



# Woodford Neighbourhood Forum

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

27 October 2024

To: Planning Officer

**Reference:** DC/092892

**Proposal:** Erection of a two storey dwelling with new access, on land to the west of No. 447  
Chester Road

**Location:** 447 Chester Road, Woodford, Stockport, SK7 1QP

## 1. General comments

- We have not found a planning statement among the documents posted on the SMBC website. We believe that an application of this nature should be accompanied by a planning statement.
- We note the request from Highways for additional information.
- It is very difficult to assess the application without a planning statement. The comments below are based on the information in the application form, the location plan and the plans and elevations documents.
- We believe that the proposal meets the criteria for infilling in a village in Green Belt.
- We have concerns that the proposal will result in a very narrow gap between dwellings which could create a terracing effect and impact on residential amenity occupiers of the new house and existing dwellings.
- We support the comments made by the Nature Development Officer in the Nature Report.

## 2. Policies relevant to the application

We believe that planning policies relevant to this application include:

- i. NPPF 2023
- ii. Stockport Development Plan:
  - o Woodford Neighbourhood Plan 2019
  - o Saved UDP 2011
  - o Core Strategy 2011

## 3. Woodford Neighbourhood Plan

We believe that the following policies are relevant:

DEV1: Infill

DEV4: Design of New Development

ENV3: Protecting Woodford's Natural Features

ENV4: Supporting Biodiversity

### WNP policy DEV1

“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 proposal meets the criteria for infill as set out in DEV1.

#### **WNP 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.”

#### **Assessment**

In the absence of a planning statement it is not clear whether all the criteria set out in DEV4 will be met.

#### **WNP 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.”

#### **Table showing Natural Features which are a key aesthetic component of the Woodford Landscape**

1.	Trees in public places and bordering roads, in pavements and in grass verges along Chester Road, Wilmslow Road Bridle Road, Church Lane, Blossoms Lane, Moor Lane, and Hall Moss Lane
2.	Trees and woodland with Tree Preservation Orders or Ancient Woodland
3.	Mature & veteran trees described and /or marked on maps in the WNF Landscape and Environment Survey report
4.	Grass verges with daffodils and wildflowers, such as bluebells
5.	Native hedgerows visible along roads, tracks and public rights of way across farmland
6.	Ponds visible along roads, tracks and public rights of way across farmland (12)

#### **Assessment**

We support the points raised by the Nature Development Officer in the Nature Report and request protection of natural features, including trees and hedges, where possible and protection from damage, including potential root damage, during construction. The location of the site backing on to woodland is shown in Figs 1-3.

#### **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**

We support the recommendation made by the Nature Development Officer in the Nature Report that the application should be accompanied by a biodiversity enhancement strategy. The location of the site close to woodland and fields is shown in Figs 1-3.

#### 4. Stockport Local Development Plan

We leave it to the officers to assess the application against these policies, but note that the following may be relevant:

##### **Stockport Core Strategy**

**Policy SIE1** advises of the need to provide, maintain and where suitable, enhance the levels of privacy and amenity for neighbouring residents.

The proposal may result in a very narrow gap between dwellings, which could impact on residential amenity occupiers of the new house and existing dwellings.

##### **Saved policies of the Stockport UDP 2006**

##### **Design of Residential Development SPD paras 8.8 to 8.10**

The proposal may result in a very narrow gap between dwellings, which could create a terracing effect.

#### 5. NPPF 2023

The site is in Green Belt and therefore subject to policies in section 13 in the NPPF 2023.

We believe the proposal is compliant with Paragraph 154 (e) limited infilling in villages.

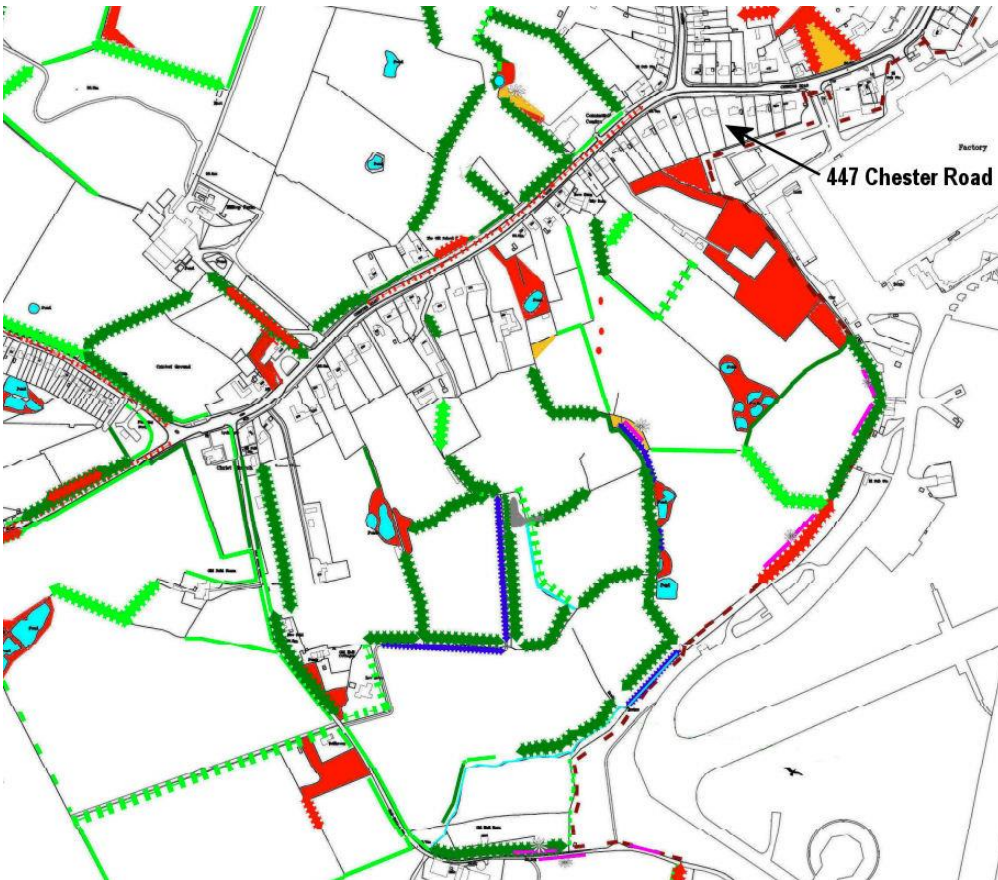
#### 6. Images



Fig 1. Google Earth image of site location



Fig 2. Google Earth image of site location



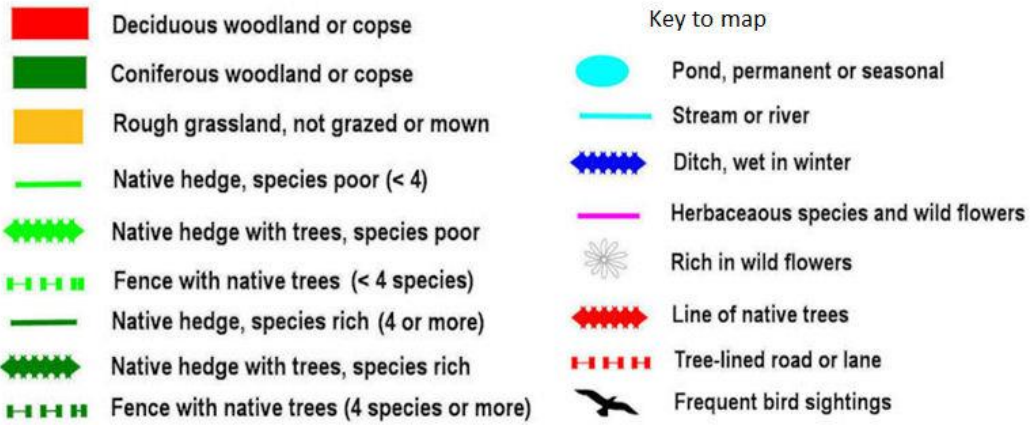


Fig 3. Natural features in land behind Chester Road. See [Woodford Landscape and Environment Report](#)

Yours sincerely,

*E. M. Frearson*

Evelyn Frearson On behalf of Woodford Neighbourhood Forum Management Committee