



## Woodford Neighbourhood Forum

c/o Woodford Community Centre, Chester Road, Woodford, Stockport, Cheshire, SK7 1PS

Email: [woodfordneighbourhood@gmail.com](mailto:woodfordneighbourhood@gmail.com)

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

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

20 Apr 2020

Dear Ms Chase,

**Reference:** DC/076101

**Proposal:** Proposed detached dwelling (all matters reserved except for means of access)

**Location:** Rear Of 141 Woodford Road, Woodford, Stockport, SK7 1QD

Thank you for advising us that the site is not within the Green Belt boundary and therefore not subject to the restrictions on development within Green Belt.

We would like to note that the Planning Statement does not include an assessment of the proposal against policies in the Woodford Neighbourhood Plan, Stockport UDP and Core Strategy, or National Planning Policy Framework. In addition, there is no assessment of sustainability or access.

### **Woodford Neighbourhood Plan**

#### **WNP 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.”

#### **Assessment**

We are concerned that the proposal constitutes backland development in a small plot in the back garden of 141 Woodford Road. In that respect, it is in conflict with WNP DEV4 because it is not in keeping with the style of development along Woodford Road, or in Woodford in general. It could set a precedent for this style of development on Woodford Road or elsewhere in Woodford. This would not be welcomed because in our initial questionnaire conducted in 2014 to provide evidence for the Woodford Neighbourhood Plan, 70% of respondents were opposed to backland development.

Yours sincerely,

A handwritten signature in black ink that reads "E. M. Frearson".

Evelyn Frearson

On behalf of Woodford Neighbourhood Forum Management Committee