

Woodford Neighbourhood Plan Monitoring Report 2025

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1. Executive Summary

This is the sixth 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 October 2024 to 20th September 2025. Previous Monitoring Reports can be found on our [website](#).

Here are the key points in 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 continued to implement the policies in the neighbourhood plan and that the vision and objectives have been achieved to date.

Implementation of the [Woodford Village Aspirations](#) has continued in conjunction with [Woodford Community Council](#) (WCC) and [Woodford War Memorial Community Centre](#) (WWMCC). Two events were held at the Woodford Community Centre with the aim of encouraging community integration. These were the Woodford Winter Fest in December 2024 and the Woodford Summer Fair in June 2025. Both events were well attended and enjoyed.

The WNF management committee has continued to monitor changes in national planning regulations and local development that may have an impact on Woodford residents, responding to consultations where appropriate. There have been several rounds of changes to the national planning guidelines made by the previous Government and the current one, which have resulted in changes in the criteria against which planning applications are assessed and the implications are only just beginning to unfold.

As a result of these successive changes in Government planning guidelines, Stockport Council has needed to revise the draft new Stockport Local Development Plan and postpone public consultation several times. It is expected that Green Belt sites will be allocated for development in order to meet the increased housing numbers arising from the revised Government guidelines. An updated Local Development Scheme is expected to be published in October 2025. The Minister of State for Housing and Planning has written to the Council providing a timetable for public consultation and submission of a draft new Local Plan.

This year has been dominated by proposals for large developments on Green Belt land in and around Woodford, which have caused significant concern among residents. In addition to the planning application by Harrow/Redrow for 540 houses in an extension to Woodford Garden Village, there have been developer consultations on three proposals, including: a new development of 545 new homes on Green Belt land between the Woodford Garden Village, Old Hall Lane and Chester Road; a new development of 125 new homes on Green Belt land between Moor Lane, Jenny Lane and the A555; and a new development of 250 homes on Green Belt land in Bramhall adjacent to Woodford and accessed off Hall Moss Lane. The neighbourhood forum management committee has responded briefly to the developer consultations and will submit comprehensive responses to planning applications when they are submitted to the Council.

We are concerned about the cumulative impact of all these development proposals on the character of Woodford and the impact they will have on local infrastructure and facilities, particularly local traffic.

The Avro Heritage Museum is outside of the forum's designated Neighbourhood Area, but is of keen interest to many forum members and residents. The museum has submitted a planning application for a large new building to house new large exhibits.

2. Background

Woodford Neighbourhood Forum

[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.

Membership

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 advisor. 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

Preparation of the neighbourhood plan

The management committee began work in 2013 to prepare the [Woodford Neighbourhood Plan](#), with the help of two planning advisors, Paul Goodman and John Knight. John Knight stood down in 2024 after serving on the committee for 10 years. The committee is eternally grateful to both of our planning advisors for sharing their experience and expertise on a voluntary basis. The Neighbourhood Plan 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. You will find a summary of Woodford Neighbourhood Plan objectives and policies in Section 11, Appendix 2.

Conflicts of interest

Conflict of interests 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](#).

Commenting on planning applications

The management committee aims to liaise closely with Stockport Planning officers and local ward councillors.

Notifications about planning applications in the neighbourhood area are sent via email from Council planning officers to the forum email address. The Hon Sec circulates them to committee members for comments, collates the comments and submits an approved response 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.

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 use our local knowledge and often include photographs of the site, aiming to assist those involved in making the decision but who are not as familiar with the site.

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. We alert our MP and senior planning officers if anything particularly controversial arises.

Transparency

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 that may have an impact on the Woodford community.

Neighbourhood Plan Review

WNP was 5 years old in September 2024. It will need to be reviewed when the new Stockport Local Plan is published to ensure that it is still compliant with the Stockport Development Plan and the current 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.

WNP website and Facebook page

If you browse around the WNP 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](#) on the website includes a table which provides a list of planning applications where the forum management committee has submitted a response to the Council, a link to the WNF response and the decision status of the application.

We post updates on the Latest News section on the [home page](#) on the website and on our [Facebook page](#).

3. 2025 update

The management committee currently comprises twelve volunteers, including nine Woodford residents, one co-opted former resident, Maxine Wood, one co-opted planning advisor, Paul Goodman, and we were very pleased to co-opt former councillor Brian Bagnall on to the committee last year, who brings valuable experience to the team. We will be sorry to lose Maxine Wood, who is standing down this year after being a member of the committee since the forum began twelve years ago.

You can find the names of the members of the management committee in the draft minutes of our 2024 AGM [here](#).

Following the departure of Council case officer Osian Perks, who was assigned to many of the planning applications in Woodford, we have lost our primary contact in the Council planning team. Planning applications in the neighbourhood area have since been assigned to several different case officers.

Following changes in the criteria for planning applications to be “called in” for consideration by the Stockport Council Bramhall and Cheadle Hulme South Area Committee, very few go through that route and the majority are determined by planning officers without input from local councillors. At the time of writing, none of the applications notified to WNF during the period covered by this report have been called in to the Area Committee, but have been determined by planning officers.

Designation of neighbourhood forums needs renewing every five years. In February 2025, the management committee submitted the necessary documents for the second renewal of the designation of Woodford Neighbourhood Forum, which included an application letter, the constitution, a map of the Neighbourhood Area and names and addresses of 21 members who agreed to support the application. The application is now in the hands of the Council.

Changes in Government national planning guidelines, which have the potential to have a profound effect on development in Woodford, include the doubling of the housing target number for the borough of Stockport and the introduction of a new classification of land as ‘Grey Belt’. These changes have implications for decisions on planning applications as well as the new Stockport Local Plan. Please see the Section 7: Local Authority and National Planning Policy update below.

We have created a section on our website where we post updates on [proposed development in and around Woodford](#).

4. Implementation of WNP

We are pleased to report that WNP continues to be referenced by Stockport Council planning officers in their reports on the majority of applications, where relevant policies apply. 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, although many applications are now determined by Council planning officers via delegated powers. As always, the WNF management committee would like to thank our local councillors for their dedicated efforts in representing the residents of Woodford.

Review of planning applications

There have been 32 planning applications in the neighbourhood area at the time of writing, compared with 26 last year, 39 in the previous year and an average of 50 per year from 2019 to 2023. As in previous years, many of these were for home extensions and many applications presented no issues of concern.

Please see Table 1 in Section 10 Appendix 1 for details of these planning applications.

Of the 32 planning applications notified from 30 September 2024 to 20 September 2025, three were withdrawn, fifteen have been determined and permitted. No applications have been refused at the time of writing.

We submitted comments on 15 of the 32 applications notified to us.

The committee submitted supportive comments on proposal for redevelopment of Deanwater House (DC/093468). Planning permission was granted and work is underway. The proposal includes 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.

Although outside of the designated Neighbourhood Area, the committee (excluding the Terry Barnes who is also Chairman of the museum) submitted supportive comments on a planning application by Avro Heritage Museum for a large new building to house new large exhibits.

Controversial applications

WNF responded to an application for extension to Woodford Garden Village, DC/094533. See Section 8. b) (i) for more details. Objections included conflict with Green Belt policies, conflict with agreements associated with the planning permission granted in 2014 for development of the Woodford Garden Village, lack of inclusion of the means of access to the site, and inaccessibility of the site.

WNF raised concerns about the safety of access on the blind bends on Hall Moss Lane for the following proposal:

DC/095415: 37 Hall Moss Lane, extension and change of use to health clinic

Four applications have claimed that the site of the proposal meets the criteria for classification as Grey Belt land. These were:

DC/095548: Moorend Farm, 9 new dwellings

DC/096543: 25 Jenny Lane, replacement with two new dwellings

DC/095868: 353 Chester Road, replacement with two new dwellings

DC/096927: Land South of Chester Road, 545 new dwellings, plus care and community facilities, nature park, open space etc.

The Jenny Lane and Chester Road applications propose development in large gardens. These applications will be a test for how Stockport Council will interpret claims of Grey Belt for small sites in Woodford. This could have an impact on the characteristic green gaps in development in the village, which the Neighbourhood Plan aims to protect.

The Jenny Lane and Chester Road applications also claim that their proposals meet the criteria for limited infilling in a village, which the WNF management committee have queried.

Our responses can be found on the WNF website on the [Responses to Planning Applications Page](#).

Russell Homes submitted a planning application on 19th September 2025. As expected they have made a claim for classification of their site South of Chester Road as Grey Belt. This will be a test of how Stockport Council will interpret claims of Grey Belt for larger sites in Woodford. The management committee will study the application carefully and submit a response to the Council which will be made public.

Frequency of reference to WNP policies by Stockport Council

At the time of writing, fifteen planning applications have been determined. No WNP policies were cited in officer's reports on three of these applications. DEV4 was cited in ten, DEV3 in nine ENV1 in four, and ENV3, ENV4 and COM3 were each cited once.

Looking back over a longer time period provides a greater number of applications which have been determined and a better picture of the use of WNP policies. Processing of planning applications is a continuous process, with a long lag between submission and determination that often spans more than one monitoring period. Therefore, the status of earlier applications has been updated. See Section 10, Tables 2 and 3, which have been updated to show the status of applications that had not been determined at the time of previous monitoring reports.

The table below shows the frequency with which each WNP policy was referenced in reports by Council officers during the three-year period from 1st October 2022 to 20th September 2025.

WNP policies in reports by Council officers from 2022 to 2025 in descending order of frequency

WNP Policy	Frequency of reference in Stockport Council officer's reports
DEV4: Design of new development	45
DEV3: Extensions to existing dwellings	32
ENV4: Supporting biodiversity	18
ENV3: Protecting Woodford's natural features	17

ENV1: Respecting views and vistas	5
EMP1: New Businesses within the Area	4
DEV1: Limited infilling	4
EMP3: Use of Rural Buildings	3
COM3: Woodford Heritage assets	2
COM1: Provision of new community facilities	1
EMP2: Loss of Employment	1
DEV2: Replacement of existing dwellings	0
ENV2: Enhancing public rights of way	0
COM2: Development of Community Facilities	0
ENV5: Reducing light pollution	0

We are pleased to see the frequent use of DEV4 to ensure that design of new development is of a high standard and in keeping with the character of the village. The frequency of use of DEV3 reflects the high proportion of extensions among the proposals. Use of ENV3 and ENV4 are welcomed to ensure that our natural features are protected and that biodiversity is enhanced where possible. It is also good to see policies in action respecting views and vistas, encouraging new business, defining infilling, use of rural building, and protecting our employment and heritage assets.

Notification process

There has been just one instance in the period covered by this report where the management committee did not receive a notification about a planning application in the neighbourhood area, DC/093991, compared with several last year.

Enforcement cases

At the request of residents, the neighbourhood forum management committee followed up on progress with two enforcement cases.

5. Implementation of Aspirations

A subgroup comprised of members of the committees of [Woodford Community Council](#) (WCC) and [Woodford War Memorial Community](#) Centre (WWMCC) and Woodford Neighbourhood Forum (WNF) again organised the Woodford Winter Fest and the Woodford Summer Fair, which were aimed at enhancing community spirit and integration.

Woodford Summer Fair

The Woodford Summer Fair was held again at the Woodford Community Centre on June 15th 2025. A wide variety of commercial outlets, local organisations and charities provided food, refreshments, displays and entertainment, including live music. The organising committee appreciated the help provided by members of the community on the day. The weather was good this year and the event was enjoyed by a large number of local people who attended. A donation was made to Christ Church Woodford at the request of the landowner who allowed car parking on his field adjacent to the Centre. The event raised modest funds, which will contribute to the

running costs of the community centre, community council and the neighbourhood forum. Another Summer Fair is planned for June 2026.

Woodford Winter Fest

The Woodford Winter Fest was held at Woodford Community Centre in December 2024. There were market stalls, children's games, refreshments, carol signing and a visit from Santa. Another Winter Fest is planned for 12th December 2025 in the Woodford Community Centre.

Woodford School visit to Woodland Walk

Once again, one of the teachers from Woodford School brought her pre-school class on a trip to the Woodland Walk at the Woodford Community Centre in April to look for signs of spring. The children enjoyed looking for spring leaves, flowers and insects and planting bluebells.

6. Relevance of WNP and Village Aspirations

The WNP 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 2025. A summary of the Aspirations is provided in Appendix 3 for reference.

7. Local Authority and National Planning Policy update

Stockport Local Plan

A draft new Stockport Local Plan has been in preparation since Stockport Council withdrew from the Greater Manchester Spatial Framework in 2020, but several rounds of changes in Government guidelines and housing number targets has resulted in a number of rounds of amendments to the Green Belt assessment methodology, the draft plan, and revisions to the timetable for public consultation, examination and adoption. After the most recent round, public consultation on the draft plan was expected to commence in October 2025. It is expected that Green Belt sites will be allocated for development in order to meet the increased housing numbers arising from the revised Government guidelines.

On 17th September 2025, the Minister of State for Housing and Planning, Mathew Pennycook, wrote to Stockport Council directing the Council to amend their Local Development Scheme by 10th October 2025 and observe the following timetable:

- Regulation 18 consultation should be completed by no later than 24 December 2025;
- Regulation 19 consultation should be completed no later than 1 September 2026;
- Submission of the plan for examination should be no later than 30 November 2026

Changes in National Planning Regulations

Revised national planning policy guidelines and housing targets were published in December 2024, aimed at significantly increasing house building.

The revised methodology for calculating housing need almost doubled the target figure for the borough of Stockport to 1,815 new homes per year, reducing the Council's available housing land supply to 1.77 years, well below the 5-year housing land supply a council is required to maintain.

The revised national planning guidelines include the new concept of Grey Belt. The National Planning Policy Framework (NPPF) December 2024 defines Grey Belt as:

"Grey belt: For the purposes of plan-making and decision-making, 'grey belt' is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. 'Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development."

The three of the five purposes of Green Belt referred to are:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another; and
- d) to preserve the setting and special character of historic towns

Sites within the Green Belt which make only a limited contribution to these objectives, excluding land with an existing environmental designation, may constitute Grey Belt.

The implications of this new land category are only just beginning to play out in decisions by Councils on planning applications and in the preparation of new Local Development Plans.

8. Local development update

This year there have been many reports from residents of sightings of surveyors in fields in Woodford and a number of proposals have been put forward for large developments in and around Woodford during the last year.

It is likely that these surveys have arisen because of the call for sites for the Stockport Local Plan and also because of the changes in national planning policy guidelines. Landowners/agents have put sites forward for consideration for development in the new Stockport Local Plan. In addition, some landowners and their agents are at various stages of the planning application process for proposals for large developments on Green Belt in Woodford.

a) Large development proposals in the Woodford Neighbourhood Area

We are aware of two large development proposals within the designated Woodford Neighbourhood Area.

These proposals are ahead of, and separate from, the new Stockport Local Development Plan, which is currently being prepared. They are at various stages of the process for large development proposals, which may include preliminary enquiries to the Council and public consultation before submission of a planning application.

(i) Land South of Chester Road and East of Old Hall Lane, Woodford

Stage: A planning application has been submitted and is awaiting a decision.

The proposal from Russell Homes is for 545 new dwellings on approximately 30 hectares of fields between Chester Road, Old Hall Lane and Woodford Garden Village. The primary access is proposed to be located at 499 Chester Road, following its demolition. A secondary access is proposed to be located at 469/471 Chester Road, following its demolition.

Russell Homes submitted an Environmental Impact Assessment (EIA) Scoping Request which is on the SMBC planning website: [DC/095675: Environmental Impact Assessment \(EIA\) Scoping Request for proposed residential led development](#). The Council have outlined their conclusions about which matters should be included in the Environmental Impact Statement and which can be excluded.

Russell Homes conducted a public consultation at Woodford War Memorial Community Centre on 22nd and 23rd July. The brief Woodford Neighbourhood Forum response to the consultation is [here](#).

Russell Homes submitted a planning application to Stockport Council on 19th September 2025.

Reference: [DC/096927](#)

Proposal: Outline application: Demolition of existing buildings and comprehensive residential-led development comprising the erection of residential dwellings (Use Class C3), self-build plots (Use Class C3), care home and extra care (Use Class C2), local community facilities (Use Class E (a), (b) (e) and/or (f)); mobility point (sui generis) the creation of new nature park, new vehicle, cycle, and pedestrian connections, open space, landscaping, drainage, ecological enhancements, and other associated works (all matters reserved).

Location: Land South Of Chester Road, Woodford, Stockport, SK7 1PR

Woodford Neighbourhood Forum management committee was notified by the Council as a consultee. We will assess the application against the relevant planning policies and submit comprehensive comments to the Council and make our comments publicly available.

(ii) Land off Moor Lane, Woodford

Stage: At the time of writing, this proposal is at the stage of pre-planning application enquiries.

The proposal from Miller Homes is for development of 125 new dwellings on land between Moor Lane, Jenny Lane and the A555.

Pegasus Group, on behalf of Miller Homes, submitted an Environmental Impact Assessment (EIA) to Stockport Council. You can find it on the SMBC planning website: [DC/095943 | Residential development for around 125 dwellings, open space, landscaping, access from Moor Lane](#)

Pegasus Group conducted a public consultation on behalf of Miller Homes. Woodford Neighbourhood Forum was one of the recipients of [the consultation leaflet](#) and [feedback form](#) which can be found on the links. At the request of Cllr Peter Crossen, the deadline for responses was extended to 5th September. The Woodford Neighbourhood Forum response to the consultation is [here](#).

The next stage is likely to involve submission of a planning application. If a planning application is submitted, the Woodford Neighbourhood Forum management committee will be notified by the Council as a consultee. We will assess the application against the relevant planning policies and submit comments to the Council. We will make our comments publicly available.

(iii) Upper Swineseye Farm, Woodford

Stage: At the time of writing, this proposal is at the stage of pre-planning application enquiries.

The proposal from David Wilson Homes (part of Barratt Redrow) is for development of 450 new dwellings east of Woodford Garden Village between Bridle Road, Chester Road and the Roy Chadwick Way. The developer states that *“The plans include around 450 new homes, with half set aside as affordable housing. The neighbourhood would also feature green spaces, landscaping and walking routes, creating a natural extension to Woodford with good access from Roy Chadwick Way (A523).”*

You can find details of the [proposals and consultation here](#).

The forum was notified about the proposal by Cllr Peter Crossen on 22nd September, following a meeting between Council members and the developers.

David Wilson Homes is conducting the public consultation from 22nd September to 13th October 2025. They are holding an Exhibition on Tuesday 30th September at the Avro Heritage Museum, 3pm – 7pm.

b) Large development proposals in Woodford adjacent to the Neighbourhood Area

(i) Woodford Garden Village Extension, Chester Rd, Woodford

Stage: At the time of writing, a planning application is awaiting a decision by the Council.

The proposal from Redrow/Harrow is for an extension to Woodford Garden Village, including 540 additional dwellings and community facilities.

An Environmental Impact Scoping report was submitted in 2024 and public consultation was conducted in July and September 2024. An outline planning application was submitted to the council in December 2024 and is awaiting a decision:

[DC/094533](#) Outline application with all matters reserved for a new residential-led development comprising the demolition of the existing employment building and structures; the erection of residential dwellings, extra care accommodation, and a local community hub; the creation of new vehicle, cycle and pedestrian connections, open space, landscaping and other associated works

Although the site is outside of the Woodford Neighbourhood Area, the Forum was invited to the consultation as a stakeholder and submitted a response to the consultation, which you can find [here](#).

Woodford Neighbourhood Forum also submitted a response to the planning application, which you can find [here](#).

c) Large development proposals near to Woodford

(i) Hall Moss Lane, Bramhall

Stage: At the time of writing, this proposal is at the stage of pre-planning application enquiries.

Jones Homes is preparing an outline planning application for the development of 250 new homes off Hall Moss Lane, Bramhall. An initial public consultation was conducted, including the constituency MP, local councillors and residents. Although the site is outside of the Woodford Neighbourhood Area, it is very close-by and will have an impact on the Neighbourhood Area. Therefore, Woodford Neighbourhood Forum submitted a response to the consultation, which you can find [here](#).

Local residents have formed an action group and their [website is here](#).

A planning application is likely to be submitted to the Council in due course. Woodford Neighbourhood Forum management committee will submit a response because the development is likely to have an impact on the Neighbourhood Area.

(ii) Handforth Garden Village

The [hybrid planning application](#) for the Handforth Garden Village was approved by the Cheshire East Planning Board in January 2023. Cheshire East Council has recently reported that Balfour Beatty will begin initial preparation and infrastructure works in 2026, which will prevent the expiration of planning permission.

9. Future Tasks

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. Continue to work in harmony with WCC, WWMCC 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
4. Consider community fund raising activities to cover forum running costs once residual grant funds have been used.
5. Continue to monitor local development plans and changes in Government guidelines.
6. Assess the impact on the neighbourhood plan and community aspirations of the potential very large increase in development and local population arising from the Stockport Local Plan and the large development proposals in and around Woodford.

10. Appendix 1: Planning applications in the Neighbourhood Area

Below you will find three tables showing the status of planning applications in the designated Woodford Neighbourhood Area during the time frame of covered by three monitoring reports.

Table 1: Planning Applications from 1st October 2024 to 20th September 2025

*Late notifications received following letter to SMBC

Key

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

Ref Number	Application	WNF comments	Date submitted	Status on website	WNP policies cited by SMBC
DC/092892*	447 Chester Road, new house in garden	Comments	27 Oct 2024	Withdrawn	NA
DC/092743*	Nomad Endeavour, Hall Moss Lane, annex to separate dwelling	No Comment	26 Oct 2024	?	?
DC/093469*	Deanwater House: Listed Building Consent	Comments Support	30 Oct 2024	Permitted	COM3
DC/093468	Deanwater House: Full permission 12 dwellings	Comments Support	5 Nov 2024	Permitted	ENV1 ENV3 ENV4 EMP2 COM3 DEV2 DEV4
DC/093803	35 Moor Lane, extension	No comment	16 Nov 2024	Permitted	None
DC/093438	Blossoms Kennels house, demolition and rebuild	Comments	25 Nov 2024	Withdrawn	NA
DC/094042	442 Chester Road Retrospective for InPost Parcel Locker	No Comment	11 Dec 2024	Permitted	DEV4
DC/093991	535 Chester Road, extension	No comment	11 Dec 2024	Permitted	None
DC/093469	Deanwater House: Listed Building Consent	Submitted on 30 Oct 2024	13 Jan 2025	Permitted	
DC/094426	4 Bridle Road, extension	No comment	31 Jan 2025	Permitted	None
DC/094533	WGV extension	Comments	3 Feb 2025		
DC/093427	Blossoms Kennels,	Comments	6 Feb 2025		

	stable to dwelling				
DC/094666	26 Church Lane extension	Comments	13 Feb 2025	Permitted	None
Jones Home Consultation	Hall Moss Lane	Comments	26 Feb 2025		NA
DC/094762	1 Moor Lane flagpole	Comments	27 Feb 2025	Withdrawn	NA
DC/094900	55 Moor Lane extension	No comment	19 Mar 2025		ENV1 DEV3 DEV4
DC/095114	45 Bridle Road extension	No comment	7 Apr 2025	Permitted	ENV1 DEV3 DEV4
DC/095298	463 Chester Road extension	No comment	12 Apr 2025	Permitted	DEV3 DEV4
DC/095250	Avro Heritage Museum extension	Comments Support	30 Apr 2025		
DC/095519	Variation of condition 1 of application DC/088616, 45 Hall Moss Lane	No comment	8 May 2025		
DC/095419	145 Moor Lane alterations	Comments about the documents	11 May 2025	Permitted	DEV3 DEV4
DC/093992	535 Chester Road new dwelling	No comment	15 May 2025		
DC/095489	374 Chester Road extension	No comment	17 May 2025	Permitted	DEV3 DEV4
DC/095653	543 Chester Road extension	No comment	15 June 2025	Permitted	ENV1 DEV3 DEV4
DC/095415	37 Hall Moss Lane change of use	Comments	11 June 2025		
DC/096002	23 Bridle Road extension	No comment	15 June 2025	Permitted	DEV3 DEV4
DC/095585	456 Chester Road new dwelling	Comments	27 June 2025		
DC/095756	354 Chester Road new boundary wall	No comment	11 July 2025	Permitted	DEV3 DEV4
DC/095548	Moorend End Farm 9 dwellings	Comments	1 Aug 2025		
DC/096543	25 Jenny Lane, PIP new dwelling	Comments	21 Aug 2025		
DC/096486	The Cottage Church Lane single-storey rear extension	No comment	27 Aug 2025	Permitted	DEV3 DEV4
DC/095868	353 Chester Road two replacement dwellings	Comments	8 Sep 2025		
DC/096927	Land South of Chester Road, 545 dwellings etc				

Table 2: Planning Applications from 1st September 2023 to 30th September 2024

(Updated September 2025)

Key

	WNF raised objections
	WNF made comments
	Called in to Area Committee
	WNP not referenced in SMBC report
	Refused by SMBC
	Not notified by SMBC
	Status updated 16 September 2025

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, extension	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,	Comments	29 Feb 2024		Permitted	DEV3 DEV4

	garage					ENV4
DC/091189	370 Chester Road, replacement of extension and conservatory with new extensions	No comments	19 Mar 2024		Permitted	DEV3 DEV4
DC/090886	214 Woodford Road, extension	Comments sent for DC/088120	26 Mar 2024		Permitted	DEV3 DEV4
DC/091394	Dean Hill, Wilmslow Road, extension and garage	Comments	2 April 2024		Permitted	None
DC/090425	1 Moor Lane, flagpole	Objections	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		Prior approval Decided	
DC/092296	Land And Buildings Off Church Lane, residential dwelling	No objections Comments	3 July 2024	Yes, in March 2025	Permitted	ENV1 ENV3 ENV4 EMP3 DEV4
DC/092200	370 Chester Road, extensions	No comments	3 July 2024		Permitted	DEV3 DEV4
DC/092500	66A Bridle Road, annex extension	Did not respond			Permitted	None
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			Withdrawn	

Table 3: Planning applications from 1st October 2022 to 31st August 2023

(Updated September 2025)

Key

	WNF raised objections
	WNF made comments
	Called in to Area Committee
	WNP not referenced in SMBC report
	Refused by SMBC
	Status updated 16 September 2025

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			ENV3 ENV4 DEV4
		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	Objections	27 Nov 2022	Yes	Appeal	DEV1

	new dwellings, further amendments				dismissed.	
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	Objections	29 Nov 2022		Refused Appeal lodged	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	Permitted	DEV3 DEV4 ENV3 ENV4
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 Road, extension	No comments	24 May 2023	Yes	Permitted	DEV3 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

11. 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](#)

12. 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](#).

13. 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.