancillary works. | Chester Road Woodford Stockport. *Refused by Council and the applicant has lodged an Appeal.*
3. DC/085887 | Erection of a two-storey mixed-use local centre development comprising a convenience store and flexible commercial floor space (Use Class E) at ground floor level and 6 no. two-bedroom apartments (Use Class C3) at first floor level, together with access, car parking, hard and soft landscaping, drainage infrastructure and other associated works | Land South Of Chester Road (Part Of The Former Woodford Aerodrome) Chester Road Woodford Stockport. *Not determined at time of writing.*

The WNF management committee has challenged the officer's report for the Area Committee for DC/084618 because we believe that it misinterprets policy DEV1 and the location of the site. In the

majority of other applications we have been in accord with the officers' assessments. This case represents an exception.

Awareness of WNP among applicants

In the last report, we noted that we had raised this issue with Stockport Council planning officers and had observed a slight improvement in the proportion of applicants citing WNP, but still some who did not. The situation was similar this year. There is nothing in the application form suggesting that the applicant should be aware of planning policies, though we might expect professional planning agents to check for compliance with relevant policies, including the neighbourhood plan.

However, we recognise that it is not essential for applicants to reference planning policies because it is the Council officers and local councillors who are responsible for carrying out the assessment against the WNP.

Frequency of reference to WNP policies by Stockport Council

For the 25 planning applications that have been determined to date (excluding discharge of conditions), we noted that WNP policies were referenced in the officer's reports for 21 applications, but there was no mention of WNP in the reports for 4 applications, which involved sites in, Chester Road, Bridle Road, Jenny Lane and Church Lane. These are highlighted in Table 3 in Appendix 1. This is disappointing, but we are pleased that WNP is referenced in the majority of officers' reports.

The table below shows the frequency with which each WNP policy was referenced in Council officers in delegated reports and reports to the Bramhall & Cheadle Hulme South Area Committee.

Table 2: Frequency of reference to WNP policies in Council officers' reports

WNP Policy	Frequency of reference in Stockport Council officer's reports
DEV4	17
DEV3	16
ENV3	3
ENV4	2
DEV1	1
EMP3	1
EMP2	1
COM1	1
DEV2	0
ENV2	0
EMP1	0
ENV1	0
COM2	0
COM3	0
ENV5	0

As occurred last year, **WNP DEV4: Design of new development** was the used the most frequently used policy in assessing planning applications during this period (used in seventeen applications), which is perhaps not surprising because design is a consideration in many development proposals. The second most frequently used was again **WNP DEV 3: Extensions**, reflecting the fact that there were a large number of applications for home extensions (used in sixteen applications). **WNP ENV3: Protecting Woodford's natural features** was used in three applications. **WNP ENV 4: Biodiversity** was used in two applications. The following were used once: **WNP EMP2: Loss of Employment; WNP EMP3: Use of Rural Buildings; WNP, WNP DEV1: Limited infilling** and **WNP COM1: Provision of new community facilities**.

More details can be found in Table 3 in Appendix 1.

Limited Infilling

This continued to be a contentious issue in the Neighbourhood Area.

We noted last year that the [National Planning Policy Framework \(NPPF\) 2021](#) does not permit development in Green Belt apart from certain exceptions, which are listed in paragraph 149. The exceptions include limited infilling in villages. WNP DEV1 defines limited infilling as the development of a relatively small gap between existing dwellings for one or two dwellings completing an otherwise continuous and largely uninterrupted built frontage of several dwellings visible within the street scene, where the scale of development is compatible in character to that of adjoining properties. (See Appendix 2 for the precise policy wording). The Stockport Development Plan also has strict policies on infilling in villages, although NPPF and WNP are more up to date. The NPPF, Stockport Development Plan and WNP policies were all cited in the following Appeals, which resulted in consideration of whether the more rural parts of Woodford with low density housing can be considered as lying within the village.

1. DC/073788 | Erection of two detached dwellings and associated access works | Land Adjacent to Windyridge 65 Bridle Road. Permitted at Appeal.
2. DC/076613 | Demolition of existing buildings and erection of two dwellings with associated works | Land Off Church Lane. Appeal dismissed (permission refused).
3. DC/077533 | Erection of one infill dwelling (outline application with all matters reserved save for layout, access and scale) | Moorend Farm 181 Woodford Road. Permitted at Appeal.

You can find further background information on this link: [2021 Monitoring Report](#)

This year, an application has been submitted for two new dwellings on Bridle Road as infilling: DC/084618 | Erection of two detached dwellings with associated access and landscaping | Bridle Road Woodford Stockport

It appears that infilling in Woodford is a controversial issue and that WNP policies on infilling should be reviewed when the plan is reviewed to ascertain whether the wording needs amending in order to achieve the aims of the policy.

WNF website

As reported last year, the [WNF website](#) includes a section on [Planning Applications](#). A table on this page provides links to planning applications on the Stockport Council website, WNF responses and the decision status of the application. The table has been updated at regular intervals and includes a search facility. It allows residents and other interested parties to view planning applications and WNF responses to them with ease. In order to manage the workload, we are currently only uploading applications where we submitted comments on behalf of WNF.

Implementation of Aspirations

The WNF management committee has continued to work in harmony with the [Woodford Community Council](#) (WCC) management committee in order to encourage implementation of the aspirations set out in the supplementary document Woodford Village Aspirations. Neither WNF nor WCC has funds for implementation, but we can advocate for funding when suitable projects are identified.

A Woodford Showcase event held at the Community Centre on June 18th 2022 was organised by a subgroup drawing members from the Woodford Community Centre, WCC and WNF. The event was sponsored by Redrow Ltd, who provided the funds for a large marquee. Businesses, voluntary organisations and the Church in Woodford set up displays and the event was attended by residents from Woodford Garden Village as well as the old village. There were refreshments, activities for children and entertainment by a local choir. There was enjoyable camaraderie between those who put on displays and we believe that it was successful in helping to encourage community spirit and participation.

Relevance of WNP and Village Aspirations

The WNF management committee believes that the vision, objectives and policies in the WNP and the aspirations in the supplementary document Woodford Village Aspirations remain relevant in 2022. A summary of the Aspirations is provided in Appendix 3 for reference. We will continue to monitor this as the village evolves, noting in particular the impact of new road schemes, the growth of Woodford Garden Village and the arrival of Woodford School. The WNP is currently compliant with the most up to date version of the NPPF and the Stockport Development Plan. Therefore, no revisions are required at this stage.

Stockport Local Plan

A useful explanation of the purpose of a Local Authority Plan can be found on the Stockport Council website:

[What is the Local Plan](#)

“Our Local Plan will set out the vision for future development in the borough. It will be used to help decide on planning applications and other planning related decisions for the next 15 years. The plan is a guide to what can be built where, known as a land use plan.”

[Why we have the Local Plan](#)

“Adopting the Local Plan will:

- make sure Stockport has the right land, homes and infrastructure in the right places, for current and future generations
- address the key issues facing the borough such as the climate emergency
- identify those places and sites where change and development can best be accommodated
- help us plan for development in a coordinated way whilst protecting what we value most in Stockport such as our environment, community and heritage assets”

A Stockport Borough Plan has been prepared by the Council to establish key principles for a Local Plan, which involved consultation with a wide range of local organisations during 2020. You can find out more via this link: <https://www.onestockport.co.uk/the-stockport-borough-plan/>

Stockport Council is currently preparing an updated Local Plan. Consultation was expected in in autumn 2022, but this has been postponed. A statement has been issued here:

<https://www.stockport.gov.uk/news/statement-stockports-local-plan-paused>

Changes in National Planning Regulations

The WNF management committee continues to follow current and proposed changes in planning regulations. We will be keeping a watchful eye for any changes in these turbulent times in politics and Government.

Poynton Relief Road

The Poynton Relief Road is a joint project between Cheshire East Council and Stockport Council. Work began when the construction company, Graham, was awarded the £26.5m contract in 2019. The programme has involved the creation of a 3.5km long, two-way single carriageway road and upgrading of two off-site junctions at Adlington Crossroads and Bonis Hall Lane, both of which are situated along the A523 London Road, a cycleway and footway facilities, two new accommodation overbridges, and balancing ponds for drainage.

The project has involved noise and traffic disruption for local residents, but Graham has kept the community up to date via newsletters. Completion is expected early in 2023, with landscaping maintenance continuing up to 2027. More information can be found on the [Graham website](#).

The WNF management committee will monitor the impact on Woodford when the road is open.

Neighbourhood Plan Review

Neighbourhood plans should be reviewed every five years to ensure that they are still relevant and compliant with higher tier borough and national plans. A 5-year review of WNP will be due in 2024, or when the Stockport Local Plan is adopted, whichever is the sooner. This will provide an opportunity to review policies and consider whether any adjustments are needed in order to achieve the vision and objectives.

We have identified DEV1 on infilling as a candidate for further scrutiny and review. We have noted also that good design is a subjective and personal concept and the review will provide the opportunity to consider the inclusion of Design Codes, in order to provide detailed design guidance for new development in the Woodford Neighbourhood Area.

Future Tasks

As in previous years, we will aim to:

1. Continue to monitor the implementation, efficacy and relevance of the WNP.
2. Maintain close liaison with Stockport Council planning officers.
3. Participate in consultation on the updated Stockport Local Plan.
4. Assess the impact on the WNP of the arrival of other Local Plans, such as the Cheshire East Local Plan Part 2, the Places for Everyone plan for Greater Manchester, and changes in Government Planning Regulations.
5. Continue to work in harmony with WCC and Stockport Council, in order to encourage and advocate for the implementation of the Aspirations, including:
 - i. Community integration and participation
 - ii. Improvements in community facilities
 - iii. Measures to encourage access to outdoor exercise and nature
 - iv. Measures to improve the environment and mitigate climate change
6. Explore potential sources of funding for forum activities once a neighbourhood plan is made.

Appendix 1: Table 3. Planning Applications in the Neighbourhood Area from 23 Sep 2021 to end Sep 2022

Key

	WNF objected
	WNF made comments
	Called in to Area Committee
	WNP not referenced in SMBC report
	Refused by SMBC

Reference Number	Application	WNF comments	Date WNF comments submitted	Area Committee	Status	WNP policies cited by SMBC
DC/083453	Windyridge 52 Hall Moss Lane, woodland to garden	Objections. Requested TPO.	23 Dec 2021		Refused. Not compliant with NPPF, UDP or WNP	ENV3
DC/083335	14 Jenny Lane, extensions	No objections. Comments	28 Dec 2021	Recommended approval	Permitted	DEV3, DEV4
DC/083684	2 Jenny Lane, change of use	No comments.	6 Jan 2022		Permitted	DEV3, DEV4
DC/083677	Moorend Farm infill, minor modifications	No comments.	29 Jan 2022	Recommended approval	Permitted	DEV1, DEV4
DC/083827	374 Chester Road, roof mods and balcony	No comments.	1 Feb 2022		Permitted	None
DC/084054	31 Bridle Road, single storey extension	Lawful Development Application. No comments.	17 Feb 2022		No results on website	
DC/083974	195 Moor Lane, extension rebuild	No objections. Supportive comments.	17 Feb 2022		Permitted	DEV3, DEV4
DC/084051	1 Moor Lane, flagpole	No comments.	17 Feb 2022			
DC/084056	10 Bridle Road, extension	WNF not notified.	-		Permitted	None
DC/084059	368 Chester Road, discharge of conditions	WNF not notified.	-		Decided	
DC/084077	386 Chester Road, single storey rear extension	Did not respond. Application for LDC. Docs removed from website.				
DC/084046	548 Chester	WNF not	-		Permitted	EMP2,

	Road, non-material amendment (cladding)	notified.				EMP3 ENV3, ENV4 COM1, DEV4
DC/084092	Crest Hill , Wilmslow Road, Single storey rear extension	No comments.	7 Mar 2022		Permitted	DEV3, DEV4
DC/084162	219 Woodford Road extension	Commented on size and WNP not referenced.	10 Mar 2022	Recommended approval	Permitted	DEV3, DEV4 ENV3, ENV4
DC/084187	63 Bridle Road, orangery	No comments.	7 Mar 2022		Refused. No very special circumstances	DEV3, DEV4
DC/084225	175 Moor Lane, extension	No comments.	18 Mar 2022		Permitted	DEV3, DEV4
DC/084222	Orchards Church Lane, discharge of conditions	No comments.	18 Mar 2022		Decided	
DC/084261	386 Chester Road, extension	No comments except noted WNP not referenced.	15 Mar 2022	Recommended approval	Permitted	DEV3, DEV4
DC/083867	Woodford Cricket Club, micro-brewery.	Comments.	22 Mar 2022	Recommended approval		
DC/084225	Rose Cottage Bridle Road, extension	No objections.	31 Mar 2022		Permitted	DEV3, DEV4
DC/083719	378 Chester Road, extension	No documents on website. Sent enquiry 31 Mar 2022. No reply received.	-			
DC/084092	Crest Hill , Wilmslow Road, Amended plans	No comments.	3 May 2022*		Permitted	DEV3, DEV4
DC/084618	Bridle Road, two new houses	Objections.	7 Apr 2022	Called in <i>Under review</i>		
DC/084754	61 Bridle Road	No comments.	3 May 2022*			
DC/084450	35 Jenny Lane,	No comments.	6 May 2022		Permitted	DEV3,

	extension					DEV4
DC/084994	14 Jenny Lane, wall	Objections.	11 May 2022		Permitted	None
DC/085044	368 Chester Road, extension	Objections	15 May 2022		Permitted	DEV3 DEV4
DC/085065	Chester Road, 5G mast on grass verge by Notcutts	WNF not notified. Objections.	20 May 2022		Refused. Fails design standards in DPD and WNP. Appeal lodged	DEV3
DC/084684	54 Bridle Road, extension	No comments	30 May 2022		Decided GPD	
DC/085265	32 Church Lane, extension	No comments	30 May 2022		Permitted	None
DC/085355	Atwood House Wilmslow Road, extension	No comments	13 Jun 2022		Permitted	DEV3, DEV4
DC/085387	352 Chester Road, extension	No comments	14 Jun 2022		Permitted	DEV3, DEV4
DC/085499	467 Chester Road, extension	?				
DC/085530	Old Fold Farm , Old Hall Lane, gazebo	Sent to us by mistake				
DC/085607	New Hall Cottage, Old Hall Lane, extension	No comments	1 Jul 2022			
DC/085670	467 Chester Road, extension	No comments	11 July 2022			
DC/085752	14 Bridle Way extension	No comments	19 July 2022			
DC/085708	168 Woodford Road, extension	No comments	19 July 2022		Permitted GPD	
DC/085753	2 Church Lane extension	Sent to us by mistake			Lawful development certificate	
DC/085747	Threeways Farm discharge of conditions	No comments	25 July 2022		Decided	
DC/085801	376 Chester Road extension	No comments	28 July 2022			
DC/085825	Huws Gray,	No comments	25 July		Permitted	

	non-material amendment		2022			
DC/085909	131 Woodford Road extension	No comments	4 Aug 2022			
DC/085923	Nomad Endeavour , Hall Moss Lane, extension	Comments	4 Aug 2022			
DC/085387	352 Chester Road, extension, additional information	No comments	3 Aug 2022		Permitted	DEV3, DEV4
DC/086020	13 Bridle Road, extensions	No comments	23 Aug 2022			
DC/085887	Redrow commercial centre	Objections	18 Aug 2022			
DC/085888	40 Hall Moss Lane, 4 new dwellings	No comments	23 Aug 2022			
DC/086079	22 Moor Lane, render and velux windows	No comments	23 Aug 2022			
DC/086409	Moorwood Farm, Woodford Road, storage	Comments	3 Oct 2022			
DC/086462	386 Chester Road, discharge of conditions	No comments	3 Oct 2022			

Appendix 2: WNP Vision, Objections and Policies

The **Vision** is: To manage and support beneficial change whilst retaining and enhancing Woodford's rural identity, character quality of life and sense of community.

The **Objectives** are:

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.

The **WNP Policies** are:

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.

ENV2: Enhancing public rights of way

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

ENV3: Protecting Woodford's natural features

The protection and/or enhancement of Woodford's natural features, including those identified in the Table below, will be supported.

ENV4: Supporting biodiversity*

*The variety of plant and animal life in the world or in a particular habitat, a high level of which is usually considered to be important and desirable.

The conservation, restoration and enhancement of biodiversity, including that found in open spaces, trees and hedgerows, in order to promote and support wildlife and other forms of biodiversity will be supported. Development should, where viable and deliverable, achieve net gains in biodiversity.

ENV5: Reducing light pollution

Proposals for floodlights requiring planning permission should demonstrate how the potential for overspill will be controlled to a high level whereby it will not cause significant harm to the amenity of neighbouring occupiers.

EMP1: New Businesses within the Area

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.

EMP2: Loss of Employment

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

EMP3: Use of Rural Buildings

Proposals for the re-use of redundant buildings and the replacement of buildings, provided the new building is in the same use and not materially larger than the one it replaces, will be supported. Such development should not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

COM1: Provision of new community facilities

The provision of new community facilities that respect local character and the amenity of neighbouring occupiers will be supported.

COM2: Development of Community Facilities

Development should not result in the loss of an existing community facility, including any of the Features of Value to the Community listed below, unless it can be demonstrated that the harm arising from any such loss would be mitigated by the provision of an equal or greater benefit to the community.

COM3: Woodford Heritage assets

New development affecting a heritage asset, including the setting of the asset, should conserve or enhance the asset in a manner according to its significance.

DEV1: Limited infilling

Limited infilling in the Neighbourhood Area, comprising the development of a relatively small gap between existing dwellings for one or two dwellings, will not be inappropriate development in the Green Belt, subject to such development respecting local character. Limited infilling should comprise the completion of an otherwise continuous and largely uninterrupted built frontage of several dwellings visible within the street scene where the scale of development is compatible in character to that of adjoining properties. Limited infilling should be built along similar building lines as adjoining properties.

DEV2: Replacement of existing dwellings

Development comprising the replacement of a dwelling should not be materially larger than the dwelling that it replaces and must have regard to local character and residential amenity.

DEV3: Extensions to existing dwellings

Residential extensions should be in keeping with the host property and its surroundings. Development that would reduce an existing gap between properties should not create an incongruous “terracing” effect.

DEV4: Design of new development

All new development in Woodford Neighbourhood Area should achieve a high standard of design. New residential development proposals should demonstrate how they respect and respond to the Neighbourhood Area’s rural character, to its ecology and to its landscape. Where appropriate and viable, the development of sustainable drainage systems, the retention and enhancement of landscape, wildlife and ecological networks and the achievement of high environmental and energy standards will be supported.

Full details can be found here: [Woodford Neighbourhood Plan](#)

Appendix 3: Woodford Village Aspirations

The **Objectives** relate to: Movement, Environment and Integration (of the existing community with the new community on the Aerodrome development).

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 Neighbourhood Area and the Aerodrome development to achieve an enhanced, enlarged community.

Environment: Supporting clean air

The **Aspirations** are as follows:

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.

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.

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.

Full details can be found in the supplementary document here: [Woodford Village Aspirations](#).