



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

30th October 2020

Dear Ms Chase

Reference: DC/077533

Proposal: Erection of one infill dwelling (outline application with all matters reserved save for layout, access and scale)

Location: Moorend Farm , 181 Woodford Road, Woodford, Stockport, SK7 1QE

1. General comments and concerns

1.1 We note several inaccuracies in the documents submitted with the planning statement. These include:

- The site is not previously developed land.
- The existing use is not residential. It is partly garden, partly car park, and partly the entrance to the former golf driving range.
- The application has only been assessed for planning policy against two of the four relevant and statutory documents.

1.2 This is an outline application which raises concerns about the details about the final outcome.

1.3 As it is located in a very prominent position in the village, then the size, scale and appearance will have a significant impact on the character of the location. Any measure that can be put in place to ensure that there is no negative impact would be welcomed. We wish to avoid any repeat of the effect of the development at 512 Chester Road, which turned out to have the appearance of being too high and too large in that particular location.

2. Woodford Neighbourhood Plan

We are disappointed to note that the Woodford Neighbourhood Plan is not referenced in the application.

We believe the following WNP policies are relevant:

2.1 WNP 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.”

Assessment

We believe that the proposal is compliant with this policy. It comprises the completion of an otherwise uninterrupted built frontage of several dwellings forming ribbon development along Woodford Road. The gap between the existing dwellings is of a suitable size for one dwelling. The final outcome should be a dwelling of similar scale and character to that of adjoining properties.

2.2 WNP 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.”

Assessment

As this is an outline application it is not possible to comment on the design details. See comments under 1.3.

2.3 Surface water management

The WNP included the following notes:

“Further to consultation with the Environment Agency, the Neighbourhood Forum would like to see new development being designed to maximise the retention of surface water on the development site and measures to minimise runoff; for surface water drainage to be considered in liaison with the Local Lead Flood Agency, the public sewerage undertaker and the Environment Agency; and for surface water to be discharged in the following order of priority:

- An adequate soakaway or some other form of infiltration system.
- An attenuated discharge to watercourse or other water body.
- An attenuated discharge to public surface water sewer.
- An attenuated discharge to public combined sewer”

3. NPPF

The proposal lies within Green Belt, therefore the following policies seem relevant to this application:

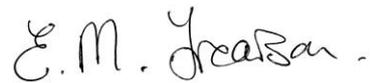
3.1 NPPF Paragraph 145 (e) limited infilling in villages

We believe that the proposal is compliant with this policy, assuming that this part of Woodford is identified as a village.

3.2 NPPF Paragraph 143, which seeks to prevent harm to the Green Belt.

The proposal is in a gap in a stretch of housing development along Woodford Road. The impact on the openness of the Green Belt needs to be assessed. There is openness because the site is part of a Golf Range, but planning permission has been granted for demolition of a club house and development of 8 dwellings at the back of the site, which will change the character of the site.

Yours sincerely,

A handwritten signature in cursive script that reads "E. M. Frearson".

Evelyn Frearson On behalf of Woodford Neighbourhood Forum Management Committee