



Woodford Neighbourhood Forum

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Ms Jane Chase
Planning Officer
Stockport Metropolitan Borough Council
Town Hall, Edward Street
Stockport
SK1 3XE

18th August 2019

Dear Ms Chase

PLANNING APPLICATION DC/074225

**Outline application for the erection of 4 no two storey 3 bedroom dwellings on the plot behind Flora Cottage (Flora Cottage will be retained), utilising existing site access from the highway). All matters reserved save for access, layout and scale.
Flora Cottage , 438 Chester Road, Woodford, Stockport, SK7 1QS**

As a consultee, Woodford Neighbourhood Forum would like to make the following comments on the above planning application.

- This proposal does not represent limited infill in the existing housing line. It creates new dwellings on sites behind the housing line occupied by existing kennels and outbuildings.
- It exceeds the footprint and volume occupied by the existing buildings and would have greater impact on the openness of the Green Belt.
- It represents over-development in the immediate locality and may create traffic issues.

The proposal appears to contravene policies in the NPPF, SMBC Saved UDP and policies in the emerging Woodford Neighbourhood Plan. We appreciate that you are the expert on national and local authority policies, but for completeness they are included here:

1. The site is in Green Belt and therefore subject to Green Belt policies in the NPPF. We believe that the proposal does not comply with the following paragraphs in the NPPF:

1.1. **NPPF paragraph 143**, which seeks to prevent harm to the Green Belt.

The openness of the Green Belt would be impaired by the proposal, which occupies a greater volume and footprint than the existing buildings.

1.2. **NPPF paragraph 144**, which advises Planning Authorities to give substantial weight to any harm caused to the Green Belt and notes that special circumstances only exist where any harm is outweighed by other circumstances.

Given the quantity and type of development which already has planning permission on the former aerodrome site, there are no exceptional circumstances which justify this proposal.

1.3. **NPPF paragraph 145**, which provides exceptions to inappropriate development in Green Belt and includes limited infilling in villages

The applicant suggests that the proposal could be considered as “infill development”. We believe that proposed development cannot be described as infill, because it creates new dwellings behind the housing line along Chester Road.

2. We believe that the proposal does not comply with the following SMBC policies:
 - 2.1. **Saved UDP Policy para GBA1.1**, which includes Woodford in the extent of the Green Belt.
 - 2.2. **Saved UDP Policy paras GBA1.2, GBA1.5, GBA1.6 and GBA1.7**, which list criteria for the control of development within Green Belt.
 - 2.3. **Design of Residential Development SPD paras 8.5 to 8.10**, which outline the potential problems associated with backland development.
3. Woodford Neighbourhood Plan has passed independent Examination and been approved by SMBC to proceed to referendum and therefore carries some weight in planning decisions. We believe that this proposal does not comply with the following policies in the emerging (amended) WNP:

3.1. **WNP policy DEV1**, which states:

“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.”

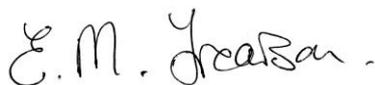
This proposal does not constitute limited infilling because it does not complete an otherwise continuous and uninterrupted built frontage. The proposal creates new dwellings behind an existing property.

The proposal may produce traffic safety issues. We note that several properties will access the main road via the same access road near to the entrance to Budgens store and opposite one of the entrances to the Redrow site. All vehicles may not be able to turn within the site and leave in a forward direction.

Feedback from our consultation for the WNP indicated a need for more small houses in Woodford, and small three-bedroomed houses may meet this need. However, we believe that this proposal, as presented, represents over-crowding and “over –development” in the immediate locality.

In summary, we believe that the proposal does not comply with national, local authority and neighbourhood plan policies and raises concerns about over-crowding and traffic safety.

Yours sincerely,



Evelyn Frearson

On behalf of Woodford Neighbourhood Forum Management Committee