



Woodford Neighbourhood Forum

c/o Woodford Community Centre, Chester Road, Woodford, Stockport, Cheshire, SK7 1PS

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

5th September 2019

Dear Ms Chase

Reference: DC/074328

Proposal: Change of use of former stable block/storage facility to single dwelling.

Location: Moorwood Stables The Shippon, 117 Woodford Road, Woodford, Stockport, SK7 1QE

Woodford Neighbourhood Forum has no comment on whether the building is a “permanent and substantial construction”, which is one of the issues in this planning application and is outside of our remit as a consultee.

If this hurdle has been overcome, then the following policy in the Woodford Neighbourhood Plan becomes a consideration:

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.

To be compliant with this policy, evidence would be required to demonstrate that the use as a farrier’s workshop is no longer viable.

You are the experts on national and local policies, but for completeness we note that the following policies would be relevant considerations in this case:

NPPF para 22, which seeks to avoid the long-term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose.

SMBC Core Strategy AED-4 para 3.270, which notes the need for existing employment sites to be used for employment purposes rather than non-employment uses, thus maintaining the supply of employment sites.

SMBC Core Strategy AED-6 para 3.277, which notes that proposals for the change of use or redevelopment of employment sites outside designated employment areas will not normally be permitted unless it can be demonstrated that the current use is no longer viable, the

proposal will not adversely affect the operations of neighbouring premises, or lead to significantly longer journey to work patterns.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'E.M. Frearson'.

Evelyn Frearson

On behalf of Woodford Neighbourhood Forum Management Committee