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| Name | Rob Haslam |
| Organisation | Savills on behalf of Richborough Estates |
| Address | Address 1: Belvedere, [12 Booth Street](https://maps.google.com/?q=12+Booth+Street&entry=gmail&source=g)Address 2: ManchesterPostcode: M2 4AW |
| Non-resident | I do not reside in Woodford but I am employed / work in Woodford |
| E-mail | RHaslam@savills.com |
| Agree or disagree.  | I have made comments / objections / suggestions in the relevant boxes below about some of the proposed policies and aspirations |
| My comments about the Environment policies | We write on behalf of our client, Richborough Estates Limited, who are promoting land at Moor Lane/Jenny Lane/A5102 in Woodford, Stockport for residential development through the Stockport Local Plan and Greater Manchester Spatial Framework (GMSF). The site is undeveloped open land, is bound to the east by the A5102 Woodford Road, and residential development; and to the north by Jenny Lane. Moor Lane and further residential development forms the western boundary. To the south, an access road separates the site from further residential development, open Green Belt and a large and well-established garden centre.  It is located within the settlement of Woodford, and in close proximity to the neighbouring village of Bramhall. The site is being promoted for residential development to meet increasing local housing needs and forms part of draft allocation OA20 Woodford (Stockport) within the draft Greater Manchester Spatial Framework (GMSF). This allocation has an indicative target to deliver around 2,400 new homes across the Plan period. The site was submitted during the initial ‘call for sites’ exercise in January 2016 with an indicative masterplan of 135 dwellings. We are anticipating a revised draft GMSF, with amended housing allocations, to be published over summer 2018.Policy ENV2 of the pre-submission draft Plan states that development will be permitted provided that it has no detrimental impact on countryside or green spaces that contribute to the rural character of the village or have sporting, recreational, amenity or aesthetic value. Countryside and Green Spaces in Woodford Neighbourhood Area 13, ‘Fields between Jenny Lane, Woodford Road, Chester Road and Moor Lane’ covers the entirety of the site. We consider that the above land should not be identified in Policy ENV2 as the site forms part of a large housing allocation in the emerging GMSF and residential development on the site as planned will impact upon the open nature of the countryside and green space. Policy ENV2 is therefore in direct conflict with the emerging sub-regional policy framework and we therefore request its removal from the Plan. The Neighbourhood Plan should seek to conform to and acknowledge the emerging GMSF, and be flexible enough to accept its findings.   |