

Woodford DRAFT Core Document List
Dated 27 January 2026

CD1 – Final Plans	
1.1	Site Location Plan Whole Site ref: PL1161.4a-PLA-XX-XX-DR-U-0024-P01
1.2	Movement and Access Parameter Plan ref: PL1161.4a-PLA-XX-XX-DR-U-0007-P03
1.3	Density and Height Parameter Plan ref: PL1161.4a-PLA-XX-XX-DR-U-0007-P04
1.4	Land Use Parameter Plan ref: PL1161.4a-PLA-XX-XX-DR-U-0014-P05
1.5	Open Space Parameter Plan ref: PL1161.4a-PLA-XX-XX-DR-U-0006-P06
1.6	Demolition Parameter Plan ref: PL1161.4a-PLA-XX-XX-DR-U-0020-P01
1.7	Illustrative Phasing Plan (ref: PL1161.4a-PLA-XX-XX-DR-U-0022-P07)
1.8	Illustrative Masterplan (ref: PL1161.4a-PLA-XX-XX-DR-U-0013 S3 1)
CD2 – Final Planning Application Documents	
2.1	Application Form (updated for validation) Jan 2025
2.2	Affordable Housing Statement Dec 24
2.3	Archaeological Desk-Based Assessment Dec 24
2.4	Preliminary Crime Impact Assessment Dec 24
2.5	Custom and Self-Build Housing Statement Dec 24
2.6	DAS and Design Code Aug 25
2.7	Employment Land Evidence Report Dec 24
2.8	Energy Statement Dec 24
2.9	Flood Risk Sequential Assessment Dec 24
2.10	Health Impact Assessment Dec 24
2.11	Socio-Economic Impact Assessment Dec 24
2.12	Lighting Assessment Dec 24
2.13	Lighting Management Plan Dec 24
2.14	Main Town Centre Uses Policy Assessment Dec 24
2.15	Older Persons Need Assessment Dec 24
2.16	Planning Statement Mar 25
2.17	Statement of Community Involvement Dec 24
CD3 – Environmental Statement	
3.1	ES Volume 1: Non-Technical Summary Aug 25
3.2	ES Volume 2: Chapters (1-17)
3.3	Appendix 2.1: EIA Scoping Opinion
3.4	Appendix 7.1: Landscape Baseline and Assessment Tables
3.5	Appendix 7.2: Visual Baseline and Assessment Tables
3.6	Appendix 7.3: LVIA Figures
3.7	Appendix 7.4: Viewpoints and Photomontages
3.8	Appendix 8.1: Ecological Desk Study
3.9	Appendix 8.2: Habitat Survey and Target Notes
3.10	Appendix 8.3: Bat Survey
3.11	Appendix 8.4: Water Vole & Otter Survey
3.12	Appendix 8.5: Badger Survey
3.13	Appendix 8.6: Breeding Bird Survey
3.14	Appendix 8.7: Winter Bird Survey

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3.15	Appendix 8.8: Amphibian Survey
3.16	Appendix 8.9: Reptile Survey
3.17	Appendix 8.10: Arboricultural Impact Assessment
3.18	Appendix 8.11 BNG Report
3.19	Appendix 9.1: Built Heritage Statement
3.20	Appendix 9.2: GMAAS Consultation Response
3.21	Appendix 10.1: Desk Study Report
3.22	Appendix 10.2: Ground Investigation Report
3.23	Not Used
3.24	Appendix 10.3: Agricultural Land Classification
3.25	Appendix 10.4: Unexploded Ordnance Risk Assessment
3.26	Appendix 11.1: Flood Risk Assessment
3.27	Appendix 11.2: Sustainable Drainage Statement
3.28	Appendix 12.1: Transport Assessment
3.29	Appendix 12.2: Travel Plan June 2025
3.30	Appendix 13.1: Construction Dust Assessment Procedure
3.31	Appendix 13.2: EPUK & IAQM Planning for Air Quality Guidance
3.32	Appendix 13.3: Professional Experience
3.33	Appendix 13.4: Modelling Methodology
3.34	Appendix 13.5: Construction Mitigation
3.35	Appendix 13.6: Model Results
3.36	Appendix 14.1: Baseline Noise Monitoring
3.37	Appendix 14.2: Noise Impact Assessment
3.38	Appendix 15.1: Active Travel Audit
3.39	Appendix 15.2: Education Infrastructure Assessment
CD4 – Committee Report	
4.1	Planning & Highways Regulation Committee Report dated 29 October 2025
4.2	Supplement Agenda to Committee Report dated 30 October 2025
CD5 – Relevant Development Plan Policies from the Saved Policies of the Stockport Unitary Development Plan Review (2006)	
5.1	Policy GBA1.1 Extent of Green Belt
5.2	Policy GBA1.2 Control of Development in Green Belt
5.3	Policy GBA1.5 Residential Development in Green Belt
5.4	Policy GBA1.7 Major Existing Developed Sites in the Green Belt
5.5	Policy L1.1 Active Recreation
5.6	Policy CTF1.1 Development of Community Services and Facilities
5.7	Policy CDH1.3 Care & Nursing Homes
5.8	Policy L1.2 Children's Play
CD6 - Relevant Development Plan Policies from the Core Strategy DPD (2011)	
6.1	Policy CS1 Overarching Principles: Sustainable Development – Addressing Inequalities and Climate Change

<u>6.2</u>	Policy AS-2 Improving Indoor Sports, Community and Education Facilities and their Accessibility
<u>6.3</u>	Policy SIE2 Provision of Recreation and Amenity Open Space in New Developments
<u>6.4</u>	Policy CS9 Transport and Development
<u>6.5</u>	Policy CS10 An Effective and Sustainable Transport Network
<u>6.6</u>	Policy T-1 Transport and Development
<u>6.7</u>	Policy T-3 Safety and Capacity on the Highway Network
<u>6.8</u>	Policy SD1 Creating Sustainable Communities
<u>6.9</u>	Policy SD3 Delivering the Energy Opportunities Plans – New Development
<u>6.10</u>	Policy SD6 Adapting to the Impacts of Climate Change
<u>6.11</u>	Policy CS2 Housing Provision
<u>6.12</u>	Policy CS3 Mix of Housing
<u>6.13</u>	Policy H1 Design of Residential Development
<u>6.14</u>	Policy CS8 Safeguarding and Improving the Environment
<u>6.15</u>	Policy SIE1 Quality Places
<u>6.16</u>	Policy SIE3 Protecting, Safeguarding and Enhancing the Environment
<u>6.17</u>	Policy H3

CD7 – Relevant Emerging Policies from the Regulation 18 Local Plan (2025)

<u>7.1</u>	Extract of the Policies Map
<u>7.2</u>	Draft Policy HOM 2a: New residential communities
<u>7.3</u>	Draft Policy HOM 2b: Site specific requirements

CD8 – Relevant Planning Material Considerations

<u>8.1</u>	Stockport Housing Needs Assessment (October 2025)
<u>8.2</u>	National Planning Practice Guidance: Advice on the role of Green Belt in the planning system
<u>8.3</u>	Sustainable Design & Construction SPD
<u>8.4</u>	NPP Planning Obligations: Use of planning obligations and process for changing obligations
<u>8.5</u>	T&CP (EIA) Regs 2017

CD9 – Relevant Highways Material Considerations

<u>9.1</u>	Transport Scoping Note
<u>9.2</u>	SLR Highways Response Number 1
<u>9.3</u>	SLR Highways Response number 2
<u>9.4</u>	TfGM 5th Response
<u>9.5</u>	ATE 4th Response
<u>9.6</u>	E-mail correspondence from SMBC
<u>9.7</u>	LTN 1/20
<u>9.8</u>	E-mail correspondence from SMBC dated 7 th January 2025
<u>9.9</u>	E-mail correspondence from TfGM dated 6 th January 2026

<u>9.10</u>	TfGM Response Note
CD10 – Relevant Education Material Considerations	
<u>10.1</u>	DfE Securing Developer Contributions for Education (Aug 2023)
<u>10.2</u>	Stockport School Sufficiency Investment Strategy (2023)
<u>10.3</u>	DfE Estimating Pupil Yield from Development (Aug 2023)
<u>10.4</u>	Building Bulletin 103 Area Guidelines for Mainstream Schools
<u>10.5</u>	Stockport's School Sufficiency Investment Plan 2026-2027
<u>10.6</u>	National School Delivery Cost Benchmarking, Hampshire County Council with East Riding of Yorkshire Council and the Department for Education
<u>10.7</u>	Families in England and Wales: Census 2021
CD11 – Relevant Open Space Material Considerations	
<u>11.1</u>	Stockport Playing Pitch Strategy (PPS) 2024
<u>11.2</u>	Open Space Provision and Commuted Payments SPD (2019)
<u>11.3</u>	Stockport Open Space Standards Paper (2017)
<u>11.4</u>	Sport England Playing Pitch Calculator Tool FAQ's
<u>11.5</u>	Infrastructure Funding Statement 2020/21
<u>11.6</u>	Cabinet Member report
<u>11.7</u>	Stockport Local Football Facility Plan (extract only)
<u>11.8</u>	Planning Practice Guidance (PPG) on open space, sports and recreation facilities (paragraph: 001, reference ID: 37-001-20140306, revision date: 06/03/2014)
<u>11.9</u>	Planning Statement submitted as part of planning application DC/053832: hybrid permission for the redevelopment of the wider former Woodford Aerodrome site (specifically paragraph 6.27)
<u>11.10</u>	Fields in Trust (FiT) Standards
<u>11.11</u>	Playing Pitch Calculator Report for proposed Woodford Garden Village extension
<u>11.12</u>	LTA (Lawn Tennis Association) Padel Strategy 2024-29
<u>11.13</u>	Correspondence between the Appellant and the Council of 15th September 2025
<u>11.14</u>	Stockport Core Strategy Appendix C.3
<u>11.15</u>	Stockport Open Space Assessment Report
<u>11.16</u>	FAQs on Playing Pitch Calculator from Sport England Active Places website
CD12 – Post Appeal Submission Documents	
<u>12.1</u>	Active Travel plans agreed on 07 January 2026
<u>12.2</u>	Heads of Terms
CD13 – Relevant Case Law and Appeal Decisions	
<u>13.1</u>	Monkhill v SSHCLG Judgement (para 39(12))
<u>13.2</u>	Land at Newark Road and Coxmoor Road, Sutton-in-Ashfield, APP/W3005/W/24/3350529
<u>13.3</u>	Land to the West of Lytton Way, Stevenage, APP/K1935/W/20/3255692
<u>13.4</u>	Land to the North of Hospital Lane, Blaby, S62A/2014/0001

13.5	Appeal decision - Appeal Ref APP K1935 W 20 3255692 (High Court challenge decision of the appeal at CD13.4)
13.6	Regina (Corbett) v Cornwall Council and another [2013] EWHC3958 (Admin)
CD14 – Statements of Case	
14.1	Appellant's Statement of Case
14.2	Council's Statement of Case
14.2.1	WGV Extension LPA Statement of Case - Appendix A.pdf
14.2.2	WGV Extension LPA Statement of Case - Appendix B.pdf
CD15 – Statements of Common Ground	
15.1	Statement of Common Ground on Planning Matters dated 01 December 2025
15.2	Revised Statement of Common Ground dated 12 January 2026
CD16 – S106 Agreement	
16.1	Draft S106 Agreement dated 15 January with Appendix 1
CD17 – Conditions	
CD17.1	Draft Conditions
CD18 - Miscellaneous Inquiry Docs from the Inspector	
18.1	Note from the CMC
CD19 – Proofs of Evidence submitted by the Appellant	
19.1.1	Proof of Evidence (with summary conclusion) from Harry Spawton – Planning
19.1.2	Rebuttal Proof of Evidence from Harry Spawton to the Council's Planning Proof of Evidence by Ms Jane Chase
19.2.2	Proof of Evidence (with appendices included) from Ian Southwell - Highways
19.3.1	Proof of Evidence (with summary and conclusions) from Kerrie Norman - Education
19.3.2	Rebuttal Proof of Evidence from Kerrie Norman to Education Proofs of Evidence by Christopher Harland and Richard Wood
19.3.3	Appendices to the Rebuttal Proof of Evidence from Kerrie Norman to Education Proofs of Evidence by Christopher Harland and Richard Wood
19.4.1	Proof of Evidence (with summary and conclusions) from Kerrie Norman - Formal Sports
19.4.2	Rebuttal Proof of Evidence from Kerrie Norman to Formal Recreational Open Space Proof of Evidence by Richard Wood
CD20 – Proofs of Evidence submitted by the Council	
20.1.1	Proof of Evidence from Jane Chase – Planning
20.1.2	Appendices to the Proof of Evidence from Jane Chase – Planning
20.1.3	Summary Proof of Evidence from Jane Chase – Planning

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<u>20.2.1</u>	Proof of Evidence from Richard Wood - Formal Recreational Open Space
<u>20.2.2</u>	Appendices to the Proof of Evidence from Richard Wood - Formal Recreational Open Space
<u>20.2.3</u>	Summary Proof of Evidence from Richard Wood - Formal Recreational Open Space
<u>20.3.1</u>	Proof of Evidence from Chris Harland - Education
<u>20.3.2</u>	Appendices to the Proof of Evidence from Chris Harland - Education
<u>20.3.3</u>	Summary Proof of Evidence from Chris Harland - Education
<u>20.3.4</u>	Rebuttal Proof of Evidence from Christopher Harland to Kerrie Norman's Proof of Evidence
<u>20.3.5</u>	Appendices to the Rebuttal Proof of Evidence from Christopher Harland to Kerrie Norman's Proof of Evidence
<u>20.4.1</u>	Proof of Evidence from Richard Wood - Education
<u>20.4.2</u>	Appendices to the Proof of Evidence from Richard Wood - Education
<u>20.4.3</u>	Summary Proof of Evidence from Richard Wood - Education
CD21 – Other Documents	
<u>21.1</u>	Press Notice September 2025 – Stockport Express