



Woodford Neighbourhood Forum

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

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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) We support the comments made on this application by local councillors at the Bramhall and Cheadle Hulme South Area Committee on 1st December 2022.
- b) We are pleased to see that the relevant Woodford Neighbourhood Plan policies have been considered in the Planning Statement Addendum prepared by Lichfields on behalf of Redrow Homes Ltd.
- c) On behalf of residents, the Woodford Neighbourhood Forum management committee raised particular concerns about the first draft of the design for the commercial centre, which was considered to be not in keeping with the style of either the original Woodford village or the Woodford Garden Village. These concerns were echoed in comments made by councillors at the Area Committee meeting. We welcome the proposals outlined in the addendum to take architectural cues from The Aviator Pub on the Woodford Garden Village and adjacent commercial properties in the original Woodford village.
- d) We are disappointed that our suggestions presented in our response dated 18 August 2022, have not been acknowledged. Our previous response is appended and the suggestions are repeated below:

“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.”

“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.”

“We note that a fire escape may be needed from the upper floor.”

- e) As stated previously, the provision of 6 no. two-bedroom apartments is welcomed because smaller dwellings are needed in Woodford. We support the councillor’s suggestions for inclusion of affordable dwellings
- f) As stated previously, opportunities for employment and social interaction are welcomed.

Yours sincerely,

E.M. Frearson

Evelyn Frearson On behalf of Woodford Neighbourhood Forum Management Committee

Appendix

Alternative suggestion for Commercial Centre layout

Figure 3.1 Proposed Site Layout

