

A large, leafy tree dominates the left side of the image. In the foreground, several large, round hay bales are scattered across a green field. In the background, a brick church with a steeple is visible, surrounded by other trees and a clear blue sky with some light clouds.

# Woodford Neighbourhood Forum

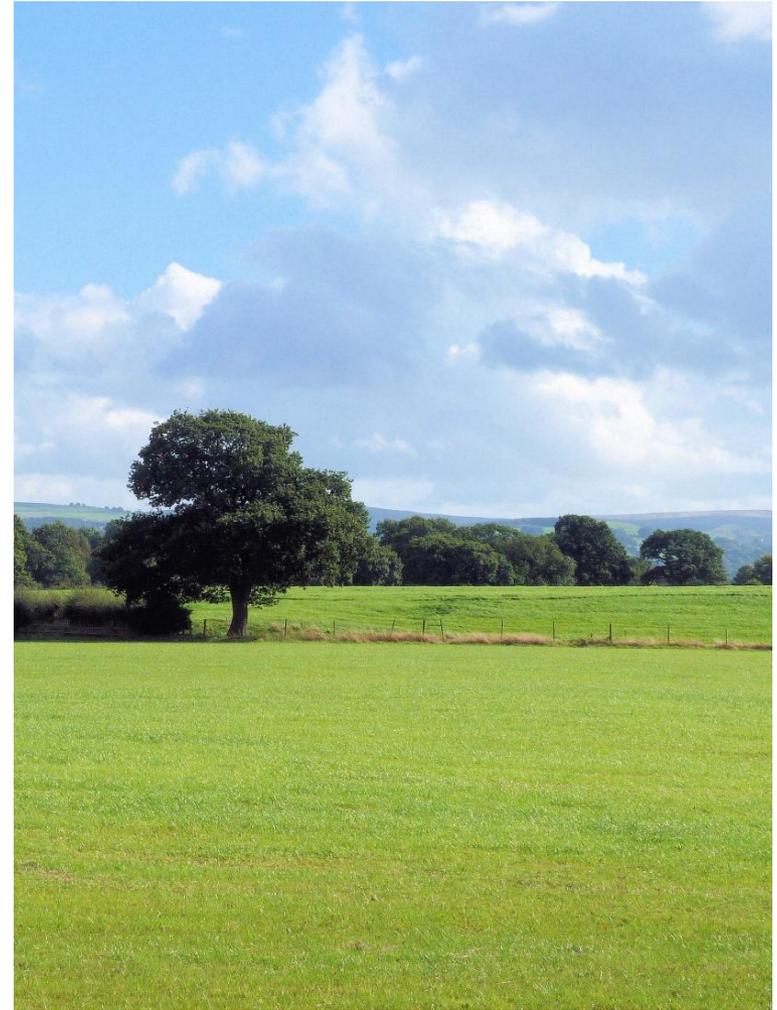
2013 -2021



# Woodford Neighbourhood Plan (WNP)

## Background

- Neighbourhood Plan suggested by Don Foster (Housing Minister) in 2013.
- Harrow Estates requested exclusion of aerodrome site.
- Woodford Neighbourhood Forum designated by Council in October 2013.
- Six years of intensive work on WNP, interrupted by GMSF in 2017.
- Woodford Neighbourhood Plan approved at referendum Sep 2019.
- WNP part of Stockport Development Plan.
- Website: <http://woodfordnf.co.uk/>



View from Church Lane,  
Woodford



# Forum Activities Post Plan

## Consultee on planning applications

- 41 in first year
- 50 in second year

## Annual Monitoring Report

- July 2019 to Sep 2020
- Sep 2020 to Oct 2021

## Promoting implementation of Aspirations

- Walking and cycling opportunities
- Integration of old and new communities

## Responses to consultations

- Future of Planning White Paper
- Stockport Local Plan Key Principles
- Places for Everyone

## Helping other neighbourhood forums

- Stockport Forums group
- Enquiries from wider area

## Funding issue

- No further grants available
- Surviving on residual funds



Moor Lane, Woodford



# Consultee on Planning Applications

Council officers send notifications via email

## Planning Application

Inbox



**planning.DC@stockport.gov.uk**

Tue, Aug  
31, 10:50  
AM

to me

Please find attached details relating to a Planning application on which you are being consulted upon.

Confidentiality:- This email, its contents and any attachments are intended only for the above named. As the email may contain confidential or legally privileged information, if you are not, or suspect that you are not, the above named or the person responsible for delivery of the message to the above named, please delete or destroy the email and any attachments immediately and inform the sender of the error.

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# Consultee on Planning Applications

Attachment on the email has a ufm number which is not unique, they are reused. Need to open attachment to find application reference number, address and deadline.

**Reference:** DC/081683

**Proposal:** Proposed two storey side and rear extension along with new dormer to existing bedroom and new front gable.

**Location:** 32 Jenny Lane, Woodford, Stockport, SK7 1PE

I have received a planning application for the above location, and I am writing to you to seek your comments in connection with this application.

I would appreciate your comments by 23rd September 2021 quoting the above application number. All supporting documentation will be available on the website from 7th September 2021 and you can view the supporting documents via the Councils website at:

Any comments that you make will be taken into account when a decision on the application is made providing that they are received on time.

<http://Planning.stockport.gov.uk>

Please note we will not acknowledge any correspondence sent in respect of the application. If you do comment you will be informed of any decision made.

Application documents and plans can be found on the Council web site at:

<https://planning.stockport.gov.uk/PlanningData-live/>



# WNF process for preparing responses

- EF circulates notifications to all committee members.
- 6 of us volunteered to assess applications (now 5)\*.
- Includes 2 architects (now 1) and 2 planning advisors, which is helpful.
- Documents for PAs are found on SMBC website. Note website is often down.

## Planning – Simple Search

Search for Planning Applications, Appeals and Enforcements by keyword, application reference, postcode or by a single line of an address.

Simple   Advanced   Weekly/Monthly Lists   Property   Map

Applications   Appeals   Enforcements

Status: All ▼

Enter a **keyword**, **reference number**, **postcode** or **single line of an address**.

\*Evelyn Frearson, Jude Craig, Jane Sandover, Roger Burton, John Knight, Paul Goodman



# WNF process for preparing responses

- EF downloads documents and circulates.
- Best place to start is the Planning Statement (if there is one). Then look at the plans.

## Planning – Planning Application Documents

[Help with this page](#)

DC/080620 | A Single Storey Side & Rear Extension | Rose Cottage 3 Bridle Way Woodford Stockport SK7 1QL

[Save search](#) [Refine search](#) [Track](#) [Print](#)

[Details](#) [Comments \(0\)](#) [Constraints \(23\)](#) **[Documents \(8\)](#)** [Related Cases \(1\)](#) [Map](#)

Filter By:   [Apply](#)

You can select up to 25 documents to download in one archive file at a time.

	Date Published	Document Type	Measure	Description	View
<input type="checkbox"/>	18 Jun 2021	Delegated Report		DELEGATED REPORT	
<input type="checkbox"/>	18 Jun 2021	Decision Notice		DECISION NOTICE - REFUSE HSE	
<input type="checkbox"/>	08 Apr 2021	1250 Plan		LOCATION PLAN	
<input type="checkbox"/>	08 Apr 2021	Plan		EXISTING SITE PLAN	
<input type="checkbox"/>	08 Apr 2021	Plan		PROPOSED SITE PLAN	
<input type="checkbox"/>	08 Apr 2021	Plan		EXISTING AND PROPOSED PLANS	
<input type="checkbox"/>	08 Apr 2021	Report		ROSE COTTAGE - PLANNING STATEMENT	
<input type="checkbox"/>	08 Apr 2021	ApplicationNoPersonalData		APPLICATIONFORMREDACTED	

[Download Selected Files](#)



# WNF process for submitting responses

- Response team confers via email and shares comments.
- EF drafts a proposed response and circulates to committee for approval.
- Response includes:
  - General comments
  - Photographs of the site
  - Assessment against policies in:
    - NPPF 2019
    - Stockport Development Plan:
      - Woodford Neighbourhood Plan 2019
      - Saved UDP 2011
      - Core Strategy 2011
- EF submits response to SMBC planning officers via email.
- JC posts response on our website: <http://woodfordnf.co.uk/planning-application-responses/>



# Examples of comments in responses

## General comments (based on local knowledge)

- There is no reference to the Woodford Neighbourhood Plan in the supporting documents.
- The lane is very narrow (single track in places) and there is frequent traffic accessing the golf course.
- The site is in a rural part of the village that is sensitive to change. See photographs in Appendix.

## Assessment against NPPF (frequently cite paras 133, 143, 144, 145)

We believe that.....

- The proposed development does not meet any of the tests for an exception to the presumption against inappropriate development in the Green Belt.
- The substantial increase in the size of the accommodation reduces openness and causes harm to the Green Belt.



# Examples of comments in responses

## Assessment against Stockport UDP and Core Strategy

(e.g. Saved UDP Policies GBA1.2, GBA1.5, LCR1.1, CDH 1.8, Stockport Core Strategy Policy SIE1)

We believe that.....

- Due to the scale of the proposal, it will impair the openness and permanence of the Green Belt and the character of the property and the surroundings
- Due to proximity to other properties and gardens, it will impair residential amenity for neighbours through loss of privacy.

## Assessment against WNP

(Frequently cite DEV4, DEV3, ENV4, ENV2, DEV1)

- The proposal is a substantial increase and not in keeping with host property.
- The proposal would not be in keeping with the surroundings (DEV3 and 4).
- The proposal does not meet the criteria for limited infilling (DEV1).
- Requests for protection of native trees and hedgerows and their roots (ENV3).
- Suggestions for improvement in biodiversity (ENV4).
- Requests for conditions if application permitted.



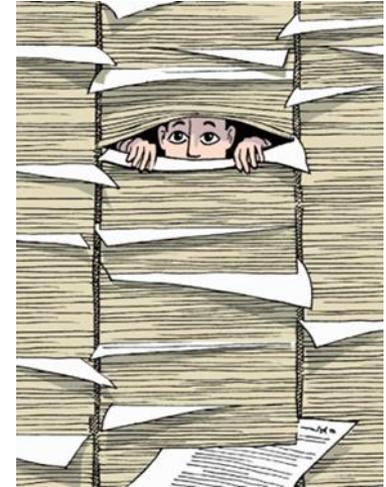
# Planning Applications on WNF website

Planning Application Reference	Link to Application		
	↕ Documents on SMBC Website	↕ WNF response	↕ Outcome
DC/081763 - Bramwood House, Wilmslow Rd	<a href="#">SMBC website</a>	<a href="#">WNF response</a>	Permission granted
DC/081696 teller machine Budgens	<a href="#">SMBC website</a>	<a href="#">WNF response</a>	Permission granted
DC/081672 - 91 Moor Lane (Huws Gray)	<a href="#">SMBC website</a>	<a href="#">WNF response</a>	Permission granted
DC/080620 - Rose Cottage 3 Bridle Way Single storey extension	<a href="#">SMBC website</a>	<a href="#">WNF response</a>	Refused
DC/081746 - Rose Cott 3 Bridle Way		<a href="#">WNF response</a>	Application for a Lawful Development Certificate
DC/081625 - 353 Chester Rd	<a href="#">SMBC website</a>	<a href="#">WNF response</a>	Discharge of Conditions
DC/080679 - 1 Moor La extension & renovation works	<a href="#">SMBC website</a>	<a href="#">WNF response</a>	Awaiting decision
DC/081602 - 354 Chester Road	<a href="#">SMBC website</a>	<a href="#">WNF response</a>	Discharge of condition
DC/081516 - Appletree Cottage 141 Woodford Road	<a href="#">SMBC website</a>	<a href="#">WNF response</a>	Permission granted
DC/081533 - 481 Chester Road Woodford	<a href="#">SMBC website</a>	<a href="#">WNF response</a>	Awaiting decision
DC/081615 - 21 Bridle Road	<a href="#">SMBC website</a>	<a href="#">WNF response</a>	Permission granted
DC/080608 - 21 Bridle Road	<a href="#">SMBC website</a>	<a href="#">WNF response</a>	Application withdrawn
DC/081489- Holm Lea Bridle Road Replacement Dwelling	<a href="#">SMBC website</a>	<a href="#">WNF response</a>	Permission granted
DC/080975 - 6 Moor Lane	<a href="#">SMBC website</a>	No Objection	Awaiting decision
DC/080907 - 453 Chester Road extension	<a href="#">SMBC website</a>	<a href="#">WNF response</a>	Application withdrawn



# Managing the workload

- All have to be checked and SMBC require a response to all.
- Generate a template for responses, with standard format.
- Some can be quickly assessed as “no objections”:
  - Discharge of conditions
  - Non-material amendments
  - Permitted development
  - Many (but not all) extensions
- Keep an eye on reserved matters applications, which are detailed applications following outline planning permission.
- Keep track of applications and responses via a table or spreadsheet.
- Keep a calendar of the deadlines.
- Note: some applications are called up to Area Committee.
- Keep an eye on the Stockport Planning website.
- Officer’s reports very comprehensive and useful.
- Have confidence that neighbourhood plan is being used by officers.





# Monitoring Report

- Locality recommends monitoring.
- Purpose is to assess compliance with higher tier policies, continued relevance and effectiveness of neighbourhood plan.
- WNF committee has prepared two annual Monitoring Reports, which cover:
  - Implementation of WNP policies by Council – officer’s reports
  - Frequency of use of WNP policies
  - Implementation of Aspirations.
  - Relevance of WNP and Aspirations.
  - Compliance with Stockport Development Plan and NPPF.
  - Future Tasks.
  - Appendices with details.

You can find the Sep 2021 Monitoring Report on our website under Latest News: [WNF AGM 25 October – documents](#)

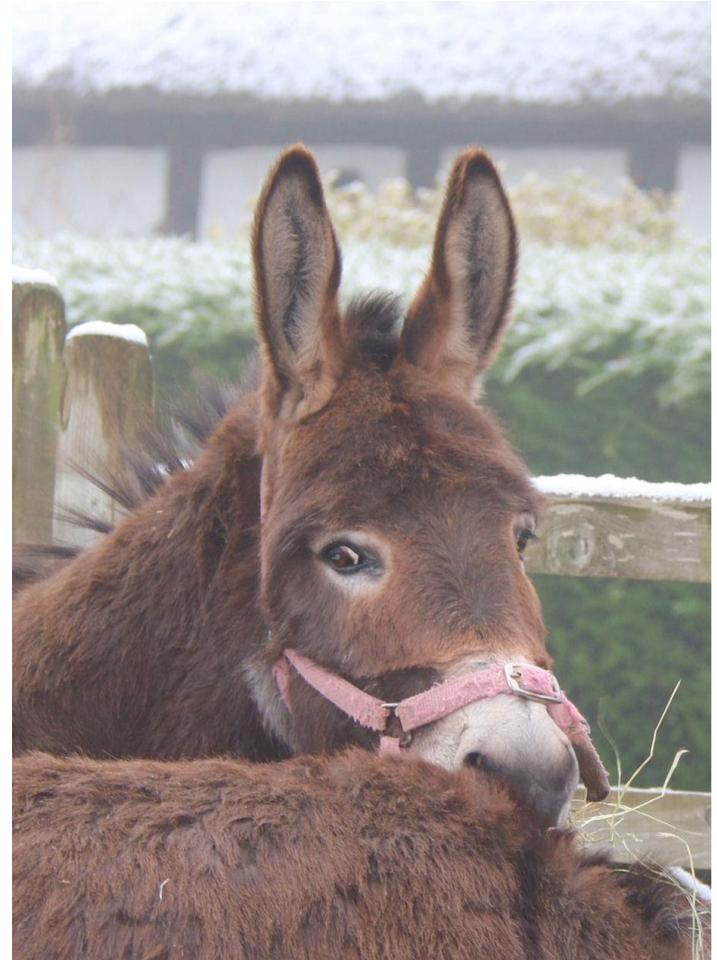


# Example extracts from table

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. <a href="#">Decision notice</a>	Permitted	ENV2 ENV3 ENV4 DEV1 DEV4
DC/078167	Orchards, Church Lane, garage retrospective	No, but requested conditions	12 Nov 2020	Yes. <a href="#">Officer's report</a>	Permitted	DEV4 EMP3
DC/077533	Moorend, infill ◊	Comments	26 Oct 2020	<a href="#">Officer's report</a>	Refused	DEV1 DEV4
					Permitted at Appeal	

# Monitoring Report (Sep 2021) Summary

- 50 planning applications.
- Many were for extensions.
- Commented on 17 applications.
- WNP policies used by Council in all but 6 applications.
- WNF and SMBC generally concurred.
- Good design is subjective.
- Limited infilling is controversial.
- Two appeals: one upheld; one dismissed.
- WNP is still relevant, up to date and achieving the vision and objectives.



Neighbours

# Implementation of Aspirations

- Covid - huge increase in use of lanes and footpaths by walkers, joggers, and cyclists.
- Importance of countryside, lanes and footpaths to the community for outdoor recreation.
- Quiet Lane status helpful for safety.
- First Quiet Lanes in Stockport borough.
- **Woodford Open Day 18 June 2022** for all community organisations at Community Centre.
- Joint effort by community organisations.



Quiet Lanes, joint effort between forum and residents association



# 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
  - or after five years in 2024.
- Funding post plan. Discussion point for Stockport Forums group?