



## Woodford Neighbourhood Forum

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Planning Services  
Stockport Metropolitan Borough Council  
Town Hall, Edward Street  
Stockport  
SK1 3XE

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To: Planning Officer

**Reference:** DC/085887

**Proposal:** Erection of a two-storey mixed-use local centre development comprising a convenience store and flexible commercial floorspace (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

**Location:** Land South Of Chester Road (Part Of The Former Woodford Aerodrome), Chester Road, Woodford, Stockport

### 1. General comments

- a) Part of the site is in the Woodford Neighbourhood Area and therefore policies in the Woodford Neighbourhood Plan apply, as well as other policies in the Stockport Development Plan and the NPPF. See Appendix Figures 1 and 2.
- b) We note that the Planning Statement submitted with the application does not reference the Woodford Neighbourhood Plan under section 5 Planning Policy Context, which is an omission.
- c) As noted in the Planning Statement with the application, part of the site adjacent to Chester Road is in Green Belt. The former Bodycote building was demolished and the site has been landscaped. It is, therefore, relevant to consider the impact of the proposals on the openness of the Green Belt. See Appendix figures 3 and 4.
- d) We are disappointed with the style of the design of the convenience store. It is in the Woodford Neighbourhood Area and does not fit in with the character of Chester Road, from where it will be very visible. While the style might be well suited to a modern out-of-town commercial centre, it will not fit in with the more traditional style of the dwellings on Chester Road, or the short parade of shops nearby, or the Woodford Garden Village and the adjacent public house, The Aviator.
- e) Furthermore, it is positioned further forward on Chester Road than the existing line of shops, which will exacerbate its dominance of the street scene and impact on the openness of the Green Belt. See Appendix, figures 2 to 4.
- f) We note that the former Bodycote building was positioned further back from the road than the proposed convenience store, in line with the shops and therefore had less impact on the street scene and openness of the Green Belt. See Appendix, figures 2 to 4.
- g) We have received feedback from residents who are very disappointed in the proposed design of the convenience store and feel it will be an eyesore for both old Woodford and Woodford Garden Village. It is not what people were expecting based on the consultation and the general design codes on the garden village.

- h) We suggest that the site would be better arranged with the small units (with apartments above) arranged parallel to Chester Road (and wrapping around the corner into Verdon Roe Avenue if necessary) while the convenience store is positioned at the right angles to these units. This arrangement could provide greater continuity with the existing line of shops and the Chester Road street scene. The convenience store would be positioned deeper into the garden village and have less impact on the Chester Road street scene and the openness of the Green Belt. See indicative diagram in Appendix figure 5.
- i) The apartments and small shops need parking spaces. This should ideally be behind the shops, so pulling the shops forward would allow for space for parking for the shops to be able to transfer goods into the store and the apartments to have parking spaces.
- j) We note that a fire escape may be needed from the upper floor.
- k) The provision of 6 no. two-bedroom apartments is welcomed because, as noted in the planning statement, smaller dwellings are needed in Woodford.
- l) Opportunities for employment and social interaction are welcomed.

## **2. Policies relevant to the application**

We believe that planning policies relevant to this application include:

- NPPF 2021
- Stockport Development Plan:
  - o Woodford Neighbourhood Plan 2019
  - o Saved UDP 2011
  - o Core Strategy 2011

## **3. Woodford Neighbourhood Plan**

We are disappointed that the Woodford Neighbourhood Plan was not referenced in the Planning Statement. We believe the following WNP policies are relevant:

### **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.”

#### **Assessment**

The proposal would not conflict with this policy if the design of the convenience store was in keeping with local character. As it stands it does not comply.

### **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.

#### **Assessment**

The proposal does not comply with this policy because it does not have regard to local character.

**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**

The proposal does not comply with this policy because it does not respond to the Neighbourhood Area's character (or the character of the Woodford Garden Village).

**ENV3: Protecting Woodford's natural features**

The protection and/or enhancement of Woodford's natural features will be supported.

**ENV4: Supporting biodiversity**

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.

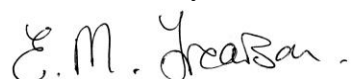
**Assessment**

We encourage and support the introduction of grass verges, flowering shrubs and native trees wherever possible in the proposals for the Commercial Centre. Trees will be particularly useful to soften the appearance of the development, to mitigate climate change by absorbing carbon dioxide and taking up water, and to reduce roadside air pollution by trapping particulate matter from vehicle exhaust fumes.

**4. NPPF and Stockport Development Plan**

We leave it to the expertise of Stockport Planning Officers to assess the proposal against the policies in the NPPF and the Stockport Development Plan, relating to Green Belt, design, local character and other issues relevant to this proposal.

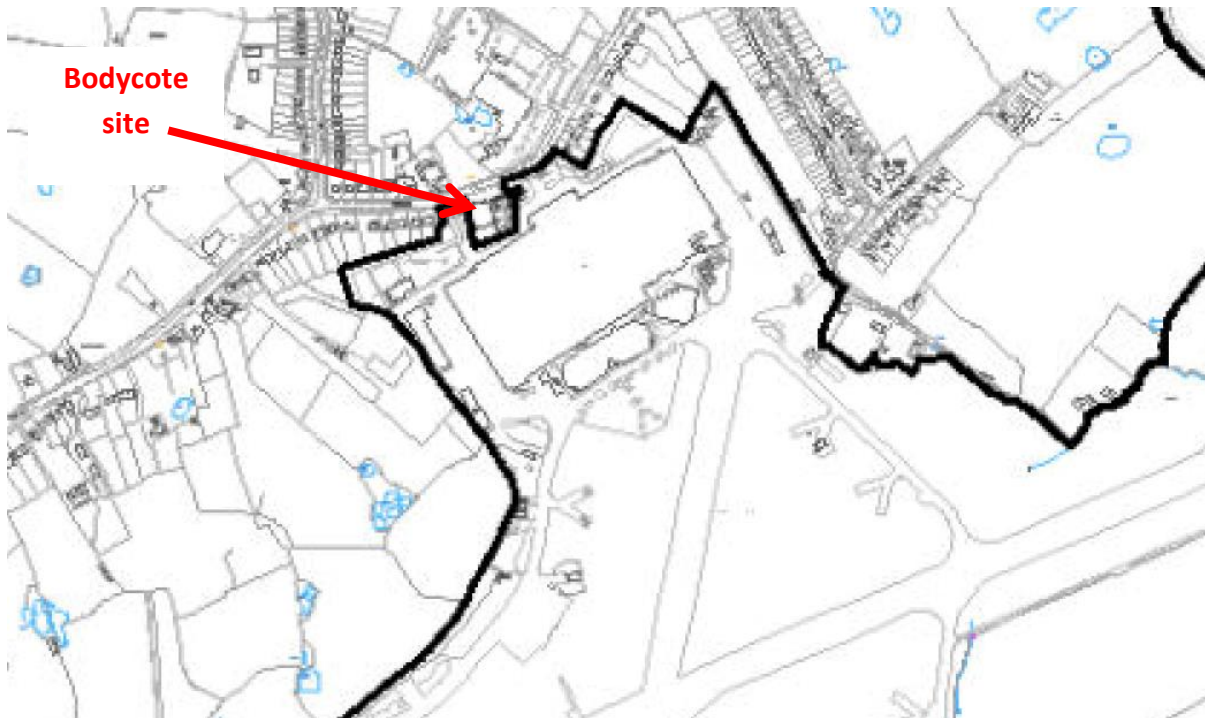
Yours sincerely,



Evelyn Frearson On behalf of Woodford Neighbourhood Forum Management Committee

## Appendix

**Figure 1: Boundary of Woodford Neighbourhood Area at the site proposal, including Bodycote site ([as shown on Stockport Council website](#))**



**Figure 2: 2010 Google Earth image of site location showing position of Bodycote building, line of shops and boundary of Woodford Neighbourhood Area**



**Figure 3: Current street scene at line of shops and landscaping at site of proposal**



In the proposal the convenience store would be a long way forward of the line of shops and level with the back of front line of parked cars, see figure 4.

**Figure 4: Artist's impression in Design and Access Statement Part 1** showing view on Chester Road of existing shops and convenience store. Height of existing houses on Chester Road much exaggerated

Proposed Building  
5.5 Key Views

 HARROW ESTATES



### Figure 5: Alternative suggestion for Commercial Centre layout

Figure 3.1 Proposed Site Layout

