



# Woodford Neighbourhood Forum

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

5 March 2026  
To: Georgina Isherwood

Reference: DC/094661  
Proposal: Erection of two dwellings.  
Location: Land Lying To The South Of 99 Moor Lane Woodford, Stockport, SK7 1PL

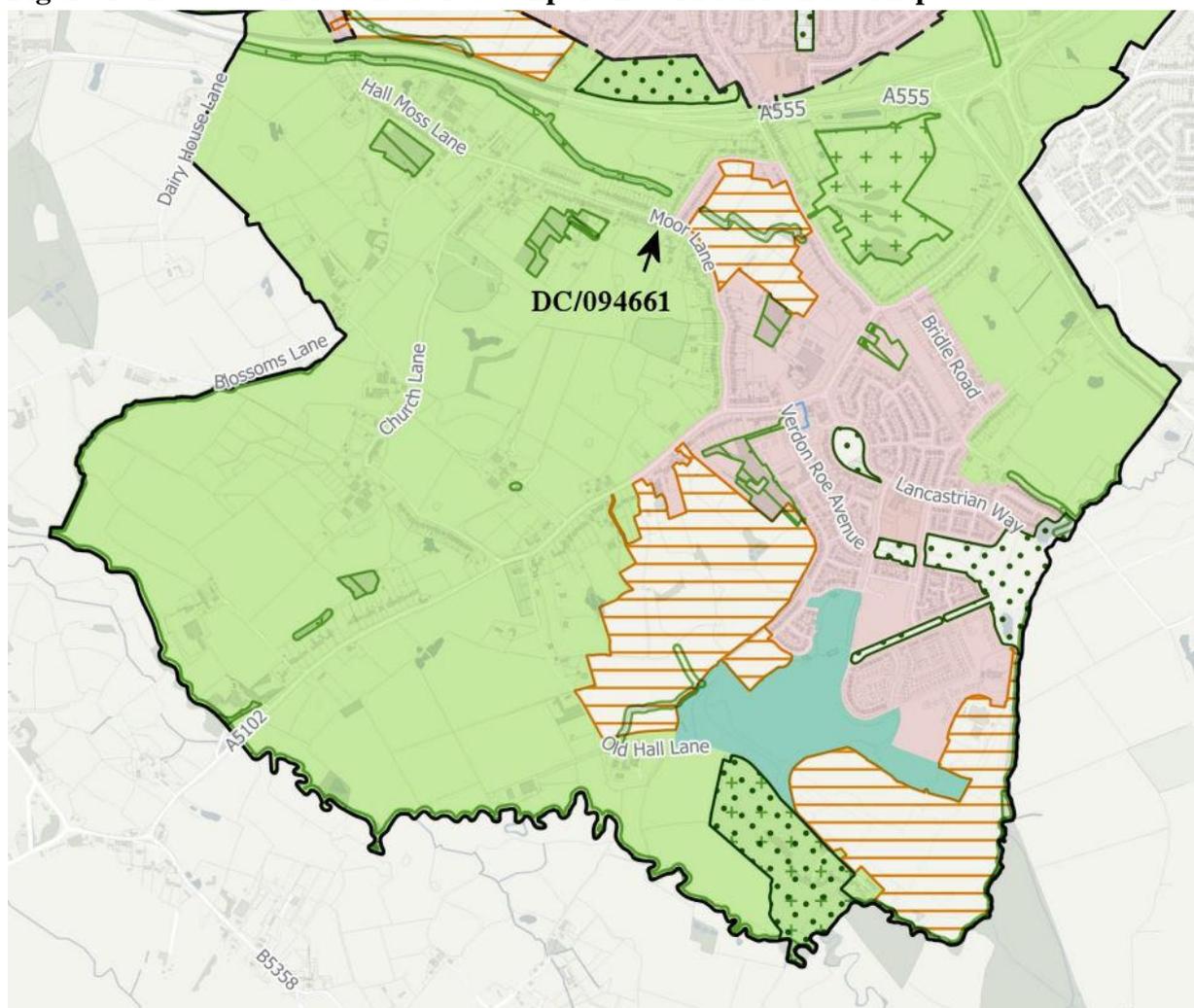
## 1. General Comments

- The site lies in Green Belt.
- The site is in a prominent, landmark position in the village where the openness of the Green Belt is important.
- We are pleased that the Planning Statement submitted with the application references the Woodford Neighbourhood Plan and DEV1 on infilling. We believe Woodford Neighbourhood Plan policies ENV1, ENV3, ENV4, DEV4 and COM3 are also relevant to this application.
- We have concerns about the proposed access of two new dwellings on to Moor Lane, opposite to the junction with Jenny Lane. This is a busy junction because Jenny Lane is frequently used as a cut through between Woodford Road and Moor Lane. Although prohibited, residents have witnessed HGVs also using this route. Residents report that there were two accidents at this junction recently. We believe that the highways safety of the proposal should be assessed.
- We have concerns about the loss of one of the wide gaps in the housing line with vistas into fields with trees and native hedges that are elements in the character of Woodford treasured by residents, which the neighbourhood plan seeks to protect.
- This particular site is bounded to the east by Huws Gray, Builders Merchant, premises and Moor Farm, which are low rise developments with buildings set further back from the road than the rest of the housing line on Moor Lane, adding to the impression of openness in this location. See Figure 1.
- In addition, the site lies opposite to the junction with Jenny Lane and the open vista is visible from a significant length of Jenny Lane. See Figures 2 and 3
- The site includes native hedgerows. Hawthorn is seen in flower in street view images. See Figure 4.
- The proposal will change the setting of Grade II listed Moor Farm.
- We are pleased that the resubmitted application is not making a claim that the site meets the criteria for Grey Belt. We noted that in the LUC Green Belt Assessment, the site of the proposal falls within the land parcel SEB7, about which the report states:  
*“The parcel makes a strong or very strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.”*

See pages 575-578 of [Green Belt Assessment, Stockport Metropolitan Borough Council, Final report, Prepared by LUC October 2025](#)

- We realise that the draft new Stockport Local Plan is at an early stage and carries limited weight. However, we note that the site lies outside of the Predominantly Residential Area shaded in pink on the Policies Map in the draft plan, indicating that the site would remain in Green Belt when the plan is adopted (see Figure 1). This also raises the question of whether the site lies within the village. If it is not within the village, then the exception to inappropriate development, described in Green Belt policy in the NPPF 2024 paragraph 155 e) limited infilling in villages, is not applicable. Case history may be relevant here. In an appeal case for limited infilling on Church Lane in Woodford, the Inspector concluded that particular site was outside of the village boundary (Appeal Ref: APP/C4235/W/21/3268543).

**Figure 1: DC/094661 site on draft Stockport Local Plan Policies Map**



## 2. Policies relevant to the application

We believe that planning policies relevant to this application include:

- i. NPPF 2024
- ii. Stockport Development Plan:
  - o Woodford Neighbourhood Plan 2019
  - o Saved UDP 2011
  - o Core Strategy 2011

### 3. Assessment against policies in the Woodford Neighbourhood Plan

#### 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.*

While this site is not listed in the table or marked on the map with this policy in the neighbourhood plan, it is nevertheless one the gaps in the housing line which are important to the rural character of Woodford.

In section 10.2 the Woodford Neighbourhood Plan notes:

*“There are significant gaps in the housing line along roads and lanes, with the results that there are far reaching views from public lanes, footpaths and private residencies across farmland and to the Pennine hills. The natural features in Woodford are an intrinsic part of the countryside and contribute to the mental and physical benefits for residents and recreational users from other parts of the borough.”*

10.2.1. *“The Woodford Neighbourhood Plan seeks to protect these views and vistas for the benefit of the local and wider community, in accordance with NPPF and SMBC policies.”*

#### 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. | <i>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</i> |
| 2. | <i>Trees and woodland with Tree Preservation Orders or Ancient Woodland</i>  |
| 3. | <i>Mature &amp; veteran trees described and /or marked on maps in the WNF Landscape and Environment Survey report (12)</i>   |
| 4. | <i>Grass verges with daffodils and wildflowers, such as bluebells</i>  |
| 5. | <i>Native hedgerows visible along roads, tracks and public rights of way across farmland (12)</i>  |
| 6. | <i>Ponds visible along roads, tracks and public rights of way across farmland (12)</i>   |

We are concerned that a tall native hawthorn hedge in the centre of the site would be removed in the proposal. This would represent a loss for the environment and visual amenity.

There are native hawthorn hedges on the site that are visible from Moor Lane, Jenny Lane and footpath 8HGB. Native hedgerows are an important habitat for wildlife, as well as part of the rural landscape character. These should be protected or removal mitigated by new planting if the development is granted permission. We note that the Arboricultural Statement states: *“Field boundary hedges along the site boundaries may be subject to the provisions of the Hedgerow Regulations<sup>4</sup>”*.

We are pleased that the large willow tree at Moor Farm would be protected. If the proposal is granted permission, then the root systems of this tree and native hedgerows at the site should be protected.

It is disappointing that a protected oak tree on the site has been cut down and not replaced, as noted in the Arboricultural Statement.

#### **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.”*

The proposal would need to comply with this policy if granted permission. We are pleased to see the proposals set out in the Design and Access Statement. The inclusion of ponds in the gardens is also welcomed for drainage and biodiversity.

#### **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.”*

The site of the proposal represents a relatively wide gap in development on Moor Lane. Adjacent to the site on the east side are Moor Farm and Huws Gray premises, which are set back further from the road are lower in height and differ in character from other buildings on Moor Lane. See Figure 2 below. This raises the question of whether the proposal is compliant with policy DEV1. It could be argued that the scale of development is not compatible in character or built along similar building lines as adjoining properties.

**Figure 2: Satellite image of the site of the proposal**



**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.*

The proposal should be assessed for compliance with this policy. The height may be an issue. From the drawings supplied it appears that the proposed dwellings will be higher than the adjacent Moor Farm and Huws Gray building to the east and slightly higher than the adjacent dwelling to the west.

There are two examples of infill in Woodford where the scale of the dwelling is completely out of proportion with surrounding development. The scale and height of 514 Chester Road (DC/061474) is not in keeping with the street scene, causing harm to the character in a very prominent position in the village. A new dwelling on Foden Lane (DC/078432) is also too high to be in keeping with nearby dwellings and has harmed amenity for residents in homes on Moor Lane due to close proximity to the back of their homes causing loss of privacy and light. We are anxious to avoid a repeat of the 514 Chester Road result, so if the Council is minded to approve the application, then the height, scale and design of the proposals will be very important in such a prominent position in the village.

The points raised about the housing line raised under DEV1 also apply here.

**Policy 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.*

The site is adjacent to Grade II listed Moor Farm. We note that the proposal includes a 4 m wide track, which runs parallel to the boundary with Moor Farm and close to the willow tree and listed building, to provide access to the field behind the site. The Heritage Assessment submitted with the proposal notes that the setting of this listed building has been devalued already, but the further negative impact of loss of a space with views to open countryside should be assessed.

**4. Openness of the Green Belt**

The site lies in Green Belt. The LUC Green Belt Assessment concludes that it does not meet the criteria for Grey Belt. See Appendix. Therefore, Green Belt policies apply.

The openness of the site allows views into countryside behind the housing line on Moor Lane with fields, trees and native hedgerows visible from Moor Lane, a long stretch of Jenny Lane and public right of way 8HGB. See figures 3 to 5. The proposal would cause harm to the openness of the Green Belt in this location.

**Figure 3: View of the site from a distance in Jenny Lane**



**Figure 4: View of the site near the junction at Jenny Lane**



**Figure 5: View of the countryside from Moor Lane at the site**



Yours sincerely,

Evelyn Frearson On behalf of Woodford Neighbourhood Forum Management Committee