



Woodford Neighbourhood Forum

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

23 May 2023

To: Planning Officer

Reference: DC/088501

Proposal: Erection of two dwellings with landscaping and associated works

Location: Land Adjacent To Hall Moss Lane, Woodford, Stockport, SK7 1RB

General comments

1. We are pleased to see the Design and Access notes that there is a Woodford Neighbourhood Plan. However, we are disappointed that the Planning Statement does not include it in assessment of relevant policies. This is a pity because WNP DEV1 on infilling is very relevant to this application.
2. The site is located near to blind bends on Hall Moss Lane, so traffic safety will need to be assessed.

Woodford Neighbourhood Plan

As this has been omitted from the Planning Statement, we have assessed the application against relevant policies, as follows:

WNP DEV 1: 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.”

Assessment

We believe that the proposal complies with this policy.

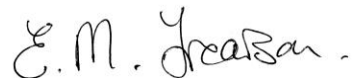
ENV4: Supporting biodiversity

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

The site is close to woodland, ponds, streams, trees and hedgerows recorded in the [Woodford Landscape and Environment Report](#) and the [Cheshire Wildlife Trust Report](#). Landscaping should include vegetation to improve the environment and enhance biodiversity, preferably focussed on native plant species that will support the local ecological network.

Yours sincerely,

A handwritten signature in black ink that reads "E. M. Frearson". The signature is written in a cursive style with a small flourish at the end.

Evelyn Frearson On behalf of Woodford Neighbourhood Forum Management Committee