



Woodford Neighbourhood Forum

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Ms Jane Chase
Planning Officer
Stockport Metropolitan Borough Council
Town Hall, Edward Street
Stockport
SK1 3XE

11th November 2019

Dear Ms Chase

Reference: DC/074722

Proposal: Construction of 4 no. detached dwellings including new access, car parking and landscaping following demolition of the existing dwelling on site.

Location: 124 Woodford Road, Woodford, Stockport, SK7 1PD

As a consultee, Woodford Neighbourhood Forum would like to make the following comments on the above planning application.

- This is a brownfield site backing on to the Green Belt at Woodford Recreation Ground.
- NPPF paragraph 144 requires that substantial weight is given to any harm to the Green Belt by any planning application. Therefore, any potential harm to the Green Belt caused by this planning application should be considered.
- The application proposes replacement of an existing large dwelling with 4 dwellings on a site that backs on to Woodford Recreation Ground. Visual impact from that amenity is a consideration which should be assessed, as well as the visual impact from Woodford Road.
- The site is in a suburban setting, immediately adjacent to the border of Woodford and Bramhall. It is less sensitive to change than the lower density, more rural areas of Woodford.
- Woodford Neighbourhood Forum supports replacement of large dwellings in the Neighbourhood Area with smaller ones.
- The potential for a cramming effect needs to be assessed (SPD paras 8.8 to 8.10).
- Four dwellings instead of one would now access Woodford Road via a new single access route. The proposal would need to satisfy highways safety criteria. We note that the proposal is supported by a Transport Technical Note.
- Mature native trees should be retained (WNP ENV3). We note that the proposal intends to retain mature trees to the front of the site and minimise impact on them. Only minor works to other trees are proposed.

We have identified the following policies which are relevant to the consideration of this application:

1. **NPPF paragraph 144**, which states that
“When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.”

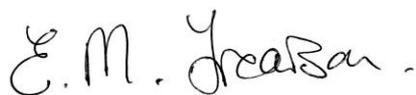
2. **Design of Residential Development SPD paras 8.8 to 8.10**, which note the potential of replacement dwellings to result in a cramming effect.

3. **WNP policy DEV4: Design of new development, which states:**
“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.”

4. **ENV3: Protecting Woodford’s natural features**
This policy seeks to protect Woodford’s natural features, which have been mapped. We welcome that mature trees at the front of the site are to be retained. Construction work should avoid damage to the roots of a native hedgerow and mature trees nearby on the recreation ground behind the site, which are included in our [Landscape and Environment Survey Report](#), Area 4, native hedgerow 4H10 and row of trees 4H11, see pages 43 to 50 and map on page 114.

In summary, we believe that the proposal could contribute to provision of additional housing on a brownfield site in Woodford, provided that it satisfies the criteria outlined above.

Yours sincerely,



Evelyn Frearson

On behalf of Woodford Neighbourhood Forum Management Committee