

Woodford Neighbourhood Plan Monitoring Report 2024

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Executive Summary

This is the fifth 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 September 2023 to 30th September 2024. Background information about the purposes of monitoring can be found in previous Monitoring Reports for [2020](#), [2021](#) and [2022](#) on our website.

Here are the key points arising for this report.

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

There were fewer planning applications in the neighbourhood area to review in this year compared with previous years. Many of them were proposals for extensions and not contentious.

One contentious application for 8 new dwellings on Blossom Lane (DC/088660), which was submitted in May 2023, was considered by the Area Committee in June 2024.

WNF did not receive notifications for four planning applications in the neighbourhood area, but found them on the Stockport Council planning website.

Progress has been made in advocating for the implementation of the [Woodford Village Aspirations](#) in conjunction with [Woodford Community Council](#) (WCC). With the aim of encouraging community integration, the Woodford Winter Fest was held in Woodford Garden Village in December 2023. The Woodford Summer Fair was held again at the Woodford Community Centre in June 2024. The weather was wet for both events, but they were a success nevertheless. The next Winter Fest event is planned on 13th December in the shelter of the Community Centre this time.

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. Stockport Council had prepared a draft new Local Plan, which was published in July and due for public consultation in September/October. A new Government was elected in July 2024 with aspirations to reform national planning guidelines and increase the number of homes built nationally. As a result the consultation on the draft Stockport Local Plan was paused.

The Government conducted a public consultation on these proposed changes during the summer of 2024 and the WNF management committee submitted a response.

There were concerns among residents about the future of the Deanwater Hotel as it lay empty following closure at the end of 2023. The management committee was contacted by PH Property Holdings Ltd in September about a forthcoming planning application for housing development on the site. A planning application has now been submitted to Stockport Council.

Harrow Estates consulted on their proposals for an extension to Woodford Garden Village. This is outside of our neighbourhood area, so the Woodford Neighbourhood Plan policies do not apply, but it will have an impact on Woodford as a whole. Members of the management committee were pleased to be invited to the preview event for stakeholders.

The Avro Heritage Museum is also outside of the neighbourhood area, but is of keen interest to many forum members and residents. The museum hosted several exciting events this year, not least of which was the Centenary event in September to commemorate 100 years since the purchase of New Hall Farm by Avro. It is proposing to submit a planning application for a large new building to house new large exhibits.

Introduction

[The Woodford Neighbourhood Forum](#) (WNF) is a statutory body given powers under the 2011 Localism Act to create a neighbourhood plan for the designated neighbourhood area. The [Woodford Neighbourhood Area](#) was designated in 2013, but the aerodrome site was excluded by the council at the request of Harrow Estates.

Anyone who lives or works in the designated Woodford Neighbourhood Area can be a member of Woodford Neighbourhood Forum, can vote at the AGM and is eligible to stand for election for a place on the management committee, which has up to 15 places. People who live outside of the neighbourhood area can be co-opted on to the committee if they have special expertise that is of value to the forum. This applies to our current planning advisors. Further details of our constitution can be found [here](#).

A good way to get in touch with the management committee is via our email address, which is monitored daily: woodfordneighbourhood@gmail.com

The management committee began work in 2013 to prepare the [Woodford Neighbourhood Plan](#), which was approved by residents in a referendum in 2019 and its policies became part of the Stockport Development Plan. Since then, the management committee has been a statutory consultee on planning applications in the neighbourhood area and monitors implementation of the neighbourhood plan by Stockport Council. We submit a “No Comments” response to the Council for non-contentious applications. For applications where we submit comments to the Council, we also post our responses on our website in the section on Planning Applications.

The management committee currently comprises ten volunteers, including eight residents and now just one planning advisor. You can find the members of the management committee in the [draft minutes of our 2023 AGM](#). One of our planning advisors, John Knight, retired in 2024 after serving on our committee for 10 years and we are deeply indebted to him for his input. Thankfully, Paul Goodman, who has also been with us since the outset, remains on the committee to advise us on technical planning matters. The committee are eternally grateful to both of our planning advisors for sharing their experience and expertise on a voluntary basis.

We are very aware of the need to avoid conflict of interests in the forum’s role as a statutory consultee on planning applications and it is a standard item on the agenda for our management

meetings. On the very rare occasions when a committee member has a conflict of interest relating to a planning application that we have been notified about, then that member does not participate in the discussion about, or approval of, the comments we submit to the council. You can find all the minutes of our management meetings on this [link](#).

There have been 26 planning applications in the neighbourhood area for review at the time of writing, fewer than the 39 in last year's report and an average of 50 per year in previous years.

The management committee aims to liaise closely with Stockport Planning officers and local ward councillors. There have been changes in personnel recently with the departure of Osian Perks, the planning officer who had been assigned to the larger applications in the Woodford Neighbourhood Area, and new faces among our ward councillors. We are very grateful to Brian Bagnall, Mike Hurleston and John MacGahan who were our councillors for many years and Mary Robinson who was our MP. All were very supportive of WNF. We welcome our new ward councillors Cllr Dallas Jones, Cllr Ian Powney and Cllr Jeremy Meal and our new MP, Tom Morrison. We look forward to working with them. Cllr Dallas Jones arranged a meeting between Tom Morrison MP and representatives of the management committee in August 2024 to discuss a range of issues relevant to Woodford and our reactions to the Woodford Garden Village proposals in particular.

We keep our local councillors informed and they are copied in on our responses to controversial planning applications. We follow the webcasts and outcomes of Bramhall & Cheadle Hulme South Area Committee and the Planning & 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 October 2024, we have received 22 notifications about planning applications and found an additional 4 applications in our neighbourhood area on the council planning website, which we were not notified about, to give a total of 26 applications received since 1st September 2023. 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).

We are pleased to report that WNP continues to be referenced by Stockport Council planning officers in their reports on the majority of applications, with few exceptions this year. 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 note that there have been changes in the criteria for planning applications to be “called in” for consideration by the Area Committee, with the result that fewer go through that route and more are determined by planning officers without input from local councillors.

Review of planning applications

At the time of writing we have considered 26 planning applications in the Neighbourhood Area since 1st September 2023 and these are shown in Table 1 in Appendix 1. Many of these were proposals for extensions.

We submitted comments on 5 of these new applications. All appeared to be compliant with the Woodford Neighbourhood Plan, apart from one, which was an application for a very tall flagpole at 1 Moor Lane (DC/090425). We submitted objections to that application and it was refused by the council, citing ENV1: Respecting views and vistas and DEV4: Design of new developments among a range of policies they considered.

The WNF committee supports incremental growth of the village in a manner which maintains the village character and has no objections in principle to proposals on previously developed land, provided that the size and style are appropriate. Accordingly, we had no objections for a proposal for a low rise building on previously developed land at the north eastern end of Church Lane (DC/092296). At the time of writing there is no decision on this application posted on the council planning website.

Many people in Woodford were very sad about the closure of the Deanwater Hotel in the autumn of 2023 and concerned for its future as it lay empty. In September 2024, a representative of PH Property Holdings Ltd made contact with the neighbourhood forum management committee to let us know that they had purchased the property and intended to use the site for housing development comprising twelve dwellings. A planning application (DC/093468) has now been submitted to Stockport Council which proposes the retention of Deanwater House, which will be split into two units, retention of the Grade II Listed barn, and an additional nine new dwellings, comprising seven detached houses and two semi-detached houses.

Controversial applications

New planning applications submitted in this period were not controversial.

A planning application for demolition of kennels and replacement with 8 new dwellings at Blossoms Kennels on Blossoms Lane was submitted in May 2023 (DC/088660). The council required various pieces of additional information and so it was not considered by the Area Committee until June 2024. Although an amended proposal met the criteria for development on previously developed land within Green Belt, local residents and forum committee members were concerned about the impact of additional traffic on Blossoms Lane, which is single track in places, bounded by deep ditches and has Quiet Lane status. There was particular concern about the potential impact of large, heavy vehicles during the construction phase. Residents' concerns were effectively expressed by our local ward councillors at the Area Committee meeting. The Planning & Highways Committee granted permission provided that the officers produced a construction management plan. We understood why this decision was reached with the evidence provided by the applicant. However, it was disappointing that some of the data in the application was accepted, including the very high predicted number of car trips for a kennels vs. 8 dwellings and regular access by horse boxes for a horse hydrotherapy pool, which is a hydrotherapy pool for dogs, as far as we are aware. (See planning permission [DC/044245](#) and [Blossoms Hydrotherapy](#) website)

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 during the period from 1st September 2023 to 30th September 2024. There were no reports to the Bramhall & Cheadle Hulme South Area Committee for these applications because none were called in.

Frequency of reference to WNP policies in Council officers' reports

WNP Policy	Frequency of reference in Stockport Council officer's reports
DEV4: Design of new development	13
DEV3: Extensions to existing dwellings	12
ENV4: Supporting biodiversity	1
ENV1: Respecting views and vistas	1
ENV3: Protecting Woodford's natural features	0
DEV1: Limited infilling	0
EMP1: New Businesses within the Area	0
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
COM2: Development of Community Facilities	0
COM3: Woodford Heritage assets	0
ENV5: Reducing light pollution	0

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 ENV4 is also welcomed to ensure that biodiversity is enhanced where possible. It was good to see a rare appearance of ENV1 demonstrating an appreciation of the importance of the views and vistas to many residents.

DEV1 on infilling continues to be an important policy in determining some of the more ambitious proposals. It was cited in DC/088501, for two dwellings on land adjacent to Hall Moss Lane, which was submitted in 2023, considered by the Area Committee in 2024 and granted permission.

Notification process

There have been four instances in the period covered by this report of notifications not received about planning applications in the neighbourhood area. These were DC/089421, DC/092500, DC/092743 and DC/092892. We have let the Stockport Council planning officers know.

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. WNP was 5 years old in September 2024, but we understand from discussions with Stockport Planning Officers that there is no pressure to review at five years provided that 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. It was agreed that sensible points for us to review the plan would be when a revised NPPF is published (potentially later in 2024) and when the new Stockport Local Plan is adopted (expected in 2026). Compliance of neighbourhood plan policies with these higher tier plans will then need to be reviewed.

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

A Woodford Winter Fest was held in Woodford Garden Village in December 2023, centred in and around the Aviator Pub with a Christmas tree, market stalls, carol signing and a visit from Santa. The weather was extremely wet and windy, so Santa ended up taking refuge from the storm in the pub and everyone had a good time once they were inside out of the weather. Another Winter Fest is planned for 13th December in the shelter of Woodford Community Centre this time.

We were delighted that one of the teachers from Woodford School brought her pre-school class on a trip to the Woodland Walk at the community centre in April to look for signs of spring. On one of the few dry days in April this year, the children seemed to have a lovely time looking for spring leaves, flowers and insects. The school is planning further trips to the woodland walk in the future.

The Woodford Summer Fair was held again at the Community Centre on June 15th 2024. It was organised again by the subgroup drawing members from the Woodford Community Centre, WCC and WNF, under the umbrella of WCC. Although the weather was cool and wet, the event was still a success and well attended. 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 considerable effort that the event had entailed was more than justified by the fun and community spirit that resulted. Another Summer Fair is planned for 15th June 2025.

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 2024. 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, the arrival of Woodford School and the potential extension of Woodford Garden Village.

Local Authority and National Planning Policy update

Stockport Local Plan

The Stockport Local Plan was due to be published for public consultation in September/October 2024. It proposed development on brownfield (previously developed sites) with no removal of land from Green Belt status. It allowed for more housing than had been proposed in the draft GMSF plan and included denser development in the town centre. The consultation was paused when the new Government proposed changes to national housing targets and national planning policy guidelines.

Changes in National Planning Regulations

The new Government elected in July 2024 has proposed changes to national housing targets and national planning policy guidelines, aimed at significantly increasing house building. If adopted, the proposed new housing targets and proposed methodology would significantly increase the housing requirements for Stockport.

The Government conducted a public consultation of these proposed changes during the summer of 2024 and the WNF management committee submitted a [response](#).

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 (PfE). Following examination and consultation on modifications, the PfE plan was adopted by the nine boroughs in 2024. The residents group, Save Greater Manchester's Green Belt, formed a limited company and applied via the legal channels for permission to take a Judicial Review against the PfE plan on grounds that the proper processes had not been followed. A judge has granted them permission to proceed with one of the grounds and four other grounds will be re-assessed in October 2024. The group has been engaged in fund raising to cover the substantial legal costs involved.

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. There has been no visible progress on the ground.

Woodford Garden Village

In July 2024 Harrow Estates held a consultation event at Woodford Community Centre, seeking early feedback on the emerging proposals to extend Woodford Garden Village, with an additional approx. 550 houses at the south east end of the site. A further consultation event was held in September displaying more details of the proposals, which can be viewed on this [link](#). According to the consultation website, *"the proposals offer a mix of new housing, including affordable and older people's accommodation, a community hub and open space"*. The link for responses is [here](#). [Tom Morrison MP](#) has suggested that residents could copy him in on their responses or send them to him to collate if they prefer. Woodford Neighbourhood Forum management committee submitted this [response](#) to the first consultation. Harrow Estates are expecting to submit a planning application for the proposals later this year.

Avro Heritage Museum

The museum is expecting to submit a planning application for a large new building to house additional large exhibits. A consultation event was held in June for the public to view the proposals.

It is outside of the Woodford Neighbourhood Area, so the forum will not be a statutory consultee on the planning application, but it is of interest to the whole of Woodford nevertheless.

The museum hosted several exciting events this year, including a 1940s themed weekend and a Centenary event in September to commemorate 100 years since the purchase of New Hall Farm by Avro.

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 and elected local representatives.
3. Assess the impact of the Stockport Local Plan when published and any 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. The summer fair 2024 raised modest funds, which contribute to the running costs of the community centre, community council and the neighbourhood forum.

Appendix 1

Table 1: Planning Applications from 1st September 2023 to 30th September 2024

Key

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

Ref Number	Application	WNF comments	Date comments submitted	Area Committee	Status	WNP policies cited by SMBC
DC/089421	20 Jenny Lane, terrace	No comments	19 Sep 2023		Permitted	None
DC/090178	174 Moor Lane, extension	No comments	22 Nov 2023		Prior approval not required	NA
DC/090177	176 Moor Lane, extension	No comments	22 Nov 2023		Prior approval not required	NA
DC/090203	Walnut Tree Farm , 348 Chester Road, trees and scrub	No comments	22 Nov 2023		Withdrawn	NA
DC/090287	Nomad Endeavour, dormers	No comments	22 Nov 2023		Permitted	DEV3 DEV4
DC/090239	151 Woodford Road	No comments	15 Dec 2023		Permitted	DEV3 DEV4
DC/090607	12 Jenny Lane, non-material amendment	No comments	5 Jan 2024		Permitted	
DC/090618	8 Bridle Way, extension	No comments	29 Jan 2024		Permitted	DEV3 DEV4
DC/090726	10 Bridle Road extension	No comments	29 Jan 2024		Permitted	None
DC/090748	4 Old Hall Farm Cottages, extension	No comments	29 Jan 2024		Permitted	DEV3 DEV4
DC/090457	New Fold, Old Hall Lane, extension	No comments	29 Jan 2024		Permitted	DEV3 DEV4
DC/090790	Flora Cottage, discharge of conditions	No comments (not needed, sent anyway)	13 Feb 2024		Decided	NA
DC/091053	Laneside, Blossoms Lane, garage	Comments	29 Feb 2024		Permitted	DEV3 DEV4 ENV4
DC/091189	370 Chester Road,	No comments	19 Mar 2024		Permitted	DEV3 DEV4

	replacement of extension and conservatory with new extensions					
DC/091394	Dean Hill, Wilmslow Road, extension and garage	Comments	2 April		Permitted	None
DC/090886	214 Woodford Road, extension	Comments	26 Mar 2024		Permitted	DEV3 DEV4
DC/090425	1 Moor Lane, flagpole	Comments	1 May 2024		Refused	ENV1 DEV4
DC/091630	39 Jenny Lane, extension	No comments	12 May 2024		Permitted	DEV3 DEV4
DC/091938	38 Moor Lane, extension	No comments	30 May 2024		Permitted	DEV3 DEV4
DC/092080	353 Chester Road, additional storey	No comments	30 May 2024			
DC/092296	Land And Buildings Off Church Lane, residential dwelling	No objections Comments	3 July 2024			
DC/092200	370 Chester Road, extensions	No comments	3 July 2024		Permitted	DEV3 DEV4
DC/092500	66A Bridle Road, annex extension	Did not respond				
DC/092287	210 Woodford Road, front porch extension	No comments	14 August 2024		Permitted	DEV3 DEV4
DC/092743	Nomad Endeavour, Hall Moss Lane, annex conversion to separate dwelling	Did not respond				
DC/092892	447 Chester Road, new house in garden	Did not respond				

**Table 2: Planning applications from 1st October 2022 to 31st August 2023
(updated October 2024)**

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	Called in to 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	NA
DC/086482	Flora Cottage, 3 dwellings	No comments	29 Oct 2022			
		Amended plans on website in March and April 2023		Yes	Permitted	ENV3 ENV4 DEV4
DC/084948	130 Moor Lane, retrospective application for greenhouse and sunken patio	No comments	29 Oct 2022	Yes	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	Yes	Refused	DEV1
DC/086940	1 Moor Lane, two storey front extension and side/rear extension	Objections	22 Nov 2022	Yes	Permitted	DEV3 DEV4 ENV3 ENV4
DC/084618	Bridle Road, two new dwellings, further amendments	Objections	27 Nov 2022	Yes	Appeal dismissed.	DEV1

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		Refused Appeal ?	DEV1
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	Yes	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	Yes	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	Yes		
DC/088340	356 Chester Road extension	No comments	11 May 2023	Yes	Permitted	DEV3 DEV4 ENV3 ENV4
DC/086802	8 The Range shed	No comments	23 May 2023		Withdrawn	
DC/088379	Orchards, drive and gates	No comments	23 May 2023		Permitted	None
DC/088073	Moorend Farm, five new dwellings	Comments	24 May 2023		Refused	ENV3 ENV4 DEV1 DEV4
DC/088424	Bridle Road, New dwelling	No comments	24 May 2023	Yes	Permitted	ENV3 ENV4 DEV4
DC/088566	487 Chester	No comments	24 May 2023	Yes	Permitted	DEV3

	Road, extension					ENV3 ENV4
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	Yes	Permitted	ENV3 ENV4 DEV1 DEV4 EMP2
DC/088653	31 Moor Lane, extension	Comments	8 June 2023	Yes	Permitted	DEV3 DEV4 ENV3 ENV4
DC/088660	Blossoms Kennels, 8 new dwellings	Objections	21 June 2023	Yes	Permitted	Decision notice not on website
DC/088615	45 Hall Moss Lane, demolition and replacement of dwelling	Comments	23 June 2023		Permitted	ENV3 ENV4 DEV2 DEV4
DC/088616	45 Hall Moss Lane, demolition of outbuildings and construction of bungalow	Comments	23 June 2023	Yes	Permitted	ENV3 ENV4 DEV4
DC/088649	435 Flat Above, Chester Road, extension	No comments	23 June 2023	Yes	Permitted	DEV3 DEV4 ENV3 ENV4
DC/088755	431B Chester Road, commercial to dwelling	Comments	23 June 2023		Refused	NA
DC/088610	45 Hall Moss Lane, certificate of lawful existing use	Comments	26 June 2023		LDC granted	NA
DC/088962	214 Woodford Road, extension	No documents on website until after deadline. No comments	25 July 2023		Permitted	None

Appendix 2: WNP Vision, Objectives 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 a 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](#).

Appendix 4: Roles of Woodford Neighbourhood Forum, Woodford Community Council and Woodford Community Centre

This brief explanation of the roles of these organisations may be helpful for anyone new to the area.

Woodford Neighbourhood Forum (WNF) is a statutory body given powers under the 2011 Localism Act to create a neighbourhood plan for the designated neighbourhood area. The Woodford Neighbourhood Area was designated in 2013, but the aerodrome site was excluded by the council at the request of Harrow Estates. The management committee prepared the Woodford Neighbourhood Plan, which was approved by residents in a referendum in 2019 and its policies became part of the Stockport Development Plan. Since then, the management committee has been a statutory consultee on planning applications in the neighbourhood area and monitors implementation of the neighbourhood plan by Stockport Council.

Woodford Community Council (WCC) is a residents association. It was established in 1974 when Woodford became part of the newly-formed Stockport Metropolitan Borough to promote the interests of the residents of Woodford. Members of the management committee address issues that affect the community and liaise with Stockport Council and other relevant bodies.

Woodford War Memorial Community Centre (WWMCC) was opened in 1953 to provide facilities for the community, funded primarily by local donations (including A.V. Roe) and fund raising. It is a registered charity and members of the management committee are its trustees, who organise hall hire and maintenance.