



Woodford Neighbourhood Forum

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

Email: woodfordneighbourhood@gmail.com

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

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

2 July 2024

To: Planning Officer

Reference: DC/092296

Proposal: Demolition of existing buildings / structures and the erection of a residential dwelling with car parking, landscaping and associated works

Location: Land And Buildings Off Church Lane, Woodford, Stockport, SK7 1PH

1. Policies relevant to the application

We believe that planning policies relevant to this application include:

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

2. Woodford Neighbourhood Plan

We believe that the following policies are relevant:

DEV4: Design of New Development

ENV1: Respecting views and vistas

ENV3: Protecting Woodford's Natural Features

ENV4: Supporting Biodiversity

3. General comments

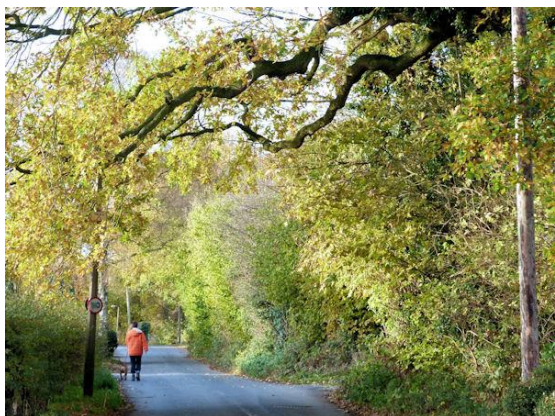
- The forum management committee supports incremental development in Woodford on previously developed land, provided that it is in keeping with the character of the area and does not produce a traffic hazard.
- The site on Church Lane is in one of the peripheral parts of Woodford which lie beyond the main settlement. This side of the lane is characterised by a rural feel with very sparse, linear housing development, separated by fields, on a tree lined lane.
- We are pleased to see that the Woodford Neighbourhood Plan has been acknowledged in this planning application, and particularly pleased to note the reference to ENV1: Respecting views and vistas, which is relevant in this case.
- We are pleased to see that the Aborigicultural Report notes the need to protect trees on or near the site and suggests method to achieve this. Native trees and hedges along the lane

should also be protected during the construction process (ENV3: Protecting Woodford's natural features).

- We support measures to achieve Biodiversity Net Gain as outlined in Biodiversity Net Gain - Biodiversity Statement. (ENV4: Supporting biodiversity)
- As locals, we know that the field around the site is prone to surface flooding in wet weather and this is a point to note for the construction of a basement.
- The design of the proposal will need to be assessed to ensure that it meets the criteria in 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.”
- Church Lane is a narrow winding lane with Quiet Lane status and is used regularly and frequently by vulnerable road users, including walkers, joggers, cyclists and horse riders, some of whom are children. This is a factor to be considered in any applications for development on the lane. See photographs in section 4 below.
- With regard to any future proposed development on land adjacent to this dwelling, we note that application DC/076613 for infill was refused by the Council and the appeal was dismissed by the Inspector (Appeal Ref: APP/C4235/W/21/3268543). The Inspector's Decision states “I therefore find that, for the purposes of applying national Green Belt policy, the appeal site is not within a village.”

4. Photographs

Character and users of Church Lane



Near the proposal site entrance



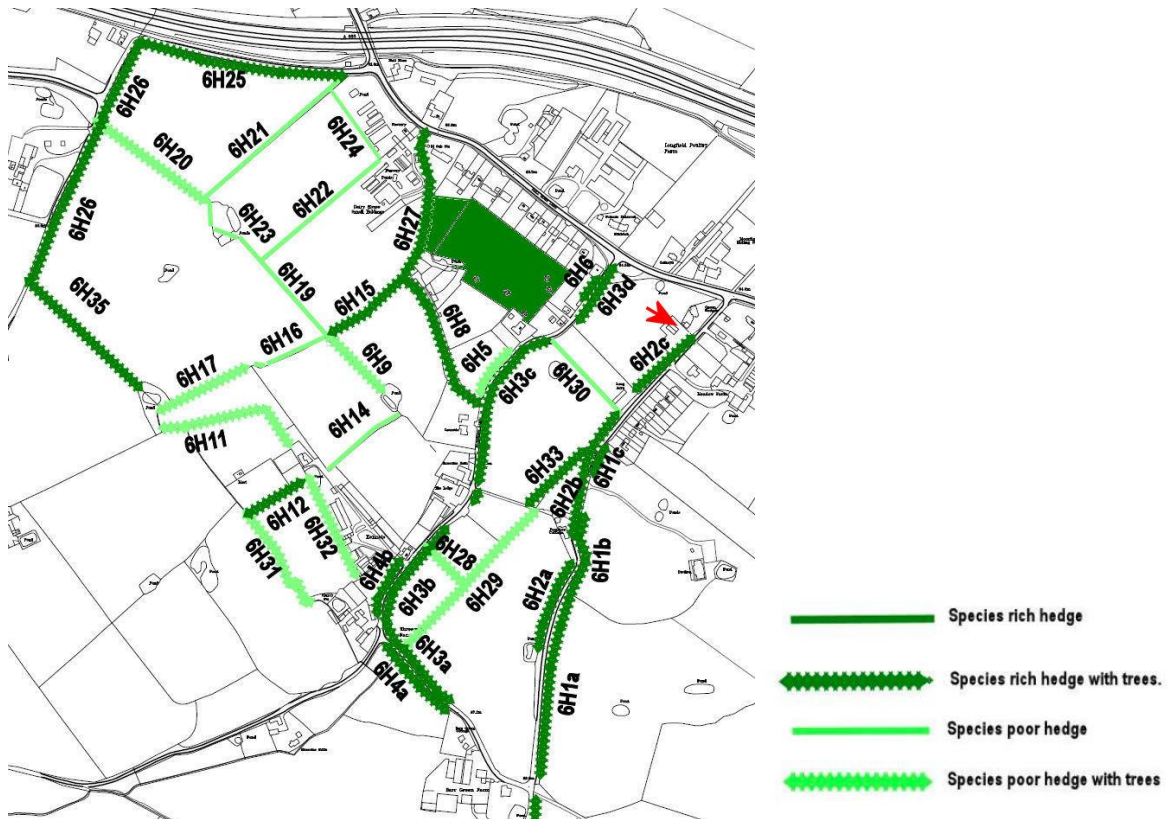
Cyclists near Pear Tree Cottage bend



By Pear Tree Cottage bend



Near entrance to cricket club



Native hedges near the site (red arrow).

See page 69 in [Woodford Landscape and Environment Report](#)

Yours sincerely,

E. M. Frearson

Evelyn Frearson On behalf of Woodford Neighbourhood Forum Management Committee