

Woodford Neighbourhood Plan Monitoring Report 2023

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Executive Summary

This is the fourth annual Monitoring Report to be issued since the [Woodford Neighbourhood Plan](#) (WNP) became part of the Stockport Development Plan after the referendum in September 2019. It covers the period from the 1st of October 2022 to 29th August 2023. Background information about the purposes of monitoring can be found in previous Monitoring Reports for [2020](#), [2021](#) and [2022](#) on our website.

[Woodford Neighbourhood Forum](#) (WNF) management committee has monitored the implementation of the policies in the WNP. We conclude that Stockport Council planning officers have been diligent in the implementation of the policies in the neighbourhood plan and that the vision and objectives have been achieved to date.

There were many non-contentious proposals for extensions again this year. Proposals for small numbers of new dwellings on previously developed land were welcomed as incremental growth of the village. The forum committee submitted objections to controversial proposals. One of these was for a 5G mast and another was for yet another two dwellings on Bridle Road, which did not comply with the limited infilling policy. We are very pleased that these were refused by the Council and the subsequent appeals were dismissed by the Planning Inspectorate. Details are presented in this report.

Progress has been made in advocating for the implementation of the [Woodford Village Aspirations](#) which arose from consultation with residents, but which were not necessarily suitable for planning policies. Responsibility for this aspect was handed over to [Woodford Community Council](#) (WCC). With the aim of encouraging community integration, a new venture this year was the Woodford Summer Fair, organised by members of the management committees of WNF, WCC and the [Woodford Community Centre](#) (WWMCC). The event was a great success and will be repeated in 2024. In addition, a Winter Festival for the all the community, to be held in Woodford Garden Village, is planned for early December 2024.

The WNF management committee continues to monitor local plans in neighbouring authorities, changes in national planning regulations, and local development which may have an impact on Woodford residents, responding to consultations where appropriate. Updates can be found later in this report.

We liaise regularly with Stockport planning officers and elected councillors and ensure that forum members and all Woodford residents are kept informed.

Introduction

[The Woodford Neighbourhood Forum](#) (WNF) management committee currently comprises ten volunteers, including eight residents and two planning advisors. Committee members stand down each year at the AGM and can stand for re-election. The committee can be contacted via the [website](#), or email: woodfordneighbourhood@gmail.com.

We have continued in the role of consultee on planning applications in the Woodford Neighbourhood Area and submitted responses to 39 applications at the time of writing. Our responses to planning applications can be found on the website in the section on [Planning Applications](#).

The management committee liaises closely with Stockport Planning officers via email, and this year meetings have been held online and in person. We also liaise with our local elected councillors who are copied in on responses to controversial planning applications. We follow webcasts and outcomes of Bramhall & Cheadle Hulme South Area Committee and Highways Committee meetings, when planning proposals in the Woodford Neighbourhood Area are considered.

To ensure transparency and accessibility, the Annual Monitoring Report is circulated to forum members, elected representatives and council planning officers and posted on our website. Following the formal part of the AGM, each year residents are updated with a summary of key issues identified in the Monitoring Report, any changes in Local Authority Plans and any changes in national planning policies which may have an impact on the Woodford community.

Progress with implementation of WNP

Notifications about planning applications in the neighbourhood area are sent via email from council planning officers to the forum email address and then circulated to committee members for comment. A sub-group of committee members takes responsibility for commenting on the proposals and the Hon Sec collates the responses and submits them to the council by the deadline. Applications are assessed for impact on neighbours, impact on village character and compliance with policies in the National Planning Policy Framework (NPPF) and the Stockport Development Plan, giving special attention to policies in the WNP.

At the time of writing in August 2023, a total of 39 notifications have been received since 1st October 2022.. As in previous years, many of these were for home extensions and many applications presented no issues of concern.

For proposals where the committee finds no issues of concern, a “No Comments” response is submitted to the Council. For proposals where concerns are identified, the response may include general concerns, including potential impact on neighbours, the village character, or road safety. The response will also include assessment of the proposals against the criteria in the policies in WNP, the Stockport Development Plan and the National Planning Policy Framework (NPPF). Comments have been submitted to the Council planning officers on 19 planning applications at the time of writing.

We are pleased to report that WNP is referenced by Stockport Council planning officers in their reports on the majority of applications, with four exceptions this year. In two of these cases, this may have been because there are no policies in the neighbourhood plan relevant to the proposals.

We follow the progress of applications through the determination process, including progress through Bramhall & Cheadle Hulme South Area Committee and Highways Committee meetings, noting the reports and webcasts. As always, the WNF management committee would like to thank our local councillors for their dedicated efforts in representing the residents of Woodford. We are especially grateful this year for their careful analysis and consideration of controversial planning proposals including 5G masts, the style of the Commercial Centre on Woodford Garden Village and inappropriate infill in the village.

Review of planning applications

At the time of writing we have been notified about 39 planning applications in the Neighbourhood Area since 1st October 2022 and these are shown in Table 1 in Appendix 1.

The notifications received since 1st October 2022 included (but are not limited to):

- 1 for a Certificate of Lawful Development
- 1 for discharge of conditions on previous applications
- 1 for a proposal outside of the Neighbourhood Area
- 1 for prior approval of a 5G mast
- 2 for infilling of small gaps in the housing line
- 5 for proposals for housing on previously developed land
- 1 for amended plans for the Commercial Centre
- 1 for change of use from commercial to residential
- 14 for extensions

Responses from the WNF management committee to these notifications include:

- 20 No comments
- 13 Comments
- 6 Objections

7 of the proposals were called in to the Area Committee and 3 have been refused by the Council to date.

The WNF committee supports incremental growth of the village in a manner which maintains the village character and had no objections in principle to the following proposals on previously developed land, provided that the size and style were appropriate:

- 3 new dwellings at Flora Cottage (amended plans for a previous proposal)
- 5 new dwellings at Moorend Farm Golf Range
- 2 new dwellings on land adjacent to Hall Moss Lane
- Replacement house plus new bungalow at 45 Hall Moss Lane
- 4 new dwellings at 40 Hall Moss Lane (notified in previous year's report, but permitted in June 2023)

Controversial applications

Controversial proposals during the time period of this report included:

- DC/086727: 5G communications mast on Verdon Avenue. Objections included harm to village character and residential amenity.
- DC/084618: Amended plans for two new dwellings on Bridle Road. Objections included non-compliance with DEV1.
- DC/087000: Proposal for new dwelling adjacent to 34 Church Lane. Objections included non-compliance with DEV1.
- DC/085887: Proposed design of Commercial Centre on former Bodycote site on Woodford Garden Village (in the Woodford Neighbourhood Area). Objections included design not in keeping with the style of Woodford Garden Village or the old Woodford village.
- DC/088660: Proposal for 8 new dwellings at Blossoms Kennels. Objections included harm to the Green Belt and safety on a narrow lane with Quiet Lane status

The WNF committee submitted objections to these applications to the Council, elected councillors and to the Planning Inspector conducting the appeal in the first two cases.

Frequency of reference to WNP policies by Stockport Council

The table below shows the frequency with which each WNP policy was referenced in Council officers' delegated reports and reports to the Bramhall & Cheadle Hulme South Area Committee.

Due to the time lag between notification and determination we have included applications which were submitted during the time period of the 2022 report but determined during the time period of this report. These are shown with green highlight in Table 2 in Appendix 1.

Frequency of reference to WNP policies in Council officers' reports

WNP Policy	Frequency of referenced in Stockport Council officer's reports
DEV4: Design of new development	17
DEV3: Extensions to existing dwellings	12
ENV4: Supporting biodiversity	6
ENV3: Protecting Woodford's natural features	5
DEV1: Limited infilling	3
EMP1: New Businesses within the Area	1
EMP2: Loss of Employment	1
EMP3: Use of Rural Buildings	0
COM1: Provision of new community facilities	0
DEV2: Replacement of existing dwellings	0
ENV2: Enhancing public rights of way	0
ENV1: Respecting views and vistas	0
COM2: Development of Community Facilities	0
COM3: Woodford Heritage assets	0
ENV5: Reducing light pollution	0

This is a similar distribution to that seen in previous years. The frequency of use of DEV3 reflects the high proportion of extensions among the proposals. We are pleased to see the use of DEV4 to ensure that design of new development is of a high standard and in keeping with the character of the village. Use of ENV3 and ENV4 are also welcomed to ensure that nature vegetation is retained and biodiversity enhanced were possible. EMP1 and EMP2 on employment were used this time.

We are particularly pleased that the interpretation of DEV1 by the planning inspector on the DC/084618 Bridle Road appeal case was in line with the interpretation we intended when the policy was written. Council planning officers have reported that because DEV1 provides more precise detail for infilling than the National Planning Policy Framework it has been very helpful to them in determining planning applications for infilling in the Woodford Neighbourhood Area.

Notification process

Minor issues with the notification and response process have been resolved via amicable discussions with Stockport Planning Officers via email, virtual and face to face meetings.

WNF website

If you browse around the WNF website you will find a wealth of information, including the work done in [preparation](#) of the neighbourhood plan and the results of [consultation and evidence](#) gleaned to support it. You will find our [minutes and reports](#) and links to other [community organisations and facilities](#). Flip book and pdf versions of [WNP](#) are available.

The section on [Planning Applications](#) includes a table which provides links to planning applications on the Stockport Council website, WNF responses and the decision status of the application. In order to manage the workload, we are currently only uploading applications where we submitted comments on behalf of WNF.

Neighbourhood Plan Review

Neighbourhood plans should be reviewed every five years to ensure that they are still relevant and compliant with higher tier borough and national plans. A 5-year review of WNP will be due in 2024, which will provide an opportunity to review policies and consider whether any adjustments are needed in order to achieve the vision and objectives. Following discussions with Stockport Planning Officers, we understand that there is no pressure to review at five years if the plan is still compliant with the Stockport Development Plan and National Planning Policy Framework (NPPF). If and when minor adjustments are deemed desirable or necessary, they can be made without the need to repeat all the stages involved in approval of the 2019 WNP.

Implementation of Aspirations

The WNF management committee has continued to work in harmony with the [Woodford Community Council](#) (WCC) management committee in order to encourage implementation of the aspirations set out in the supplementary document Woodford Village Aspirations. Neither WNF nor

WCC have funds for implementation, but we can advocate for funding when suitable projects are identified.

A Woodford Summer Fair was held at the Community Centre on June 10th 2023. It was organised by a subgroup drawing members from the Woodford Community Centre, WCC and WNF, under the umbrella of WCC. The event was a great success on a very hot sunny day. A wide variety of commercial outlets, local organisations, schools and charities provided food, refreshments, displays and entertainment which were enjoyed by a large number of local people who attended. The organisers felt that the effort that the event had entailed was more than justified by the fun and community spirit that resulted. It was especially good to see the paintings exhibited by the first young entrants to Woodford Primary School located in Woodford Garden Village. Another summer fair is planned for 2024.

WCC has been awarded funds from Redrow Homes to hold a Winter Festival on the Woodford Garden Village near to Christmas. This will be a community event in December 2024 open to all with a Christmas tree, market stalls, food, refreshments and entertainment.

Relevance of WNP and Village Aspirations

The WNF management committee believes that the vision, objectives and policies in the WNP and the aspirations in the supplementary document Woodford Village Aspirations remain relevant in 2023. A summary of the Aspirations is provided in Appendix 3 for reference. We will continue to monitor this as the village evolves, noting in particular the impact of the growth of Woodford Garden Village and the arrival of Woodford School. The WNP is currently compliant with the most up to date version of the NPPF and the Stockport Development Plan. Therefore, no revisions are required at this stage.

Local Authority and National Planning Policy update

Stockport Local Plan

Stockport Council is currently preparing an updated Local Plan. Consultation expected in autumn 2022 was postponed. Uncertainty about potential changes to Government planning guidelines and national planning policy continue to hold up progress at the time of writing.

Changes in National Planning Regulations

The [Levelling-up and Regeneration Bill](#) is currently passing through various stages in Parliament. It will have an impact on local authority planning, but the timetable is currently uncertain.

The Government has consulted on [revisions to the NPPF](#), but the contents, impact and timing of the final version are also currently uncertain.

Places for Everyone Plan

Following the withdrawal of the borough of Stockport in 2020, the Greater Manchester Spatial Framework was revised for the remaining nine boroughs in Greater Manchester and renamed Places for Everyone. This joint development plan has been going through Examination in Public by three Planning Inspectors since March this year. The plan included controversial allocations for housing and warehouse development in Green Belt and Protected Open Land. Members of Save Greater Manchester's Green Belt group submitted objections and attended the hearing sessions. Several allocated sites included land containing peat and these were the subject of an extra hearing session in July. Modifications to the plan have been recommended by the Inspectors during the examinations and their report is now awaited. There will be a public consultation on the amended plan and the nine boroughs will then decide whether to adopt it.

Local development update

Handforth Garden Village

The [hybrid planning application](#) for the Handforth Garden Village was approved by the Cheshire East Planning Board in January 2023. The meeting was reported in [Place North West](#) and [Housing Today](#). It was expected that early work would involve levelling of higher ground resulting from tipping of earth from previous road construction works. At the time of writing no visible work on the site has commenced.

Poynton Relief Road

The road was opened in March 2023 with a ceremony which included unveiling of a plaque in memory of Roy Chadwick, the engineer who designed the Lancaster bomber and who died in a plane crash in 1947 at a site near to the road. The road has been named the Roy Chadwick Way.

Woodford Garden Village

[Woodford Primary School](#), which is run by the Laurus Trust, was opened in September 2022. The extra-care facility was granted planning permission in 2022 and construction is underway. Redrow Homes consulted on plans for a Commercial Centre on the former Bodycote site, which lies within the Woodford Neighbourhood Area, and planning permission was granted by Stockport Council in 2023. Over 500 dwellings are now occupied.

Future Tasks

As in previous years, we will aim to:

1. Continue to monitor the implementation, efficacy and relevance of the WNP.
2. Maintain close liaison with Stockport Council planning officers.
3. Assess the impact of the arrival of Local Plans, such as the, the Places for Everyone plan for Greater Manchester and changes in Government Planning Regulations on the WNP.

4. Continue to work in harmony with WCC and Stockport Council, in order to encourage and advocate for the implementation of the Aspirations, including:
 - i. Community integration and participation
 - ii. Improvements in community facilities
 - iii. Measures to encourage access to outdoor exercise and nature
 - iv. Measures to improve the environment and mitigate climate change
5. Consider community fund raising activities to cover forum running costs once residual grant funds have been used.

Appendix 1

Table 1: Notifications received from 1st October 2022 to 11th August 2023

Key

	WNF objected
	WNF made comments
	Called in to Area Committee
	WNP not referenced in SMBC report
	Refused by SMBC

Ref Number	Application	WNF comments	Date WNF comments submitted	Area Committee	Status	WNP policies cited by SMBC
DC/086409	Moorwood Farm, Woodford Road, barn	Comments	3 Oct 2022		Permitted	None apply
DC/086462	386 Chester Road, discharge of conditions	No comments	3 Oct 2022		Decided	
DC/086482	Flora Cottage, 3 dwellings	No comments	29 Oct 2022			
		Amended plans on website in March and April 2023		?	?	
DC/084948	130 Moor Lane, retrospective application for greenhouse and sunken patio	No comments	29 Oct 2022	Recommended approval	Permitted	DEV4
DC/086727	5G Mast, Verdon Ave	Objections	8 Nov 2022		Prior Approval Refused	DEV4
DC/086728	132 Woodford Road, Woodford, demolition bungalow + garage	Comments	9 Nov 2022		Prior Approval approved	ENV3, ENV4
DC/084618	Bridle Road, two new dwellings, amended	Objections	9 Nov 2022			
DC/086940	1 Moor Lane, two storey front extension and side/rear extension	Objections	22 Nov 2022	Recommended approval	Permitted	DEV3, DEV4, ENV3, ENV4
DC/084618	Bridle Road, two new dwellings,	Objections	27 Nov 2022	Refused by councillors	Appeal dismissed.	DEV1

	further amendments					
DC/087000	34 Church Lane infill	Objections	28 Nov 2022		Refused	DEV1 DEV4 ENV4
DC/083007	409 Chester Road, new dwelling on land at back	Comments	29 Nov 2022			
DC/087195	Dean Hill Wilmslow Road, extension	No comments	18 Nov 2022		Permitted	DEV3, DEV4
DC/087215	447 Chester Road, extension	No comments	19 Nov 2022		Permitted	DEV3, DEV4
DC/085887	Redrow Commercial Centre amended plans	Comments	8 Jan 2023	Recommended amendments	Permitted	ENV3 ENV4 EMP2 DEV4
DC/087405	374 Chester Road, changes	No comments	11 Jan 2023		Permitted	DEV3, DEV4
DC/087514	12 Jenny Lane extension	No comments	25 Jan 2023		Permitted	DEV3, DEV4
DC/087213	41 Bridle Road extension	No comments	16 Feb 2023		Withdrawn	
DC/087654	170 Woodford Road extension	No comments	16 Feb 2023		Permitted	None
DC/087687	130 Moor Lane extension	No comments	20 Feb 2023	Recommended approval	Permitted	DEV3 DEV4
DC/087750	Moorend Farm Reserved matters	No comments	2 Mar 2023		Permitted	None
DC/087056	Aerodrome site bat mitigation building	Not in our area, but confirmed no comments	16 Mar 2023			
DC/088120	214 Woodford Road, additional storey	Comments	3 Apr 2023		Prior Approval Approved	
DC/088232	Windyridge, 65 Bridle Road extensions	No comments	14 Apr 2023	22 June 2023 Recommended approval		
DC/088340	356 Chester Road extension	No comments	11 May 2023			
DC/086802	8 The Range shed	No comments	23 May 2023			
DC/088379	Orchards, drive and gates	No comments	23 May 2023		Permitted	None
DC/088073	Moorend Farm, five new dwellings	Comments	24 May 2023			
DC/088424	Bridle Road, New dwelling	No comments	24 May 2023			
DC/088566	487 Chester	No comments	24 May			

	Road, extension		2023			
DC/087859	151 Woodford Road extension	No comments	24 May 2023		Withdrawn	
DC/088501	Land Adjacent To Hall Moss Lane, two dwellings	Comments	24 May 2023			
DC/088653	31 Moor Lane, extension	Comments	8 June 2023			
DC/088660	Blossoms Kennels, 8 new dwellings	Objections	21 June 2023	Expected at 14 September meeting		
DC/088615	45 Hall Moss Lane, demolition and replacement of dwelling	Comments	23 June 2023			
DC/088616	45 Hall Moss Lane, demolition of outbuildings and construction of bungalow	Comments	23 June 2023			
DC/088649	435 Flat Above, Chester Road, extension	No comments	23 June 2023			
DC/088755	431B Chester Road, commercial to dwelling	Comments	23 June 2023			
DC/088610	45 Hall Moss Lane, certificate of lawful existing use	Comments	26 June 2023		Granted	
DC/088962	214 Woodford Road, extension	No documents on website until after deadline. No comments	25 July 2023			

Table 2: Notifications received from 23rd Sep 2021 to end Sep 2022, updated

Key

	WNF objected
	WNF made comments
	Called in to Area Committee
	WNP not referenced in SMBC report
	Refused by SMBC
	Updated for 2023 report

Reference Number	Application	WNF comments	Date WNF comments submitted	Area Committee	Status	WNP policies cited by SMBC
DC/083453	Windyridge 52 Hall Moss Lane, woodland to garden	Objections. Requested TPO.	23 Dec 2021		Refused. Not compliant with NPPF, UDP or WNP	ENV3
DC/083335	14 Jenny Lane, extensions	No objections. Comments	28 Dec 2021	Recommended approval	Permitted	DEV3, DEV4
DC/083684	2 Jenny Lane, change of use	No comments.	6 Jan 2022		Permitted	DEV3, DEV4
DC/083677	Moorend Farm infill, minor modifications	No comments.	29 Jan 2022	Recommended approval	Permitted	DEV1, DEV4
DC/083827	374 Chester Road, roof mods and balcony	No comments.	1 Feb 2022		Permitted	None
DC/084054	31 Bridle Road, single storey extension	Lawful Development Application. No comments.	17 Feb 2022		No results on website	
DC/083974	195 Moor Lane, extension rebuild	No objections. Supportive comments.	17 Feb 2022		Permitted	DEV3, DEV4
DC/084051	1 Moor Lane, flagpole	No comments.	17 Feb 2022		Withdrawn	
DC/084056	10 Bridle Road, extension	WNF not notified.	-		Permitted	None
DC/084059	368 Chester Road, discharge of conditions	WNF not notified.	-		Decided	
DC/084077	386 Chester Road, single	Did not respond.				

	storey rear extension	Application for LDC. Docs removed from website.				
DC/084046	548 Chester Road, non-material amendment (cladding)	WNF not notified.	-		Permitted	EMP2, EMP3, ENV3, ENV4, COM1, DEV4
DC/084092	Crest Hill, Wilmslow Road, Single storey rear extension	No comments.	7 Mar 2022		Permitted	DEV3, DEV4
DC/084162	219 Woodford Road extension	Commented on size and WNP not referenced.	10 Mar 2022	Recommended approval	Permitted	DEV3, DEV4, ENV3, ENV4
DC/084187	63 Bridle Road, orangery	No comments.	7 Mar 2022		Refused. No very special circumstances	DEV3, DEV4
DC/084225	175 Moor Lane, extension	No comments.	18 Mar 2022		Permitted	DEV3, DEV4
DC/084222	Orchards Church Lane, discharge of conditions	No comments.	18 Mar 2022		Decided	
DC/084261	386 Chester Road, extension	No comments except noted WNP not referenced.	15 Mar 2022	Recommended approval	Permitted	DEV3, DEV4
DC/083867	Woodford Cricket Club, micro-brewery.	Comments.	22 Mar 2022	September 2022 Recommended approval	Permitted	ENV3, ENV4, EMP1, COM2
DC/084225	Rose Cottage Bridle Road, extension	No objections.	31 Mar 2022		Permitted	DEV3, DEV4
DC/083719	378 Chester Road, extension	No documents on website. Sent enquiry 31 Mar 2022. No reply received.	-	December 2023 Recommended approval	Permitted	None
DC/084092	Crest Hill, Wilmslow Road,	No comments.	3 May 2022*		Permitted	DEV3, DEV4

	Amended plans					
DC/084618	Bridle Road, two new houses	Objections.	7 Apr 2022	December 2023 Refused by councillors	Refused at Appeal	DEV1
DC/084754	Whitenook, 61 Bridle Road, extension	No comments.	3 May 2022*	22 June 2023 Recommended approval	Permitted	DEV3 DEV4
DC/084450	35 Jenny Lane, extension	No comments.	6 May 2022		Permitted	DEV3, DEV4
DC/084994	14 Jenny Lane, wall	Objections.	11 May 2022		Permitted	None
DC/085044	368 Chester Road, extension	Objections	15 May 2022		Permitted	DEV3 DEV4
DC/085065	Chester Road, 5G mast on grass verge by Notcutts	WNF not notified. Objections.	20 May 2022		Refused. Fails design standards in DPD and WNP. Appeal dismissed	DEV3
DC/084684	54 Bridle Road, extension	No comments	30 May 2022		Decided GPD	
DC/085265	32 Church Lane, extension	No comments	30 May 2022		Permitted	None
DC/085355	Atwood House Wilmslow Road, extension	No comments	13 Jun 2022		Permitted	DEV3, DEV4
DC/085387	352 Chester Road, extension	No comments	14 Jun 2022		Permitted	DEV3, DEV4
DC/085499	467 Chester Road, extension	?			Certificate of Lawfulness granted	
DC/085530	Old Fold Farm , Old Hall Lane, gazebo	Sent to us by mistake			Certificate of Lawfulness granted	
DC/085607	New Hall Cottage, Old Hall Lane, extension	No comments	1 Jul 2022		Withdrawn	
DC/085670	467 Chester Road, extension	No comments	11 July 2022	October 2022 Recommended approval	Permitted	DEV3 DEV4
DC/085752	14 Bridle Way extension	No comments	19 July 2022		Permitted	None

DC/085708	168 Woodford Road, extension	No comments	19 July 2022		Permitted GPD	
DC/085753	2 Church Lane extension	Sent to us by mistake			Certificate of Lawfulness granted	
DC/085747	Threeways Farm discharge of conditions	No comments	25 July 2022		Decided	
DC/085801	376 Chester Road extension	No comments	28 July 2022	October 2022 Recommended approval	Permitted	DEV3 DEV4
DC/085825	Huws Gray, non-material amendment	No comments	25 July 2022		Permitted	
DC/085909	131 Woodford Road extension	No comments	4 Aug 2022		Permitted	DEV3 DEV4
DC/085923	Nomad Endeavour , Hall Moss Lane, extension	Comments	4 Aug 2022		Permitted	DEV3 DEV4
DC/085387	352 Chester Road, extension, additional information	No comments	3 Aug 2022		Permitted	DEV3, DEV4
DC/086020	13 Bridle Road, extensions	No comments	23 Aug 2022	October 2022 Recommended approval	Permitted	DEV3 DEV4
DC/085887	Redrow commercial centre	Objections	18 Aug 2022	March 2023 Recommended approval	Permitted	ENV3 ENV4 EMP2 DEV4
DC/085888	40 Hall Moss Lane, 4 new dwellings	No comments	23 Aug 2022	22 June 2023 Recommended approval		
DC/086079	22 Moor Lane, render and velux windows	No comments	23 Aug 2022		Permitted	None

Appendix 2: WNP Vision, Objections and Policies

The **Vision** is: To manage and support beneficial change whilst retaining and enhancing Woodford's rural identity, character quality of life and sense of community.

The **Objectives** are:

Environment: To preserve and protect the openness of the Green Belt, the rural character, the landscape, important views, natural features and biodiversity.

Employment: To seek to protect and support local employment.

Community: To preserve and enhance recreational and heritage assets to promote a healthy community.

Development: To provide variety and mix that meets local needs and manage limited infilling, including residential, employment and community uses.

The **WNP Policies** are:

ENV1: Respecting views and vistas

Development should respect local character. In doing so, it should recognise and take into account the importance of the views and vistas listed in the Table and indicated on the Map below.

ENV2: Enhancing public rights of way

The enhancement of public rights of way throughout the Neighbourhood Area will be supported.

ENV3: Protecting Woodford's natural features

The protection and/or enhancement of Woodford's natural features, including those identified in the Table below, will be supported.

ENV4: Supporting biodiversity*

*The variety of plant and animal life in the world or in a particular habitat, a high level of which is usually considered to be important and desirable.

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.

ENV5: Reducing light pollution

Proposals for floodlights requiring planning permission should demonstrate how the potential for overspill will be controlled to a high level whereby it will not cause significant harm to the amenity of neighbouring occupiers.

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.

EMP2: Loss of Employment

Proposals for the change of use of employment land should be supported by evidence that the existing land use is no longer viable.

EMP3: Use of Rural Buildings

Proposals for the re-use of redundant buildings and the replacement of buildings, provided the new building is in the same use and not materially larger than the one it replaces, will be supported. Such development should not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

COM1: Provision of new community facilities

The provision of new community facilities that respect local character and the amenity of neighbouring occupiers will be supported.

COM2: Development of Community Facilities

Development should not result in the loss of an existing community facility, including any of the Features of Value to the Community listed below, unless it can be demonstrated that the harm arising from any such loss would be mitigated by the provision of an equal or greater benefit to the community.

COM3: Woodford Heritage assets

New development affecting a heritage asset, including the setting of the asset, should conserve or enhance the asset in a manner according to its significance.

DEV1: 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.

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.

DEV3: Extensions to existing dwellings

Residential extensions should be in keeping with the host property and its surroundings. Development that would reduce an existing gap between properties should not create an incongruous “terracing” effect.

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.

Full details can be found here: [Woodford Neighbourhood Plan](#)

Appendix 3: Woodford Village Aspirations

The **Objectives** relate to: Movement, Environment and Integration (of the existing community with the new community on the Aerodrome development).

Movement: To create safer roads, streets and lanes and increase public access to countryside by foot, cycle and bridleway and to encourage sustainable transport.

Integration: Ensure integration and linkage between the Neighbourhood Area and the Aerodrome development to achieve an enhanced, enlarged community.

Environment: Supporting clean air

The **Aspirations** are as follows:

Aspiration 1: To create a safe and secure network of walking routes around and within Woodford and improve links with surrounding areas.

Aspiration 2: To create a safe and secure cycling network.

Aspiration 3: To achieve better quality and more frequent bus services for Woodford with a greater range of destinations.

Aspiration 4: To achieve improved safety for all road users, and to encourage increased levels of walking and cycling, including speed reduction schemes where appropriate.

Aspiration 5: To support the provision of accessible information about facilities, services and activities throughout the extended village and its communication to new residents.

Aspiration 6: To encourage and support the development of physical infrastructure, which facilitates linkages throughout the extended village.

Aspiration 7: To establish and maintain a dialogue with the land owner, developer and local authority and with the community to promote effective integration of the old village and new development.

Aspiration 8: To achieve clean air in Woodford by avoiding the burning of waste and supporting initiatives that would reduce levels of air pollution on roads and in homes.

Full details can be found in the supplementary document here: [Woodford Village Aspirations](#).