

Woodford Neighbourhood Plan Monitoring Report 2026

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1. Overview

The last two years have been dominated by changes in the Government's planning rules (National Planning Policy Framework), which have had a profound effect on Woodford via the new Stockport Local Plan and separate large and small development proposals.

Two key factors have played a major role. Namely, the increased land that the Council is required to find to meet the Government's increased housing number targets and the new concept of Grey Belt. The housing methodology and the concept of Grey Belt are now enshrined in the National Planning Guidelines and must be followed by councils and planning inspectors involved in preparing new Local Plans and making decisions on planning applications.

Ironically, the definition and interpretation of Grey Belt in a village in countryside, such as Woodford, effectively removes much of the former protection conferred by Green Belt status. Fields in countryside can be classified as Grey Belt if they don't meet any of the three purposes of Green Belt chosen as criteria in the guidelines to identify Grey Belt i.e. they don't restrict sprawl of large built up areas, or prevent neighbouring towns from merging, or preserve the character of historic towns. The guidelines require assessment of specific sites proposed for development, rather than the wider area it lies within. However, harm to the remaining Green Belt is to be assessed against the whole of the Green Belt in the borough. Small sites are even more likely than large ones to meet the criteria for Grey Belt simply because their small size prevents them performing any of the three required purposes of Green Belt.

Identification that a site meets the criteria for Grey Belt is not an automatic pass for development. Additional criteria to be assessed include any shortfall in the borough's housing supply, harm to the remaining Green Belt, proximity to public transport, and a set of so-called Golden Rules for major development (over 10 dwellings or 0.5ha). See Section 4.

The result has been allocation of precious Green Belt sites in Woodford for development in the draft new Stockport Local Plan and a simultaneous wave of proposals and planning applications by developers seeing an opportunity to develop sites that were formerly protected, ahead of adoption of the new Local Plan. In many cases, these sites are both the subject of a planning application and allocated for development in the new Stockport Local Plan. Residents and forum committee members alike have been overwhelmed, exhausted and saddened by a plethora of consultations on these proposals requiring responses.

The WNP supports incremental growth in Woodford which retains the character of the village, but the proposals for development of large housing sites would remove large green areas from the village, while permission granted for small sites classified as Grey Belt could result in loss of green areas in a series of incremental steps and have an urbanising effect. See Sections 5 and 8 below.

The proposals put forward to date have been prepared under the National Planning Policy Framework (NPPF) which was published in December 2024. The Government undertook a further review and published a revised NPPF in August 2026. It is important to note that the NPPF sits at the top of the hierarchy of planning rules and that new council plans, neighbourhood plans and planning applications have to be consistent with it. See Section 4.

At the time of writing, the draft Stockport Local Plan has been amended following a Regulation 18 public consultation and a Regulation 19 public consultation is underway. This stage is challenging for the lay person because it requires a technical assessment of whether the Plan has been prepared in a manner that complies with planning guidelines and laws. See Section 6.

Loss of green fields, farmland, natural features and wildlife, which give Woodford its special character, are frequently cited in objections from residents. Another equally important concern is the cumulative effect of so much development within a short radius on local infrastructure, including healthcare, education and transport. The concern is not just the likelihood of there being sufficient funding to provide those things, but also the question of whether it would be physically feasible to retrofit the necessary infrastructure in a wider area that is already over-developed and under strain. See Sections 7 and 8.

There is further concern that the Government has changed the way elected councillors can function on council committees that make decisions on planning applications. Application of these new rules has reduced the ability of our local ward councillors to directly represent residents' views when these decisions are made. See Section 4.

Future tasks for the management committee include updating the Woodford Neighbourhood Plan so that it is consistent with the Government's new planning guidelines and refers to the concept of Grey Belt. The Woodford Neighbourhood Plan will also need reviewing and amending when the new Stockport Local Plan is adopted to ensure that it is consistent with the new Local Plan policies and to acknowledge revised Green Belt boundaries in Woodford. See Section 10.

2. Acknowledgements

We are grateful to Stockport Council planning officers, including Emma Curle, Suzanne Broomhead, Steve Johnson, Richard Wood and Jonathan Mayo, who have held briefing meetings with representatives of the four neighbourhood forums in the borough, answered our questions and recently met with Woodford Neighbourhood Forum representatives to discuss the future of the Woodford Neighbourhood Plan.

We are also grateful to our elected representatives, Tom Morrison MP, Cllr Peter Crossen, Cllr Dallas Jones and Cllr Jeremy Meal who have responded to large volumes of correspondence from ourselves and concerned residents and hosted public meetings to allow residents to express their views. Thank you to Tom Morrison MP for a private surgery meeting with ourselves to discuss concerns related to changes in planning rules.

3. Background

This is the seventh annual Monitoring Report we have issued since the Woodford Neighbourhood Plan (WNP) was adopted in 2019.

This report is an update. Brief background information is provided below. Further information can be found in previous editions of the report on our website on this link:

<http://woodfordnf.co.uk/neighbourhood-plan/monitoring-reports-minutes-of-committee-meetings/>

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.

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

The Woodford Neighbourhood Area (the area covered by the neighbourhood plan) was designated in 2013 and includes all of Woodford apart from small areas around the A555 and the Woodford Garden Village because the former aerodrome site was excluded by the Council at the request of Harrow Estates in 2013. <http://woodfordnf.co.uk/about/neighbourhood-area/>

Membership of WNF is open to anyone who lives or works in the designated Woodford Neighbourhood Area. Members can vote at the AGM and are 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. Further details of our constitution can be found on this link: <http://woodfordnf.co.uk/wp-content/uploads/2020/03/WNF-Constitution-approved-29-Sep-14.pdf>

Woodford Neighbourhood Plan (WNP). After six years of work by the management committee, including extensive consultation with residents and the Council and examination by a Planning Inspector, the plan was approved by a majority of residents in a referendum held in September 2019 and became part of the Stockport Development Plan. <http://woodfordnf.co.uk/woodford-neighbourhood-plan/>

Members of the Management Committee stand down each year and can stand again for election at the AGM. All are volunteers happy to give their time to running the neighbourhood forum. You can find the names of the current members of the management committee in our 2025 AGM presentation on our website: <http://woodfordnf.co.uk/wp-content/uploads/2026/09/AGM-2025-presentation-lr.pdf>

Transparency is ensured by publishing minutes of our committee meetings and AGMs are published on our website: <http://woodfordnf.co.uk/neighbourhood-plan/monitoring-reports-minutes-of-committee-meetings/>

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.

WNF is a consultee on planning applications. This means that the Council notifies us on planning applications in the designated neighbourhood area and invites us to comment. We assess applications against the WNP, Stockport Local Plan and National Planning Guidelines. If we have comments or objections, we submit them to the Council officers. Our comments are considered when the Council decides whether an application should be permitted. We copy in our local ward councillors and MP if we have strong objections to a controversial application.

The Annual Monitoring Report is prepared primarily as a service for the Council. It provides an update on how the neighbourhood plan policies have been implemented, as well as any changes in local authority plans and national planning policies that may have an impact on the Woodford community. It is circulated to forum members, elected representatives and council planning officers and posted on our website.

Neighbourhood Plan Review is required when higher tier plans such as the Stockport Local Plan and National Planning Guidelines change, to check that the WNP is compliant. National Planning Guidelines have changed significantly since 2024 and a review of the WNP is now required.

The WNF website and Facebook page provide 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](#).

The WNF newsletter is circulated to members and interested parties who have signed up to receive it. This provides an update on planning issues relevant to Woodford and links to our responses to consultations and planning applications. They are posted in Latest News on our website and kept in an archive headed Proposed Development in and Around Woodford, which you will find by hovering over the Planning Application Responses tab: <http://woodfordnf.co.uk/planning-application-responses/>

Get in touch with the management committee via our email address, which is monitored daily: woodfordneighbourhood@gmail.com, or via the contact page on our website: <http://woodfordnf.co.uk/contact-us/>

4. Impact of Changes of Guidelines and Regulations

Changes in Government Planning Guidelines

In 2012, the Government published a set of national rules to guide planning, known as the National Planning Policy Framework (NPPF). These rules sit at the top of the planning rules hierarchy, above local authority plans and neighbourhood plans and have to be followed unless there are exceptional circumstances not to do so. There have been six revisions to the NPPF by successive Government administrations since 2012, with a very rapid succession of revisions in recent years. The revised NPPF published in December 2024 included changes which had a profound effect on planning for development. The aim was to make approval of development easier and quicker at the request of developers.

These changes included the introduction of a new concept of “Grey Belt” for land in Green Belt which did **not** fulfil any of these three specific purposes of Green Belt:

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

For development in Green Belt the following were required:

- Utilise grey belt land
- Not undermine the purposes of the remaining Green Belt across the area of the plan
- A demonstrable unmet need for the type of development proposed
- The development would be in a sustainable location
- Major development (10 or more dwellings or more than 0.5ha) has to meet the 'Golden Rules'

Under the Golden Rules, major development on land released from Green Belt must provide:

- Affordable housing
- Improvements to local or national infrastructure
- New, or improvements to existing, green spaces that are accessible to the public

Further revisions to the NPPF were published in August 2026. It can be found on this link:

https://assets.publishing.service.gov.uk/media/6aabe97844ec1aa417346c0b/National_Planning_Policy_Framework.pdf

This version represents a complete rewrite. The document has been restructured so that the former system of numbered paragraphs has been replaced by chapters. Policies relating to preparation of new borough plans are presented in separate chapters from policies relating to decisions on planning applications. Other changes include:

- Local Plan duration is amended from 15 year to 10 years.
- Local Plans have to be reviewed no later than 5 years after adoption.
- Failure to demonstrate the Government's required housing land supply is treated as evidence of unmet housing need.
- Failure to achieve 75% of the Government's expected housing delivery rate (Housing Delivery Test) is treated as evidence of unmet housing need.
- Development inside a defined settlement should be approved, unless the adverse effects substantially outweigh the benefits when assessed against national policy.

The Government produces Planning Policy Guidance online to aid interpretation of the NPPF. In NPPF 2026, Annex E provides guidance on Green Belt assessment.

<https://www.gov.uk/guidance/national-planning-policy-framework-annex-e-green-belt-assessments>

There is a lot more to assimilate and the neighbourhood forum committee is currently in the process of understanding the changes and their implications for Woodford.

The Minister of State for Housing and Planning, Mathew Pennycook MP, wrote to the Chief Executive of the Planning Inspectorate, Graham Stallwood, on 6th October 2026 to "*highlight key elements of the new Framework that are intended to support the government's ambitions in respect*

of boosting housing supply and driving economic growth”. He noted that: “For development proposals within settlements, or those outside settlements that are supported in principle, a universal tilt in favour of granting permission is engaged. This tilt makes clear that development should be approved unless the benefits of doing so would be substantially outweighed by adverse effects, when assessed against the decision-making policies in the Framework (including specific safeguards noted in the sustainable development policies themselves). This tilt in favour is a clear representation of the government’s commitment to a planning system that is an enabler of appropriate development and is something which the Framework places at the heart of decision-making.” You can find the full letter on this link:

<https://www.gov.uk/government/publications/the-new-national-planning-policy-framework-letter-to-the-chief-executive-of-the-planning-inspectorate>

Changes in Government targets for housing numbers

The standard method for calculating housing need for each borough was formerly derived via an equation based on population predictions produced by the Office for National Statistics. The method was changed in 2024 in order to meet the manifesto promise of 1.5 million homes over this Parliament, which translates into a requirement for 300,000 new dwellings per year. The new method starts with 0.8% of the existing housing stock as a baseline figure. An affordability ratio derived from house prices and average income in the borough is then added into the equation. Affordability ratios are calculated by dividing house prices by gross annual workplace-based earnings. The equation results in a higher requirement for new dwellings in boroughs where house prices are high relative to incomes. For the borough of Stockport this resulted in a housing target of 1,870 homes per year, which amounts to a total of 31,790 by the end of the new plan period in 2042. This was a very large increase compared with the total of 18,500 derived by the previous method in 2021 and meant that Stockport borough’s housing supply instantly dropped from 3.2 years to 1.77 years, creating a significant factor in favour of granting permission for development proposals.

Interpretation of Grey Belt

Although the various Government ministers have described Grey Belt as *“sites that have been used before, old petrol stations, car parks, not the rolling hills of Suffolk”*, when the words written in the national planning guidelines are followed, the outcome is loss of green fields and countryside. Planning Inspectors and Stockport Planning Officers have to follow the written guidelines when coming to decisions on planning applications and allocations in new Local Plans, although many have noted that the criteria are subjective and opinions may vary.

The changes described above have had a profound impact on Woodford via the sites in Green Belt allocated for development in the new Stockport Local Plan and via a large number of separate development proposals in Green Belt ahead of the Plan. These are explained in the sections below.

Planning Committee Reforms

Changes to the law regarding the way Councils make planning decisions come into force on 31st October 2026. All councils are required to amend their constitutions to comply with these new statutory guidelines. They include a reduction in the involvement of elected councillors in decisions

on planning applications and a widening of the delegated powers of council planning officers to make the decisions. The Government's aim is that planning committees should focus on the key proposals that matter to an area, while more minor and technical decisions, are made by planning officers. Councils are required by Government to amend their constitutions to accommodate these changes. Proposed revisions to the constitution have been prepared by Stockport Council and approved by Scrutiny and Cabinet meetings.

The changes mean that:

Applications for planning permission for householder, minor residential (up to 10 dwellings) and minor commercial development, as well as a number of supplementary and technical consents must (in all circumstances) be delegated to officers.

In order to be delegated to a committee, an application must meet so-called "Gateway" criteria, i.e:

- either raise a significant planning matter having regard to the development plan and any other material (relevant) considerations
- or raise an economic, social or environmental issue of significance to the local area. This requires agreement between a nominated member (the Chair of Planning Committee) and nominated officer (the Chief Planning Officer).

Stockport Council proposed that the gateway test will be applied through a single process with the nominated member, rather than being operated separately by the seven Area Committee Chairs, in order to achieve consistency across the borough.

In practice, this means only applications for large development proposals, which fulfil the Gateway criteria will be considered by our local Area Committee. Local ward members will continue to be able to make comments on applications in their areas as well as being in a position to make a recommendation to the main committee. This will include maintaining the ability to recommend that a site is visited. However, the Area Committee will no longer be able to make any planning decisions themselves.

The comments of the Area Committee will be provided for consideration by the Planning and Highways Regulations Committee. The number of elected representatives who can sit on the Planning and Highways Committee is now limited to thirteen.

5. Proposals for large development sites in Woodford

The last two years have been dominated by a series of developer consultations, applications for the Council's opinion on the need for an Environmental Impact Assessment, and planning applications for large developments on Green Belt sites in Woodford. These created concern and confusion for residents.

They are presented in the table below:

Site	Developer consultation	Application for EIA scoping	Planning application	Decision on planning	Site allocated in the Local	Assessed as Grey Belt
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		opinion		application	Plan	
WGV extension Not in Neighbourhood Area	Yes Harrow/Redrow Jul and Sep 2024 n = 550	Yes Jul 2024	Yes DC/094533 Dec 2024	Refused by Council Permitted at Appeal	Yes n = 540	Yes
Land South of Chester Road	Yes Russell Homes Jul 2025 n = 567	Yes Apr 2025	Yes DC/096927 Sep 2025		Yes n = 550	Partial
Moor Lane	Yes Miller Homes Aug 2025 n = 130	Yes May 2025	Yes DC/099029 May 2026		No	No
Upper Swineseye Farm	Yes David Wilson Homes Sep and Oct 2025 n = 450	No	Yes DC/098620 May 2026		No	No
Jenny Lane	Yes Richborough Jun 2026 n = 75	No	Yes DC/099650 Jul 2026		Yes n = 190	Yes
Hall Moss Lane Not in Woodford	Yes Jones Homes Feb 2025 n = 250	Yes Feb 2025	Yes DC/097442 Oct 2025		Yes Reg 19: n = 275	Yes

The WNF management committee submitted objections to all developer consultations because they proposed development in Green Belt and were contrary to the vision and objectives of the WNP.

The WNF management committee submitted detailed objections to all the planning applications shown above. Our responses can be found on our website in the Planning Applications table:

<http://woodfordnf.co.uk/planning-application-responses/>

6. Stockport Local Plan

Under national planning guidelines in force up to 2026, every council in England was required to prepare a Local plan for the borough to guide development in the borough for the next 15 years.

A new Stockport Local Plan has been in preparation for several years, but progress was delayed because successive rewrites were required due to successive revisions to the NPPF. A regulation 18 consultation on the previous version of the plan, which used no Green Belt land for development,

was delayed on legal advice to await the impact of publication of revisions to the NPPF. When the revised NPPF was published in December 2024, it was clear that further revisions to the Local Plan would be required in order to comply with the Government's revised and significantly increased housing targets for the borough and changes in the NPPF 2024, including the Grey Belt concept described above.

The changes in guidelines meant that the Council needed find sites for 31,790 new homes by 2041 for inclusion in the Local Plan (almost double the previous target number). The Council was also required to undertake a new Green Belt assessment, to include assessment of land which met the new Grey Belt criteria.

A regulation 18 public consultation on the draft new Local Plan was undertaken from 6th November to 21st December 2025. Residents were encouraged to submit comments on the draft. The Council received 5,758 comments from 2,132 respondents via the online portal, 1,352 responses via email and 348 responses via letter.

The Council has analysed all the comments from statutory consultees and residents and undertaken necessary further work, which included liaising with appropriate organisations to plan the infrastructure requirements arising from development and assessing whether the sites proposed for development are viable (i.e. whether developers can make sufficient profit whilst also meeting their obligations to provide affordable housing and infrastructure). The revised version of the Local Plan has been approved by the Council to be presented for the Regulation 19 consultation stage, which is running from 23rd September to 8th November 2026.

The Local Plan includes policies to aid decisions on development in the borough and proposes specific sites for residential and commercial development. The Council reported that there were insufficient brownfield sites that were available and viable to meet the new housing targets. Adopting a brownfield first approach, sites in Green Belt which met the criteria for Grey were chosen next, and finally sites in Green Belt.

The following sites in or adjacent to Woodford are allocated for residential development in the draft Local Plan:

Site	In Woodford	In Woodford Neighbourhood Area	Number of dwellings	Assessed as Grey Belt
HOM 2.14 Woodford Garden Village Extension	Yes	No	n = 540	Yes
HOM 2.27 Jenny Lane	Yes	Yes	n = 190	Yes
HOM 2.38 Chester Road	Yes	Yes	n = 550	Partial
HOM 2.15 Hall Moss Lane	No	No	n = 275	Yes
Total			n = 1,555	

The WNF management committee submitted a response to the Regulation 18 consultation expressing support for the principles and policies in the draft Local Plan, but detailed objections to all the allocations shown in the table above. Our response can be found in this link:

<http://woodfordnf.co.uk/wp-content/uploads/2025/12/WNF-response-to-draft-Stockport-Local-Plan-Final-19-Dec-25.pdf>

Stockport Council officer meetings with Neighbourhood Forums

Stockport Council planning officers responsible for preparing the new Local Plan have hosted several meetings via Teams with representatives of the four Neighbourhood Forums in Stockport.

In November 2025 the officers hosted a briefing meeting on the forthcoming Regulation 18 consultation on the draft new Stockport Local Plan. They reported that the draft Local Plan included 4 strategic policies and 86 development management policies. The target number of new homes required in the borough using the Government's latest housing needs assessment methodology was 31,790 during the period of the plan (2025 to 2041).

The Council keeps a record of previously developed land (brownfield) which is available for development. It is known as the Strategic Housing Land Availability Assessment (SHLAA), which the officers reported was more useful than the Brownfield Register.

It was noted that 46% of the land in the borough was Green Belt. A Green Belt assessment on behalf of the Council by Land Use Consultants (LUC) was published in October 2025. 30% of the Green Belt land in the borough was classified as Grey Belt, but many of those sites were not suitable for development.

The Council adopted a brownfield first policy when finding sites for development in the sequence brownfield sites, then sites meeting the new criteria for Grey Belt, and finally Green Belt sites. The baseline housing supply, which included brownfield sites and sites with planning permission, was 16,406 leaving a shortfall to find on Grey Belt and Green Belt sites. The Regulation 18 draft plan would have produced 25,371 new homes during the plan period, which was 80% of the target number.

Residents were encouraged to respond to the consultation, the preferred route being via the online portal on the SMBC website. The officers suggested that residents could explain why they like or don't like an aspect and if possible say what they would do instead.

The Woodford representatives enquired about the pink shaded areas shown on the Policies Map to indicate Predominantly Residential Areas. The officers confirmed that these areas are proposed to be removed from Green Belt and define a settlement boundary in Woodford. This was a notable change because, as it stands, the whole of Woodford is washed over by Green Belt.

In March 2026 Stockport Planning Officers shared feedback on the Regulation 18 consultation and discussed the next steps. The forums were thanked for helping with communication. The officers expressed dismay about misinformation circulated on social media that portal was not working.

They reported that they had received 5,758 comments from 2,132 respondents via the portal, 1,352 via email and 348 via letter. Officers were reading every response, identifying where more work was needed, where changes may be needed and working with relevant organisations to ensure the plan was ready for Regulation 19 consultation.

As expected and planned, they were doing further work on evidence, some of which could not have been done before the Regulation 18 stage including: viability work, further public transport modelling, traffic modelling, updating flood risk, employment land review and extending forecasting to 2042.

Although there was no longer a legal requirement to do so, they were undertaking significant work on Duty to Cooperate with neighbouring authorities, in order to understand neighbours plans and priorities and implications for e.g. for united utilities.

The timetable remained unchanged. Adoption of the Plan would depend on how long the Examination takes, but is expected to be in 2028.

Responding to Regulation 19 Consultation

It will be important for residents to understand that this stage in the consultation process differs from the Regulation 18 stage. At this stage the plan is assessed for compliance with the law and national guidelines. It is not about the content of the plan per se, but whether the process followed in preparing it was lawful and “sound”. Questions about soundness posed by the consultation include those which ask whether the plan is:

1. **Positively Prepared:** The plan provides a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development.
2. **Justified:** The plan contains an appropriate strategy, taking into account the reasonable alternatives, and is based on appropriate evidence.
3. **Effective:** The plan is deliverable over the plan period and is based on effective joint working on cross-boundary strategic matters, as evidenced by the statement of common ground.
4. **Consistent with national policy:** The Plan enables the delivery of sustainable development in accordance with national planning policy, where relevant.

These are technical terms. In lay terms they mean considering whether the Plan complies with relevant laws, such as those concerning public consultation, climate, environment, habitats, heritage and equality. Soundness considers aspects such as: will the Plan meet the borough's needs, does the evidence support the conclusions, do the policies support the aims, have points raised in consultation been addressed, has appropriate infrastructure been planned, will the Plan be feasible and deliverable, and does the plan comply with national planning policies.

All responses to the Regulation 19 consultation will be collected by the Council and submitted to a Government appointed Planning Inspector who will conduct an Examination of the plan in public to assess whether the plan is legally compliant and sound.

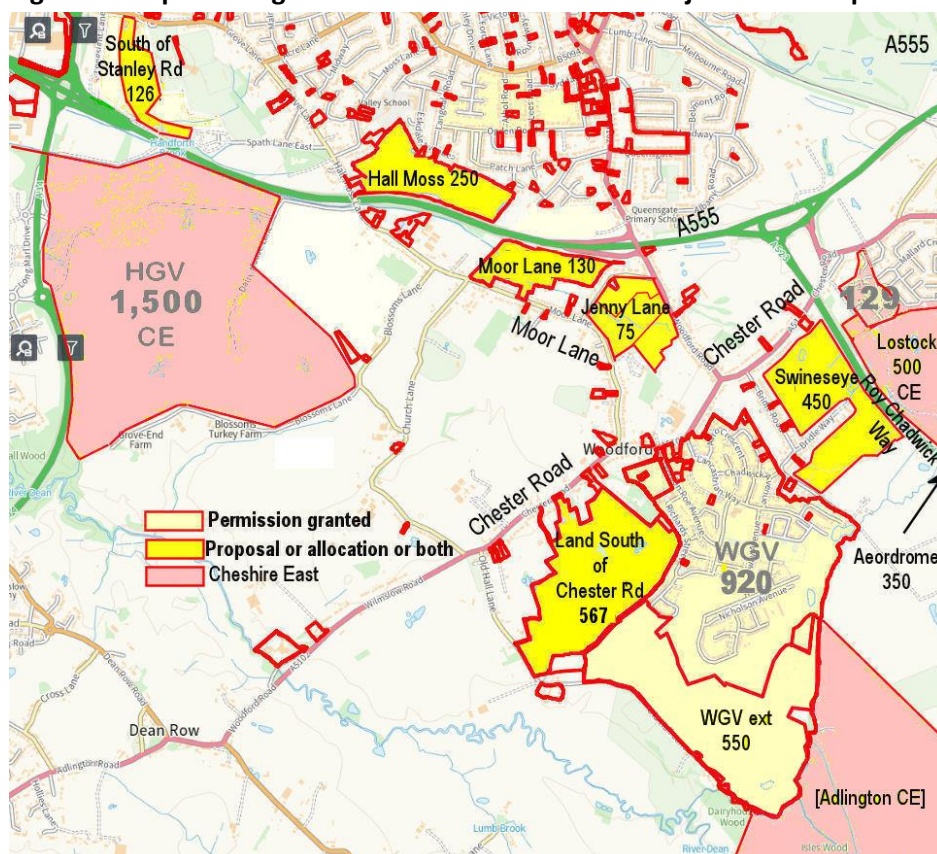
7. Cumulative Impact of development proposals

One of the major concerns expressed by residents is the cumulative impact of so much new development in a small area over a similar time frame. There are concerns about significant overload on school places, health services, roads, utility services, and drainage. There are fears about negative impacts on local character, flooding, air quality, natural features, habitats, and farming. We are aware of the potential for wider impacts nationally on farming, food security, human health, the environment and the climate.

If all the current development proposals were to gain permission, then there would over 5,000 dwellings within a short radius of Woodford. Figure 1 below illustrates the scale of the problem.

Facilities remain much the same today as they were in 2013, when there were 550 homes in Woodford, apart from the addition of Woodford School in Woodford Garden Village, which is already oversubscribed. A commercial centre that was granted planning permission in 2023 has yet to materialise and it is not clear whether all the Section 106 agreements associated with the planning permission for Woodford Garden Village in 2015 have been fulfilled. These measures were intended to mitigate the impact of 920 new dwellings. Many more dwellings than that are now proposed.

Figure 1: Map showing location of sites that are the subject of development proposals



The numbers on the map are for sites that are the subject of planning proposals. Some of the sites are also allocated in the Stockport Local Plan regulation 19 version: Hall Moss Lane for 275 dwellings, Jenny Lane for 190 dwellings, Land South of Chester Road for 550 dwellings and WGV extension for 540 dwellings.

WNF meeting with Tom Morrison MP

In June 2026, representatives of the WNF management committee met with Tom Morrison MP and Cllr Dallas Jones to discuss concerns arising from the large volume of development proposed in Woodford. Tom and Dallas understood the problems arising from the increased housing targets and revised national planning guidelines and listened to our concerns.

We asked whether he could use his position as our representative in Parliament and with Stockport Council to achieve:

- a reduction in the target housing number for Stockport
- amendments to the concept of grey belt in Government planning guidelines
- awareness of the cumulative impact of all the development proposals in and around Woodford
- the infrastructure needed to support the current and expanded local population
- confidence in the accuracy of the evidence documents supporting the Local Plan
- confidence that the Local Plan proposing 80% of the housing target will be acceptable to Government

Tom was clear that these were very challenging requests, but promised to look into potential ways he could help.

8. Implementation of WNP

The WNP management committee has reviewed 44 planning applications in the neighbourhood area since the last monitoring report and submitted responses. Details of these applications are shown in Appendix 1, Table 1. We submitted minor comments on 4 applications and raised objections to 14 applications.

Table 2 provides an updated table of planning applications reviewed in the previous period and reported in the 2025 Annual Monitoring Report.

Controversial planning applications

In addition to the large development proposals described above, permission granted for some smaller proposals has raised questions among the forum management committee about interpretation of Grey Belt and implementation of WNP. These include:

- DC/095585 456 Chester Road – PIP for 1 dwelling. Allowed on appeal 13th January 2026. Small site assessed as Grey Belt. Cited in council officers' reports on subsequent applications in the three applications below.
- DC/097965 PIP for 4 dwellings off Church Lane: Site assessed as Grey Belt
- DC/098809 PIP 3 dwellings off Hall Moss Lane: Site assessed as Grey Belt

- DC/098813 PIP one dwelling adjacent 34 Church Lane: Site assessed as Grey Belt
- DC/095548 Outline application 9 dwellings Moorend Farm 181 Woodford Road: Site assessed as previously developed land

The location of these sites is shown in Figure 2 below.

The decisions on these planning applications came as a shock to the WNF management committee because these are sites in Green Belt that had been the subject of several previous applications for development that had been refused because they were not compliant with Green Belt policies in the NPPF, Stockport Local Plan and WNP, notably WNP DEV 1 on infilling in a village.

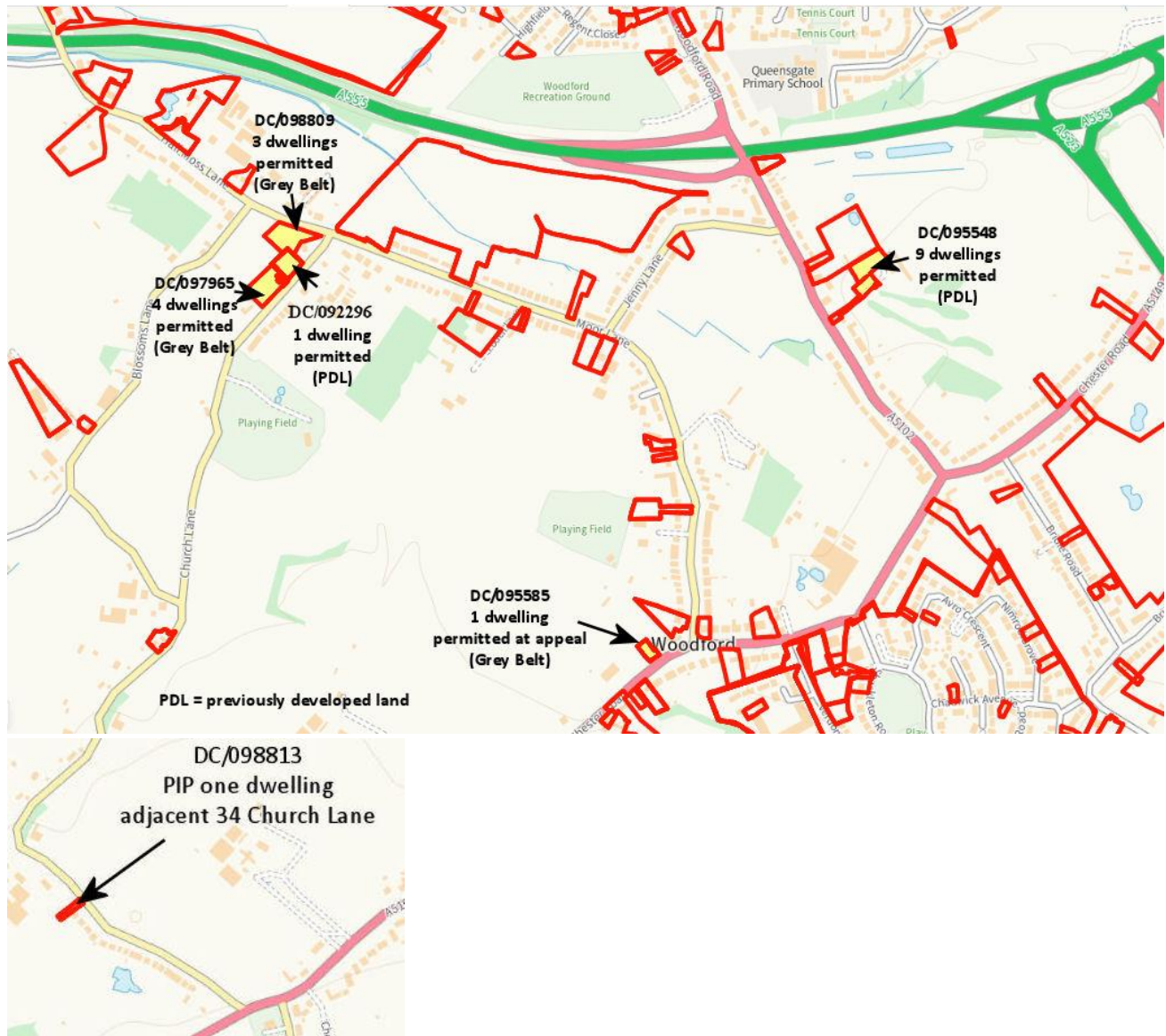
We carefully read the Council planning officers' reports on these applications to understand the reasoning. It is clear that the revised NPPF and shortfall in housing land supply in the borough were key factors in these decisions.

DC/095585 was an application for permission in principle for one dwelling on land at 456 Chester Road. WNF objected because the site is in Green Belt and the proposal was not compliant with WNP DEV 1. The council officers were of the same view and refused the application. The applicant appealed. The planning inspector at the appeal stated that although the wider area is Green Belt the specific site of the proposal met the criteria for Grey Belt and granted permission.

Council officers considering applications DC/097965, DC/098809 and DC/098813 concluded that, although they sat within Green Belt, the specific sites of the proposals met the criteria for Grey Belt and granted permission. The DC/095585 appeal case was cited in their reports.

The officers noted that WNP is not compliant with the revised NPPF because it does not allow for development in Grey Belt. The WNF management committee followed up with planning officers.

Figure 2: Map showing location of small development applications granted permission



Recently, another proposal in this category has been submitted to SMBC for the development of 8 dwellings on a small site at the end of Bridle Road with a claim that it should be classified as Grey Belt:

- DC/100108 Outline application for 8 dwellings off Bridle Road

The WNF management committee has submitted objections, which you will find in the Planning Applications table on our website.

These cases raise concerns because small sites are more likely to meet Grey Belt criteria simply because their small size prevents them from performing the three functions of Green Belt. Classification as Grey Belt bypasses policies controlling development in Green Belt, including infilling in a village in Green Belt and could result in loss of green areas in a series of incremental steps. This problem is not restricted to Woodford. A number of reviews indicated that there was a national trend for councils determining planning applications and planning inspectors dealing with appeals to assess the specific site of the development for Grey Belt, rather than the wider Green

Belt area. On the other hand, any harm to the remaining Green Belt is assessed against the Green Belt in the whole area of the borough.

WNF meeting with Stockport Council Planning Officers

In September 2026, representatives of the WNF management committee met with Stockport Planning Officers to discuss the need to update the WNP to refer to the concept of Grey Belt and become consistent with NPPF 2026, and whether there was potential to do this simply via a paragraph to clarify the position, which would not require a full-blown consultation exercise.

The WNF team noted that the Council is obliged to follow Government guidance on interpretation of Grey Belt when determining planning applications, but pointed out that this effectively removed Green Belt protection from many sites in Woodford.

The WNF team explained that they believed that all WNP policies apply to sites in Green Belt, Grey Belt and Previously Developed Land in Woodford, apart from DEV1 on infilling, which only applies to Green Belt sites that do not meet the criteria for Grey Belt. The WNP policies would be consistent with NPPF 2026 if that was explained in the text.

The WNF committee noted their wish to keep WNF going and to retain weight to WNP, in order to retain the detailed local knowledge input into planning applications in Woodford, provided that it did not involve WNF or SMBC in inordinate amounts of work.

The WNF team were pleased to note that the majority of WNP policies were embodied in the policies in the new Stockport Local Plan, but WNP provides details of specific local features for protection. There was discussion about how this might be handled once the Local Plan is adopted.

The SMBC team pointed out that the WNP may be relevant in planning decisions, even if not consistent with NPPF 2026. When Permission in Principle is granted, development requires a reserved matters application in which the detail of the proposal is considered.

It was agreed that the WNF team would submit suggested minor amendments to WNP for consideration by SMBC and for their advice on the steps that would be needed to achieve approval.

There was also discussion about the status of the Stockport Local Plan, the Regulation 19 consultation and the issues which may arise during the Examination.

We explained that we understand the Council's obligation to prepare a Local Plan that meets the Government's housing targets and the amount of work and difficult choices that this has entailed. We support the Local Plan in principle, the policies within it, and the security for the remaining Green Belt gained from a five year housing supply, but we cannot support the allocations in Green Belt in Woodford. It can appear to residents in Woodford that we are absorbing a disproportionate amount of the new housing supply.

The SMBC team noted their challenging position as one of the councils under extra scrutiny by the Government's department of Ministry of Housing Community and Local Government (MHCLG) and the potential timing of the next steps in the process. After submission of the Local Plan in December, it is hoped that an Examination in Public will be arranged early in 2027. MHCLG are

aware that the revised plan achieves 75% of the housing target and have not advised against submission because of this. The potential scenarios arising from the Examination were discussed. It is likely that, where planning applications have been submitted for sites that are allocations, these will have been determined before the Examination. A grant of permission prior to the Examination would constitute evidence that the site is developable.

Notification process

We are pleased that notification of WNF by the Council about planning applications in the designated Neighbourhood Area, while not infallible, has been more reliable recently. Applications not notified to WNF are indicated in the tables in Appendix 1.

9. 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 event held at the Woodford Community Centre on 20th June 2026 was a success again even though the date clashed with the Bramhall Festival. Attendance was good and the weather was fine, so we were able to park cars on the adjacent field with kind permission from the landowner. Volunteers from the local scout group were a great new addition to help with car parking. There were fairground rides, Worker Bee market stalls, food and refreshments, bar, displays by children from the Dance and Theatre School and Bramhall School of Dance, and performances by Rock Choir and a live band, Sonic Waves, which were all very much appreciated.

Woodford Winter Fest

This was another successful community event held on 12th December 2025 at the Woodford Community Centre. A festive atmosphere was created by local market stalls, Santa's Grotto, performances by children from the Dance and Theatre School and Bramhall School of Dance, carol singing led by Rev David Russell, live music by the band, Geronimo and Cllr Peter Crossen who acted as compere and provided music.

Woodford School visit to Woodland Walk

We were delighted that the Pre School Class from Woodford Primary School came on a trip to the Woodland Walk at Woodford Community Centre again this year at the end of April looking for signs of spring. Unfortunately, it turned out to be the only cold day in an otherwise much warmer than average spring. In spite of the cold wind, the children seemed to enjoy spotting flowers, new leaves, and insects, while the adults from school who came along to supervise shivered. The highlights as usual were the "den" and planting bluebell and snowdrop bulbs in the wood.

10. Future Tasks

An important next step will be to submit proposed amendments to WNP to Stockport Council, in order to achieve consistency with NPPF 2026 and restore the weight of WNP in decisions on planning applications in the Woodford Neighbourhood Area.

The Woodford Neighbourhood Plan will also need reviewing and amending when the new Stockport Local Plan is adopted to ensure that it is consistent with the new Local Plan policies and to acknowledge revised Green Belt boundaries in Woodford. The neighbourhood plan will need to explain the relevance of its policies when determining planning applications within the village settlement boundary and the new allocations, compared with those areas in the village that remain in Green Belt.

11. Appendix 1: Planning applications in the Neighbourhood Area

Below you will find tables showing the status of planning applications in the designated Woodford Neighbourhood Area.

Table 1: Planning Applications from 28th September 2025 to 18 October 2025

Key

	WNF not notified
	WNF raised objections
	WNF made comments
	WNP not referenced in SMBC report
	Permission granted by SMBC
	Refused by SMBC

Ref	Application	WNF comments	Date of response	Case officer	Status on website	WNP policies cited by SMBC
DC/096935	130 Moor Lane extension	No comments	16 Oct 2025	James Lister	Granted 20/10/25	DEV3 DEV4
DC/096927	Land South of Chester Road	Objections	5 Oct 2025	Jane Chase	Registered Deadline 19/12/2025 Area Committee 22/10/2026	ENV1 ENV2 ENV3 ENV4 COM1 COM3 DEV4
DC/097045	165 Moor Lane, extension	No comments	16 Oct 2025	James Lister	Granted 10/10/25	DEV3 DEV4
DC/097115	Crest Hill, Wilmslow Road, extension		Did not respond	James Lister	Granted 14/11/25	DEV3 DEV4
DC/097149	463 Chester Road Demolition and replacement	No Comments	29 Jan 2026	Mark Jordan	Granted 26/02/26	ENV4 DEV2 DEV4
DC/09744 Not in Area	Hall Moss Lane 250 dwellings	Objections	8 Jan 2026	Mark Burgess	Registered Deadline 27/02/2026	
DC/097356 LDC	465A Chester Road lawful dwelling	Objections	13 Jan 2026	Nazia Shah	Refused 01/04/26	NA
DC/097357 LDC	Land To The Rear Of 465 Chester Road caravans/ tourism	Objections	12 Jan 2026	Nazia Shah	Refused 01/04/26	NA

Ref	Application	WNF comments	Date of response	Case officer	Status on website	WNP policies cited by SMBC
DC/097358 LDC	Land To The Rear Of 465 Chester Road vehicle repair, storage and sale	Objections	23 Jan 2026	Nazia Shah	Refused 01/04/26	NA
DC/097406	Land At Church Lane Woodford New vehicular access, parking and hardstanding	Objections	13 Jan 2026	Georgina Isherwood	Registered Deadline 11/02/2026 Withdrawn	
DC/097866	405 Chester Road Single storey rear extension	No Comments	21 Jan 2026	James Lister	Granted 29/01/26	DEV 3 DEV 4
DC/097332	Land off Church Lane Variation of approved plans of DC/092296.	No Comments	29 Jan 2026	Georgina Isherwood	Granted 18/02/26	ENV1 ENV3 ENV4 EMP3 DEV4
DC/097932	Moorend Farm 177 Woodford Road PIP 9 dwellings	Objections	18 Feb 2026	Marcus Shingler	Registered Deadline 16/02/2026	
DC/098020	475 Chester Road Replace garden shed with home office	Suggested condition	23 Feb 2026	James Lister	Granted 17/04/26	DEV3 DEV4
DC/098029	452 Chester Road Extensions	No Comments	23 Feb 2026	James Lister	Granted 09/03/26	DEV3 DEV4
DC/097965	Land Adjacent To Green Hedges Church Lane PIP 4 dwellings	Objections	25 Feb 2026	Marcus Shingler	Incorrect address. Submitted again later	
DC/094661	Land South Of 99 Moor Lane 2 dwellings	Objections	5 Mar 2026	Georgina Isherwood	Registered Deadline 01/04/2026	
DC/098252	151 Woodford Road Alterations to the previously approved extensions	No Comments	11 Mar 2026	James Lister	Granted 23/03/26	DEV3 DEV4

Ref	Application	WNF comments	Date of response	Case officer	Status on website	WNP policies cited by SMBC
DC/098331	535 Chester Additional storey	Comments on drawing and noted DC/098394	10 Mar 2026	James Lister	Approved	Not on website
DC/098308	143 Moor Lane Extension	Comments on terracing. Suggested condition	12 Mar 2026	James Lister	Granted 13/04/26	Not on website
DC/098370	The Cottage Church lane	Confirmed no comments	1 Apr 2026	James Lister	Granted 30/03/26	DEV3 DEV4
DC/098523	1 Moor Lane extension Resubmission	No comments	1 Apr 2026	James Lister	Granted 17/04/26	DEV3 DEV4
DC/098394 PD	535 Chester Extension	Commented on DC/098331 for same property	1 Apr 2026	Luna Abdullah	Decided 30/03/26 PD (condition)	NA
DC/098576	Far Hills Wilmslow Road Flat roof extension		Did not respond	Molly Macinnes	Refused 01/04/26	NA
DC/098599	535 Chester Road Side extension + outbuilding		Did not respond	Molly Macinnes	Granted 26/03/26 LCPP	Wrong ref number on website
DC/098615	Newfoundland 51 Moor Lane – Side and Rear Extension	No Comments	19 April 2026	James Lister	Granted 29/5/26	DEV3 DEV4
DC/097965	Land off Church Lane PIP 4 dwellings	Objections	25 Jun 2026	Jane Chase	Granted 6/7/26	ENV1 ENV3 ENV4 DEV4
DC/098620	Outline Planning application. Land at Upper Swinesye Woodford	Objections	5 Jun 2026	Tim Hartley	Registered Deadline 12/08/2026 Area Committee 22/10/2026	ENV1 ENV2 ENV3 ENV4 COM3 DEV4
DC/098731	Far Hills Wilmslow Road Single Storey Flat Roof rear extension		Did not respond	Luna Abdullah	Granted (PD) 14/5/26	NA

Ref	Application	WNF comments	Date of response	Case officer	Status on website	WNP policies cited by SMBC
DC/098813	Land adjacent to 34 Church Lane, PIP for one dwelling	Objections	11 May 2026	Jane Chase	Granted 29/07/26	ENV3 ENV4 DEV1 DEV 4
DC/098901	Quinta Wilmslow Road Part 2 story part 1 storey side and rear extensions	No Comments	4 Aug 2026	James Lister	Granted 28/08/26	DEV3 DEV4
DC/098938	Willow Dean Wilmslow Road - Detached Outbuilding at rear of property	No Comments	9 Jul 2026	James Lister	Granted 15/06/26	DEV3 DEV4
DC/099002	487 Chester Road - 1 st Floor rear infill extension		Did not respond	James Lister	Granted 16/06/26	DEV3 DEV4
DC/099029	Outline Planning application for residential development of up to 130 dwellings - Moor Lane	Objections	18 Jul 2026	Tim Hartley	Deadline 25/08/202	
DC/099264	103 Woodford Road. New access point			James Lister	Withdrawn	
DC/099288	175A Woodford Road. Replace conservatory with single storey extension	No Comments	9 Jul 2026	James Lister	Granted 29/07/26	DEV3 DEV4
DC/099305	40 Hall Moss Lane. Side and rear extensions, demolition of other existing buildings	No Comments	9 Jul 2026	Jane Chase	Granted 17/08/26	ENV3 ENV4 DEV4
DC/099427	Land Adjacent to 456 Chester Road. One detached dwelling, boundary wall and gates	No Comments	9 Jul 2026	Jane Chase	Deadline 01/09/2026 Granted 22/09/2026	ENV3 ENV4 DEV4
DC/099442	373 Chester Road. Single storey rear extension and two storey front extension	No Comments	4 Aug 2026	James Lister	Granted 19/08/26	DEV3 DEV4

Ref	Application	WNF comments	Date of response	Case officer	Status on website	WNP policies cited by SMBC
DC/099625	6 Woodhall Close Single storey side and rear extension	No comments	23 Sep 2026	Luna Abdullah	Deadline 25/09/2026 Granted 21/09/2026	None
DC/099650	Land at Jenny Lane Outline Planning application	Objections	14 Aug 2026	Jane Case	Registered Deadline 05/11/2026	
DC/099989	4 Moor Lane New 2 storey side extension	No Comments	23 Sep 2026	Mark Whitefield	Registered Deadline 05/11/2026	
DC/100108	Bridle Road 8 new dwellings	Objections	16 Oct 2026	Marcus Shingler	Registered Deadline 12/10/2026 extended	

Table 2: Planning Applications from 1st October 2024 to 20th September 2025

Updated 15th October 2026

*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	COM3
DC/094426	4 Bridle Road, extension	No comment	31 Jan 2025	Permitted	None
DC/094533	WGV extension	Comments	3 Feb 2025	Granted at appeal	
DC/093427	Blossoms Kennels, stable to dwelling	Comments	6 Feb 2025	Registered	
DC/094666	26 Church Lane extension	Comments	13 Feb 2025	Permitted	None
Jones Home	Hall Moss Lane	Comments	26 Feb 2025		NA

Consultation					
DC/094762	1 Moor Lane flagpole	Comments	27 Feb 2025	Withdrawn	NA
DC/094900	55 Moor Lane extension	No comment	19 Mar 2025	Granted 25/04/2025	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	Granted 22/01/2026	NA
DC/095519	Variation of condition 1 of application DC/088616, 45 Hall Moss Lane	No comment	8 May 2025	Granted 26/02/2026	ENV3 ENV4 DEV2 DEV4
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	Refused 17/10/2025	ENV1 ENV3 ENV4 DEV1 DEV4
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	Granted 23/07/2026	EMP1 DEV3 DEV4
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	Granted on appeal 02/02/2026	DEV1
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	Granted 03/06/2026	ENV4 DEV4
DC/096543	25 Jenny Lane, PIP new dwelling	Comments	21 Aug 2025	Granted 15/10/2025	ENV4 DEV1 DEV4
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	Registered	
DC/096927	Land South of Chester Road, 545 dwellings etc		23 Jul 2026	Area Committee 22/10/2026	See Table 1

12. 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](#)

13. 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](#).

14. 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.