



Woodford Neighbourhood Forum



Hallmoss Lane



Agenda

Part 1: AGM

1. Welcome and Apologies.
2. Chairman's report.
3. Approval of minutes of 2020 AGM.
4. Approval of Treasurer's Report.
5. Election of Management Committee.
6. Close of AGM.



Agenda

Part 2: Neighbourhood Plan Monitoring Report

Part 3: Local Plans Update

- Stockport Local Plan.
- CEC Local Plan Part 2 Examination.
- Handforth Garden Village.
- Poynton Relief Road progress.
- Changes to Planning Regulations.
- Places for Everyone (formerly GMSF).
- Save Green Belt groups: Save Greater Manchester's Green Belt Association and Community Planning Alliance.

Discussion and questions



Chairman's report



Sunset on Church Lane (Terry Barnes)



Approval of minutes of 2020 AGM



Sunrise from 379 Chester Road (Jude Craig)



Financial report for the year to 30 June 2021



A round robin (Robin Berriman)



WOODFORD NEIGHBOURHOOD FORUM FINANCIAL REPORT FOR THE YEAR TO 30 JUNE 2021

| | 2021 | | 2020 | |
|--|----------|------------|-----------|------------|
| | £ | £ | £ | £ |
| Bank | | | | |
| Balance 1 July 2020 | | 914 | | 1460 |
| Website renewal | 18 | | 18 | |
| Referendum printing, banners, refreshments | 0 | | 488 | |
| AGM refreshments | <u>0</u> | | <u>40</u> | |
| | | 18 | | 546 |
| Balance 30 June 2021 | | <u>896</u> | | <u>914</u> |

R B Berriman FCA
31 August 2021



Nominations for Committee 2021/22

1. Terry Barnes
2. Evelyn Frearson
3. Robin Berriman
4. Jane Sandoover
5. Jude Craig
6. Janet De Vecchis
7. Zoe Jones
8. Maxine Wood Co-opted former resident
9. John Knight Co-opted Expert
10. Paul Goodman Co-opted Expert

| | |
|---------------|---------------|
| Paul Rodman | Corresponding |
| Chris Coppock | Corresponding |

Thank you to David Buszard and Roger Burton who are standing down this time. They both made major contributions to the effort to prepare a neighbourhood plan and have served on the committee for 8 years since the forum began in 2013.



Close of AGM



Rainbow over Hill Top Farm (Jane Sandover)



Part 2: Monitoring Report



Donkeys at the Lodge (Barbara Hill)



Monitoring Report

Contents

- Purpose of monitoring is to assess effectiveness and relevance of WNP.
- Effectiveness of WNP policies.
 - Review of planning applications – use of WNP policies.
 - Awareness of WNP among applicants.
 - Frequency of reference to WNP policies by Stockport Council.
 - Limited Infilling is the most contentious policy.
- Implementation of Aspirations.
- Relevance of WNP and Village Aspirations.
- Future Tasks.
- Appendices with details.



Implementation of WNP policies

Example extracts from table

| Number | Application | WNF objection | Date WNF comments submitted | Called in to Area Committee | Status (on 17 Oct 2021) | WNP policies* referenced by SMBC |
|-----------|---|------------------------------|-----------------------------|--|-------------------------|--------------------------------------|
| DC/080608 | 21 Bridle Road, 2-storey extension | Yes | 19 May 2021 | | Withdrawn | NA |
| DC/080620 | Rose Cottage, Bridle Way, extension | Yes | 17 May 2021 | | Refused | DEV3 DEV4 |
| DC/080339 | 234 Church Lane, single storey extension | No | | | Permitted | DEV3 DEV4 |
| DC/078723 | 221 Woodford Road, extension | No | 9 Dec 2020 | | Permitted | Not referenced |
| DC/078432 | Foden Lane, disabled dwelling ◇ | Yes | 7 Dec 2020 | Yes. Decision notice | Permitted | ENV2 ENV3 ENV4 DEV1 DEV4 |
| DC/078167 | Orchards, Church Lane, garage retrospective | No, but requested conditions | 12 Nov 2020 | Yes. Officer's report | Permitted | DEV4 EMP3 |
| DC/077533 | Moorend, infill ◇ | Comments | 26 Oct 2020 | Officer's report | Refused | DEV1 DEV4 |
| | | | | | Permitted at Appeal | |



Implementation of WNP policies

- 50 Planning applications since last AGM.
- Many home extensions and outbuildings.
- Also discharge of conditions on permitted PAs, detailed PAs for outline permission, change of use, replacement buildings, infill.
- WNF submitted comments on 17 applications: 8 objections; others constructive comments or support.
- Relevant WNP policies were used by council in assessing all but 6 PAs DEV3 on extensions and DEV4 on design most frequent.
- 4 applications where WNF submitted objections were permitted by council, but in some cases the PA was amended on route.
- Two appeals on infill applications: one upheld; one dismissed.
- Committee happy with the implementation of WNP.



Implementation of Aspirations

- Encouraging walking, cycling and community integration.
- The Covid restrictions produced a huge increase in use of lanes and footpaths by walkers, joggers, and cyclists. Horse riders also out in force.
- Emphasised the importance of countryside, lanes and footpaths to the community for outdoor recreation.
- Quiet Lane status was helpful for safety.
- Woodford Open Day planned at Community Centre 18 June 2022 for all community organisations. WCC, WNF and WWMCC working together.
- Organising committee from members of management committees and potentially Bramhall Together Trust.



Future tasks

- Continue to respond to planning applications.
- Continue to monitor implementation.
- Monitor changes in local and national policies.
- Continue to advocate for the aspirations.
- Review of WNP will be needed:
 - when new Stockport Plan is adopted (aiming for 2023).
 - or after five years in 2024.

[You can view the Monitoring Report here](#)



Stockport Local Plan

Stockport Local Plan

Find out more



About the Stockport Local Plan

The Local Plan will be used to assess planning applications for new developments up until 2038.



Steps in the plan

Find information about the different steps that are required to develop our plan.



Our key principles

Find information about the key principles that our plan will follow.

<https://www.stockport.gov.uk/showcase/stockport-local-plan>



Stockport Local Plan

Text on the SMBC website: <https://www.stockport.gov.uk/our-key-principles>

- Alongside planning policies, we'll also need to set out how and where we'll build new homes for current and future generations.
- We need to deliver approximately 18,500 new homes between 2021 and 2038 and also help make sure we have a deliverable supply of housing for the next five years.
- Whilst there is more work to do to finalise the exact number we need to build, we'll have to identify sites where we think these homes should be built.
- We'll share our early ideas on where these sites could be and everyone will have a chance to have their say during a consultation at the end of [the] 2021.
- For information and a map about previously assessed housing sites, visit our Strategic Housing Land Availability Assessment (SHLAA) pages.



Stockport Local Plan

Key Principles - “Golden Threads” arising from Stockport Borough Plan

- We will build our plan around our neighbourhoods, celebrating and reflecting what makes our communities unique.
- We will take a Brownfield first approach to development, protecting our greenspaces as much as possible.
- We will be design-led, aiming to achieve the highest quality of design for Stockport.
- We will put local infrastructure and communities at the heart of our approach, recognising the needs of our neighbourhoods and areas.
- We will ensure everything we do contributes to Stockport’s response and resilience to the Climate Emergency.
- We will contribute to the good health and wellbeing of our communities.

[Reference](#)



Stockport Local Plan

Virtual meeting for forum reps with council officers

- EF and JC attended for WNF.
- Presentation of broad principles. Neighbourhood plans policies will be a consideration.
- Comments and questions:
 - No detail, very aspirational.
 - Is brownfield first enforceable. Yes if have 5-year housing supply.
 - Climate change resilience important.
 - Could Green Belt release be phased and only if needed at 5 year review.
 - Concerns about Rapid Transit Busway route through Woodford. Stockport Council will have a say. In last version seen by officers it was on ordinary roads.



Stockport Local Plan

WNF response to consultation

- Support key principles.
- Most important one is:

“We will ensure everything we do contributes to Stockport’s response and resilience to the Climate Emergency.”

- A brownfield first policy would be difficult to enforce if Green Belt is released at the start of the plan.
- Green Belt should not be released at the beginning of the Plan period, but only if shown to be needed at 5 year review stages.
- Should Neighbourhood Forums be directly involved in the plan making process?

[The WNF response can be viewed here](#)



Stockport Local Plan

Funds for digital planning tools test

- Stockport Council has been awarded £90,000 through the PropTech Engagement Fund.
- One of 13 areas to receive funds to test new digital planning tools.
- Aims to make it easier for residents to engage with planning.
- The tools will include:
 - Scannable QR codes giving people local planning information straight to their mobile devices.
 - Interactive online maps.

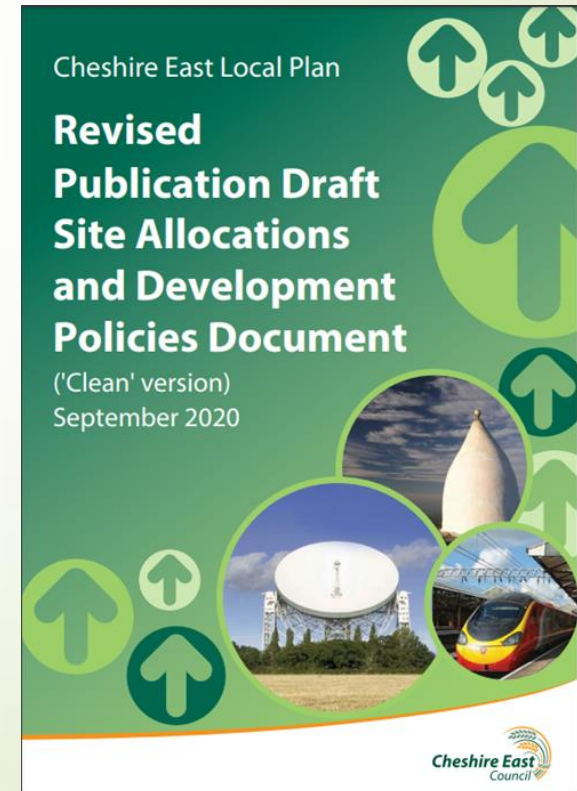
[The Government press release can be viewed here.](#)



CEC Local Plan Part 2

- CEC local Plan Part 1 adopted 2017.
- Part 2 - Site Allocations and Development Policies Document (SADPD).
- Examination in progress: Virtual hearing over a 3 week period.
- Inspector wants to see those who are against various aspects of the Plan.
- JK representing two organisations.
- Example - Poynton town centre.
- Inspector will write report.
- Adoption expected Spring 2022.

[More information about the SADPD here](#)





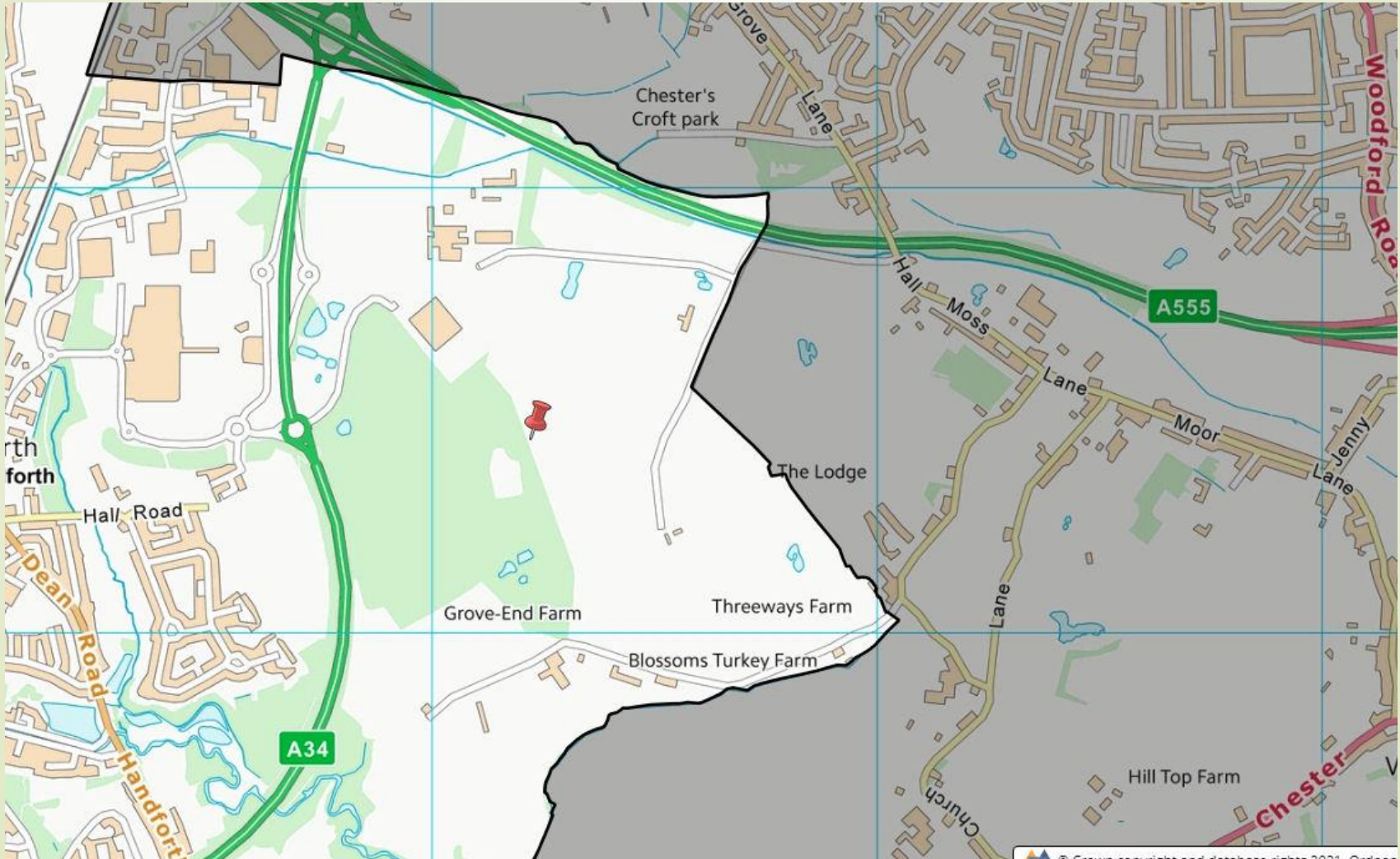
Garden Villages

- Monitoring 4 garden villages within the North West:
 - Halsnead in Knowsley, Merseyside
 - Bailrigg in Lancaster
 - St Cuthberts near Carlisle, Cumbria
 - Handforth in Cheshire East
- Aim to create community infrastructure with good transport links, and a range of other facilities to create local jobs and to boost the local economy.



Handforth Garden Village

Map in Planning Application





Handforth Garden Village

- Hybrid Planning Application submitted to CEC May 2019.
- Two parts to PA:
 - Outline planning application for demolition works, 1500 new homes, employment uses, village centre, infrastructure, new green infrastructure.
 - Full planning application for initial preparation and infrastructure works.
- Many new revisions submitted in September 2021.
- The applicant is the Borough Council as it owns some of the land.
- The Council's Economic Development Team are leading the project not the Planning team.
- WNF submitted response about outer boundary because it is unclear and variable. [Letter submitted can be viewed here](#)
- Ability to compete with Handforth Dean as a destination for retail?



Poynton Relief Road

Background

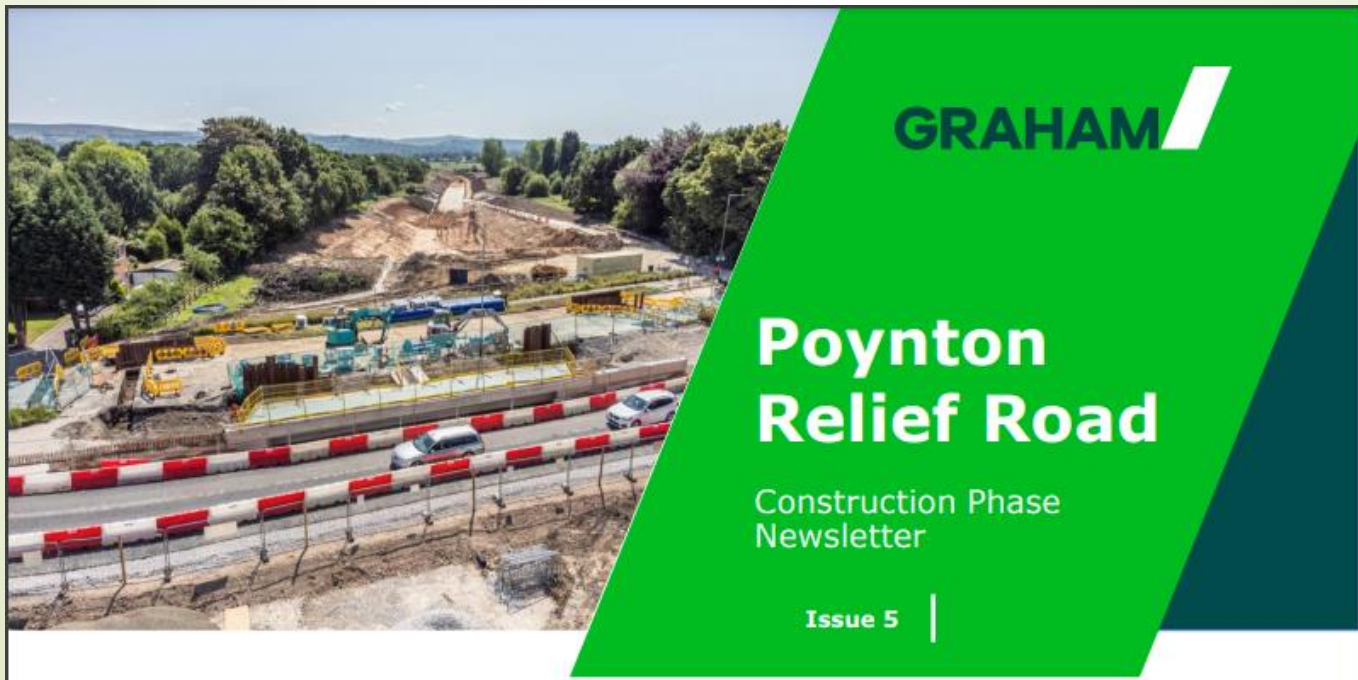
- Joint project between Stockport and Cheshire East Councils.
- Graham awarded the £26.5m contract, including some Government funding in September 2019.
- 3.5km long, two-way single carriageway road.
- Upgrade two off-site junctions at Adlington Crossroads and Bonis Hall Lane, along A523.
- Footway and cycleway facilities, two new overbridges, and ponds for drainage.

[You can read more on the Graham website here](#)



Poynton Relief Road

- Regular bulletins issued by the contractors Graham.
- WCC include them in their newsletters.
- Project Completion expected Autumn 2022, with landscaping maintenance continuing up to 2027.
- Appears to be proceeding at pace.





Changes to Planning Regulations

- NPPF changed in 2021 - beautiful a key term.
- More versions are awaited.
- Robert Jenrick replaced by Michael Gove.
- No guidance yet on approach to planning reforms.
- Extract from Government website:

“What the Department for Levelling Up, Housing and Communities does:

The Department for Levelling Up, Housing and Communities supports communities across the UK to thrive, making them great places to live and work. DLUHC is a ministerial department, supported by 12 agencies and public bodies.”

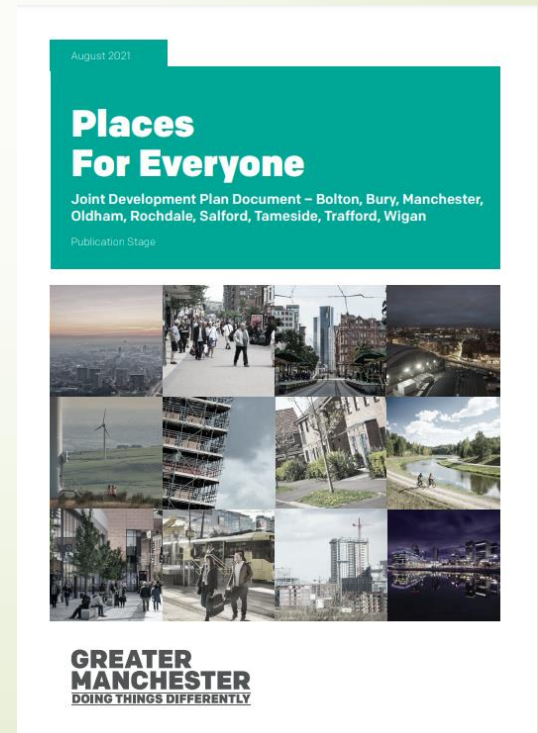
- JK will keep us updated.



Places for Everyone (GMSF)

- Stockport withdrew from GMSF (Dec 2020).
- Joint committee set up for 9 remaining GM authorities.
- Joint Development Plan amended, updated, renamed.
- 8 week consultation 9 Aug – 3 Oct 2021 (Regulation 19).
- Representations had to address legal compliance and soundness.
- Submission to Secretary of State.
- Examination by panel of inspectors.
- Modifications.
- Adoption.

[You can view the plan and supporting documents here](#)



Save Greater Manchester's Green Belt Group

- Comprises 50 Save Green Belt groups around Greater Manchester.
- Dismayed by loss of Green Belt in PfE.
- Worked with them to help them understand planning processes, jargon, how to address soundness of a plan.
- JC helped them improve their website.
- SGMGB enlisted help of Leith Planning Consultants to prepare the response from the central group and some specific allocations.
- Fee paid by fund raising.





SGMGB objections to PfE

- Laudable objectives around climate change, homes, employment, affordable housing, green spaces, environment.
- But ...many of the policies seemed in conflict with the aims.
- And....all Green Belt allocations remained in plan.
- Housing calculations challenged – supply and need.
- Brownfield sites overlooked.
- Ability to fulfil affordable housing aims challenged.
- Acknowledgement of long-term impact due to pandemic challenged.
- Ability to meet climate change targets challenged.
- Site specific challenges included flood risk, ecological harm, over development, inadequate infrastructure.



WNF Representation to PfE

- Needed another round of consultation before Regulation 19.
- Fails in Duty to Cooperate with Stockport Council.
- Early stages of public consultation in 2014 and 2015 inadequate.
- Region is over 40% Green Belt, but plan fails to address the needs of the rural economy and rural communities.
- Development on the Green Belt sites is not sustainable development.
- Plans for expansion of commercial and housing development around Manchester airport and to increase number of flights not sustainable or compatible with climate change objectives.
- Bus Rapid Transit around Woodford should not be on a busway through fields.
- Supported positive aspects about environment and landscape.

[The WNF representation can be viewed here](#)

Community Planning Alliance



Aims to bring together grassroots campaigns:

- To provide support.
- To lobby to improve the planning system.
- Map shows campaign groups around the country.
- Issues include Local Plans, roads, airports, quarries, wildlife, incinerators, rivers etc.

You can read more here:

[Website](#) [Facebook](#)





Discussion and Questions



Flooding on Church Lane