



# Woodford Neighbourhood Forum



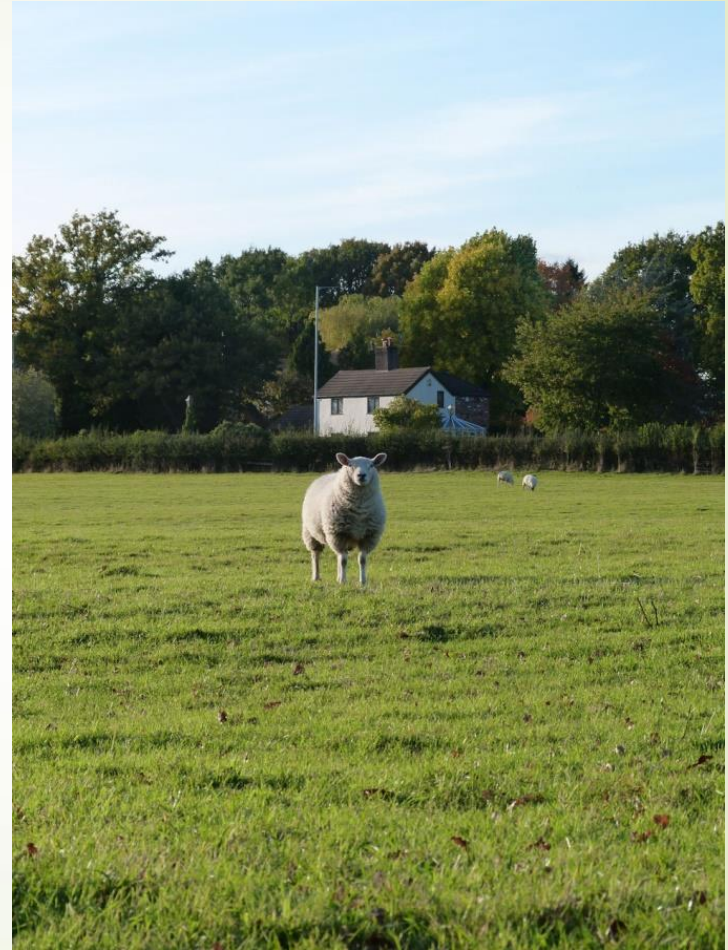
**Welcome**

Autumn leaves at the Deanwater Hotel



# Welcome

- Introductory remarks and housekeeping
  
- Apologies
  
- Agenda
  - AGM
  - Neighbourhood Plan Monitoring Report
  - Local Update
  - Questions and Discussion



Field by Wilmslow Road



# Chairman's Report



Lancaster over Woodford

# Approval of minutes of 2021 AGM



Misty morning behind Chester Road by Jude Craig





# Approval of Treasurer's Report



Reflections on Moor Lane by Robin Berriman



## WOODFORD NEIGHBOURHOOD FORUM FINANCIAL REPORT FOR THE YEAR TO 30 JUNE 2022

|   | 2022 |     | 2021 |     |
|---|------|-----|------|-----|
|   | £    | £   | £    | £   |
| <b>Bank</b>                             |      |     |      |     |
| Balance 1 July 2021                     |      | 896 |      | 914 |
| Website host renewal                    | 18   |     | 18   |     |
| Website domain renewal (3 years)        | 25   |     | 0    |     |
| Leaving gifts for two committee members | 34   |     | 0    |     |
| Meeting room hire                       | 5    |     | 0    |     |
| Woodford showcase leaflets and posters  | 123  |     | 0    |     |
|   |      | 205 |      | 18  |
| Balance 30 June 2022                    |      | 691 |      | 896 |

R B Berriman FCA  
25 August 2022



# Election of Management Committee



Geese in field by Church Lane



# Nominations for Committee 2022/23

- |                     |                          |
|---------------------|--------------------------|
| 1. Terry Barnes     | Chair                    |
| 2. Evelyn Frearson  | Hon Sec                  |
| 3. Robin Berriman   | Treasurer                |
| 4. Jane Sandover    |                          |
| 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            |

Many thanks as always to our two planning advisors, Paul Goodman and John Knight, without whom our task would be very much more difficult.





# Close of AGM



Autumn leaves at the Deanwater Hotel





# Update Meeting



Satellite image of Woodford January 2022



# Update Agenda



- Monitoring Report
- Other Local Neighbourhood Plans
- Stockport Local Plan
- Cheshire East Council Plans
- Handforth Garden Village
- Poynton Relief Road progress
- Changes to Planning Regulations
- Places for Everyone (formerly GMSF)
- Save Greater Manchester's Green Belt Association
- Woodford Garden Village



Shire horses near Davenport Arms



# Monitoring Report

- Review effectiveness and relevance of WNP
  - Planning applications
  - Awareness of WNP
  - Use of WNP by Stockport Council.
  - Contentious applications
  
- Village Aspirations
- Stockport Local Plan update
- Future Tasks
- Appendices with details




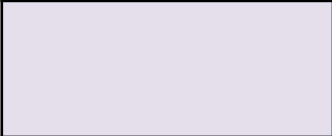



View of Lyme Park from Barr Green Cottage





# Planning Applications

## Key to table

|  |                                   |
|--|-----------------------------------|
|   | WNF objected                      |
|   | WNF made comments                 |
|   | Called in to Area Committee       |
|   | WNP not referenced in SMBC report |
|  | Refused by SMBC                   |



# Planning Applications

## Example extracts from table

| Ref Number | Application                                      | WNF comments                           | Called in to Area Committee | Status (at end Sep 22)                          | WNP policies cited by SMBC |
|------------|--|--|-----------------------------|---|----------------------------|
| DC/083453  | Windyridge 52 Hall Moss Lane, woodland to garden | Objections.<br>Requested TPO.          |                             | Refused.<br>Not compliant with NPPF, UDP or WNP | ENV3                       |
| DC/083335  | 14 Jenny Lane, extensions                        | No objections.<br>Comments             | Recommended approval        | Permitted                                       | DEV3, DEV4                 |
| DC/083684  | 2 Jenny Lane, change of use                      | No comments.                           |                             | Permitted                                       | DEV3, DEV4                 |
| DC/083677  | Moorend Farm infill, minor modifications         | No comments.                           | Recommended approval        | Permitted                                       | DEV1, DEV4                 |
| DC/083827  | 374 Chester Road, roof mods and balcony          | No comments.                           |                             | Permitted                                       | None                       |
| DC/083974  | 195 Moor Lane, extension rebuild                 | No objections.<br>Supportive comments. |                             | Permitted                                       | DEV3, DEV4                 |
| DC/084051  | 1 Moor Lane, retention of flagpole               | No comments.                           |                             |   |                            |





# Planning Applications

## Example extracts from table

| Ref Number | Application                                   | WNP comments                                 | Called in to Area Committee | Status (at end Sep 22)                    | WNP policies cited by SMBC |
|------------|---|--|-----------------------------|---|----------------------------|
| DC/084162  | 219 Woodford Road extension                   | Commented on size and WNP not referenced.    | Recommended approval        | Permitted                                 | DEV3, DEV4<br>ENV3, ENV4   |
| DC/084187  | 63 Bridle Road, orangery                      | No comments.                                 |                             | Refused.<br>No very special circumstances | DEV3, DEV4                 |
| DC/084225  | 175 Moor Lane, extension                      | No comments.                                 |                             | Permitted                                 | DEV3, DEV4                 |
| DC/084222  | Orchards Church Lane, discharge of conditions | No comments.                                 |                             | Decided                                   |                            |
| DC/084261  | 386 Chester Road, extension                   | No comments except noted WNP not referenced. | Recommended approval        | Permitted                                 | DEV3, DEV4                 |
| DC/083867  | Woodford Cricket Club, micro-brewery.         | Comments.                                    | Recommended approval        |   |                            |
| DC/084225  | Rose Cottage Bridle Road, extension           | No objections.                               |                             | Permitted                                 | DEV3, DEV4                 |



# Planning Applications

## Example extracts from table

| Ref Number | Application                                      | WNF comments                     | Called in to Area Committee      | Status (at end Sep 22)  | WNP policies cited by SMBC |
|------------|--|----------------------------------|----------------------------------|---|----------------------------|
| DC/084618  | Bridle Road, two new houses                      | Objections.                      | Called in<br><i>Under review</i> |   |                            |
| DC/084754  | 61 Bridle Road                                   | No comments.                     |                                  |   |                            |
| DC/084450  | 35 Jenny Lane, extension                         | No comments.                     |                                  | Permitted   | DEV3, DEV4                 |
| DC/084994  | 14 Jenny Lane, wall                              | Objections.                      |                                  | Permitted   | None                       |
| DC/085044  | 368 Chester Road, extension                      | Objections                       |                                  | Permitted   | DEV3<br>DEV4               |
| DC/085065  | Chester Road, 5G mast on grass verge by Notcutts | WNF not notified.<br>Objections. |                                  | Refused.<br>Fails design standards in DPD and WNP.<br>Appeal lodged | DEV3                       |
| DC/085265  | 32 Church Lane, extension                        | No comments                      |                                  | Permitted   | None                       |
| DC/085887  | Redrow commercial centre                         | Objections                       |                                  |   |                            |





# Key observations

- ▶ Large number of planning applications in the Woodford Neighbourhood Area again (51)
- ▶ Many applications for extensions, which were mostly non-contentious
- ▶ Some applications for very large extensions representing large volume increases
- ▶ Problems with receipt of notifications by WNF from SMBC and unreliable access to the SMBC planning website
- ▶ Planning officers have offered to meet WNF management committee to discuss
- ▶ A few controversial applications

# Controversial applications



- Prior approval by a telecoms company for a 5G mast



Image created by resident with 5G mast image superimposed on proposed site





# Controversial applications

- ▶ Disappointing design for the proposed commercial centre on the Woodford Garden Village



Artist's impression in Design and Access Statement





# Infill development on Bridle Road







# Implementation of Aspirations

- Encouraging walking, cycling and community integration
- Woodford Showcase at Community Centre 18 June 2022 increased awareness of local businesses and organisations
- Redrow provided funds for the marquee
- Woodford Summer Fair 10 June 2023



# 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

You can view the Monitoring Report here

<http://woodfordnf.co.uk/wp-content/uploads/2022/10/Woodford-Neighbourhood-Plan-Monitoring-Report-15-October-2022.pdf>



Rainbow over Church Lane



# Local Neighbourhood Plans



## Stockport

- Woodford: adopted 2019
- High Lane: adopted 2021
- Marple: in progress
- Mellor, Marple Bridge, Mill Brow and Compstall: in progress

## Cheshire East

- Handforth: adopted 2018
- Bolington: adopted 2018
- Poynton: adopted 2019
- Wilmslow: adopted 2019
- Alderley Edge: adopted 2021
- And many more

## Greater Manchester

- Altrincham, Trafford: 2017
- Warburton, Trafford: in progress
- Flixton, Trafford: in progress
- Rooley Moor, Rochdale: in progress
- Thornham St John, Rochdale: in progress
- Denton South, Tameside: in progress
- Mossley, Tameside: in progress
- Saddleworth, Oldham: in progress
- Chadderton, Oldham: in progress
- Leigh, Wigan: in progress
- Abram, Wigan: in progress
- Horwich, Bolton: in progress
- Over Hulton, Bolton: in progress
- And others



# 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 from the Stockport Council website

## ► What is the Local Plan

“Our Local Plan will set out the vision for future development in the borough. It will be used to help decide on planning applications and other planning related decisions for the next 15 years. The plan is a guide to what can be built where, known as a land use plan.”

<https://www.stockport.gov.uk/about-the-stockport-local-plan/what-is-the-local-plan>



# Stockport Local Plan

Text from the Stockport Council website

## ► Why we have the Local Plan

“Adopting the Local Plan will:

- make sure Stockport has the right land, homes and infrastructure in the right places, for current and future generations
- address the key issues facing the borough such as the climate emergency
- identify those places and sites where change and development can best be accommodated
- help us plan for development in a coordinated way whilst protecting what we value most in Stockport such as our environment, community and heritage assets”

<https://www.stockport.gov.uk/about-the-stockport-local-plan/why-we-have-the-local-plan>





# Stockport Local Plan

- Stockport Borough Plan established key principles for a Local Plan
- Involved consultation with a wide range of local organisations during 2020.

<https://www.onestockport.co.uk/the-stockport-borough-plan/>

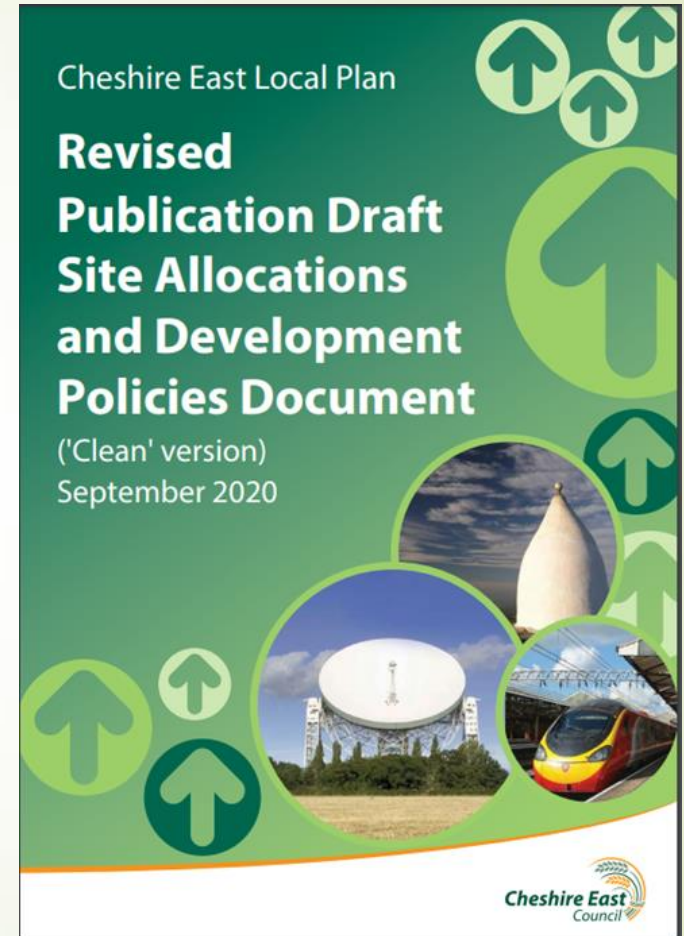
- Stockport Council is currently preparing an updated Local Plan
- Consultation in autumn 2022 was postponed due to current uncertainties at national level and economic pressures on residents and businesses
- Stockport Council meeting on 6th October agreed that consultation should commence by no later than 28th January 2023

<https://democracy.stockport.gov.uk/ieListDocuments.aspx?CIId=140&MIId=28352>



# CEC Local Plans

- CEC local Plan Part 1 adopted 2017.
- Part 2 - Site Allocations and Development Policies Document (SADPD)
- Examination completed
- Inspector has published report



<https://www.cheshireeast.gov.uk/council-and-democracy/council-information/media-hub/media-releases/council's-proposals-to-revise-and-strengthen-planning-policy-is-backed-by-planning-inspector.aspx>





# Handforth Garden Village

- Site allocation in CEC Local Plan Part 1, adopted 2017
- On Government list of “flagship” Garden Villages
- 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.
- New documents posted on website in Sep 2022
- 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.



# Handforth Garden Village

- ▶ Planning application for initial preparation and infrastructure works including:
  - earthworks, remediation, re-profiling and preparation; access works
  - other highway infrastructure; drainage; utilities; demolition and replacement of A34 bridge
  - strategic green infrastructure; and other associated infrastructure.







# Handforth Garden Village

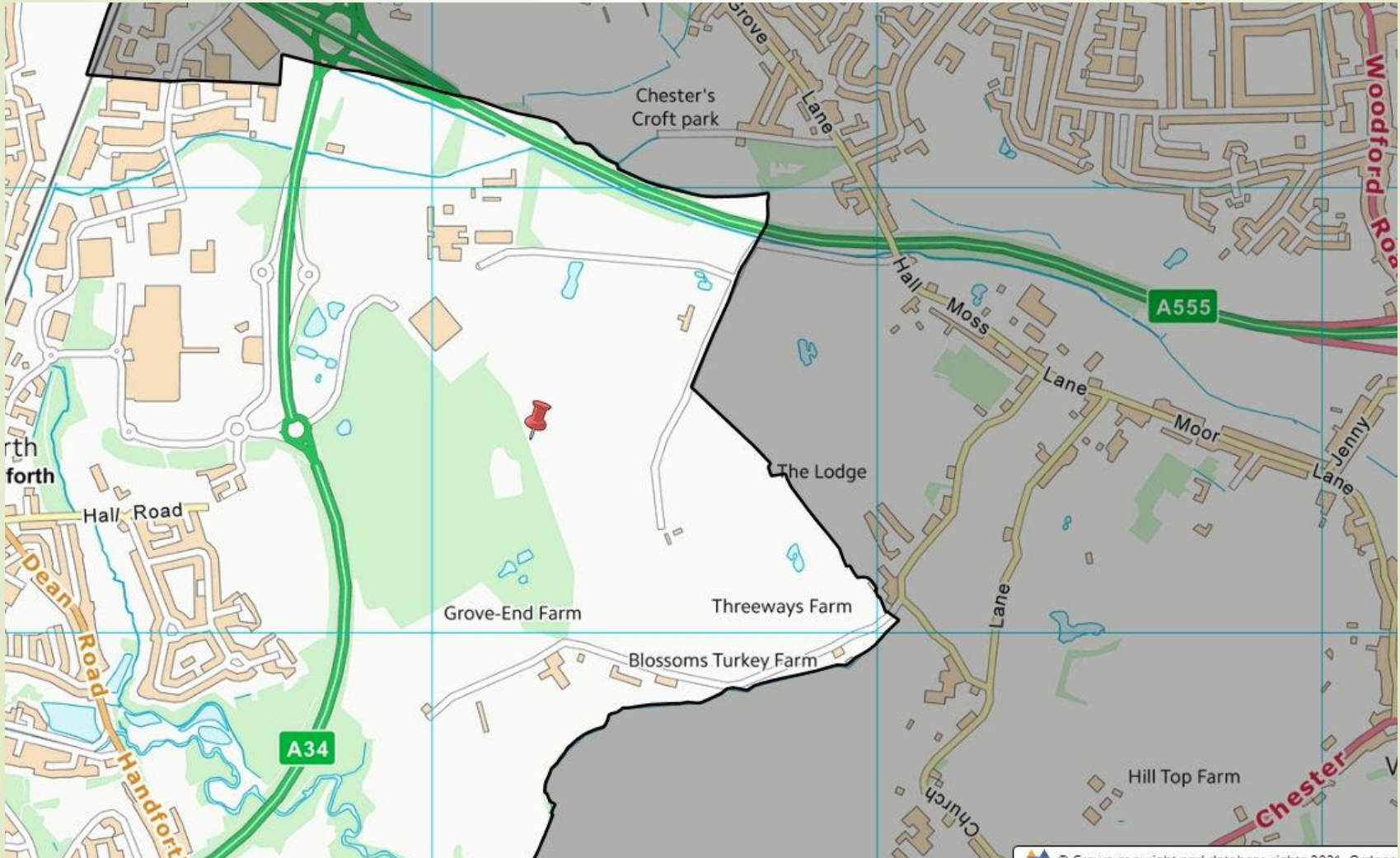






# Handforth Garden Village

## Map in Planning Application

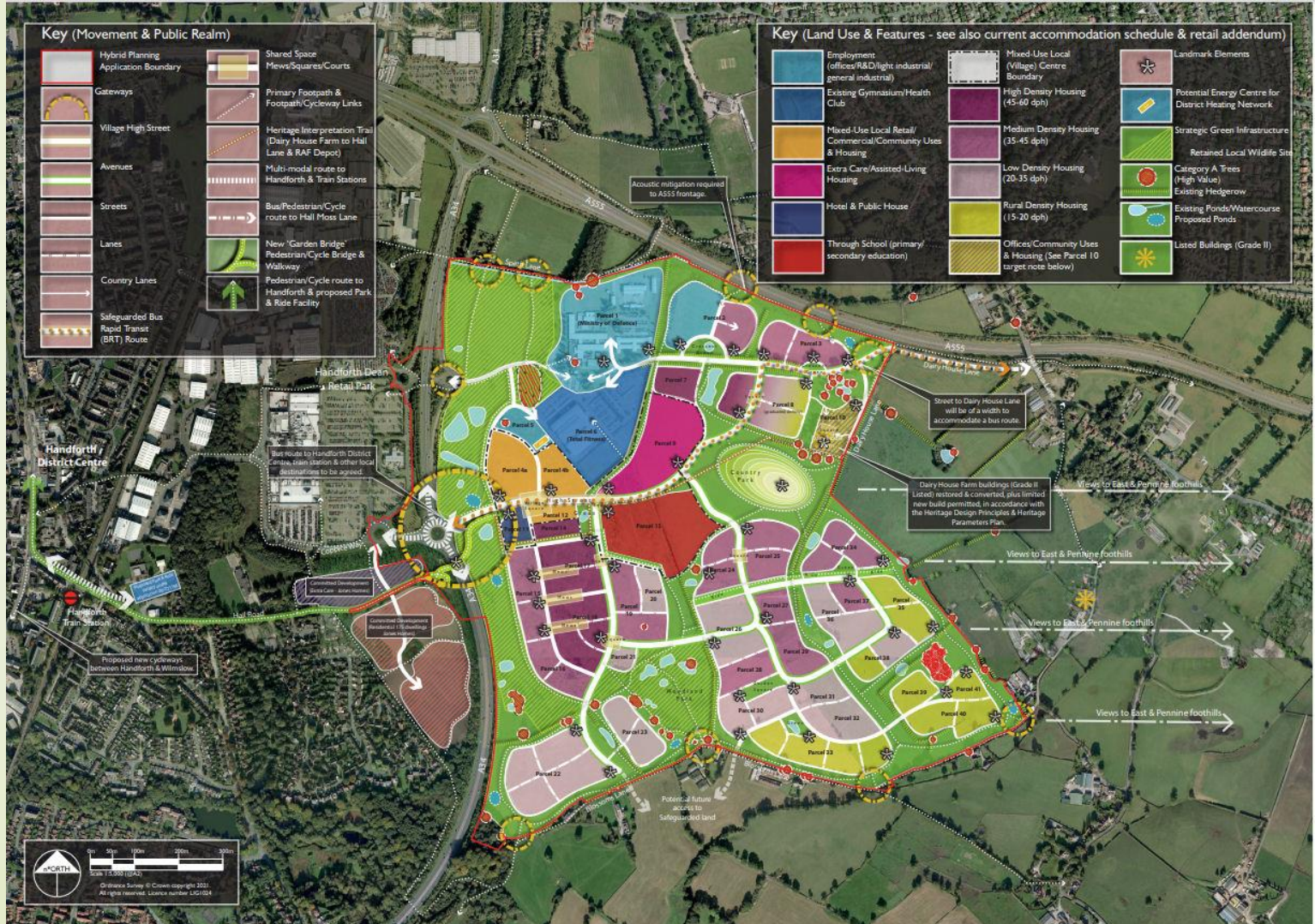






# Handforth Garden Village

## Masterplan in Design and Access Statement Sep 2022





# Changes to Planning Regulations

- Levelling up and Regeneration Bill going through Parliament
- Revised NPPF (expected next year)
- Consultation on economic burden of net zero target (ends 27 Oct)

<https://www.gov.uk/government/consultations/review-of-net-zero-call-for-evidence>

- The BEIS Secretary of State commissioned a review to ensure that delivering the net zero target does not place undue burdens on businesses or consumers.
- Report at the end of 2022.
- Consulting investors, industry, and experts in different fields
- Supplementing with a broad call for evidence, giving the general public, businesses and other organisations a chance to share their views on the whole economy transition, maximising net zero growth opportunities, the challenges to address in this review and the future of net zero.”





# Poynton Relief Road

- 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

<https://www.graham.co.uk/poynton-relief-road>





# Poynton Relief Road

- Traffic disruption at Chester Road, Bonis Hall Lane, Adlington crossroads
- Graham issue messages about progress and traffic disruption
- Completion expected early in 2023
- Landscaping maintenance continuing up to 2027



Images from Graham website



# Woodford Garden Village



Photo by Simon James





# Woodford Garden Village

- Aviator pub opened 25 Feb 2021
- Woodford School opened for first pupils 7 Sep 2022
- Opening ceremony 4 Oct 2022





# Places for Everyone (GMSF)

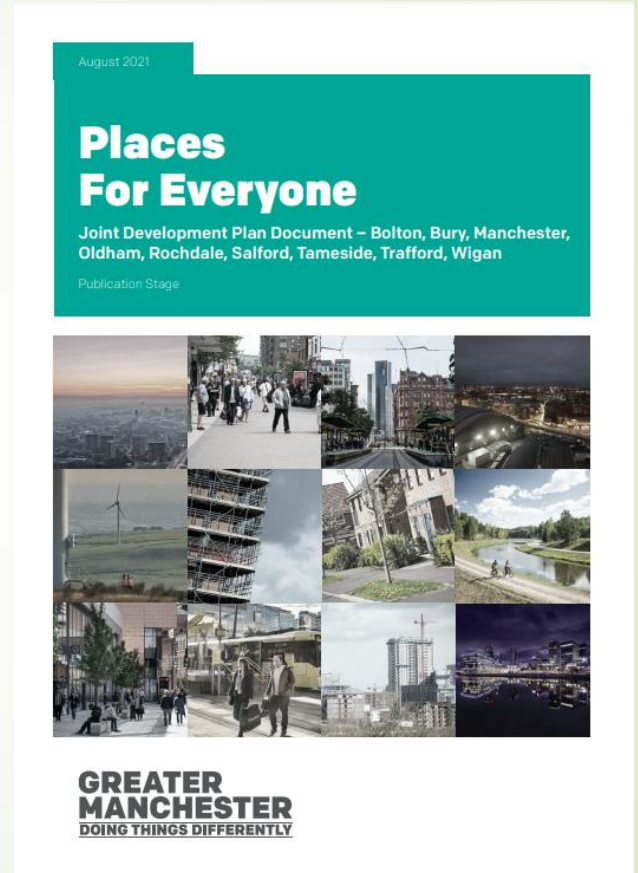
- Stockport withdrew from GMSF (Dec 2020).
- Remaining 9 boroughs prepared PFE
- Submitted to Secretary of State
- Examination by panel of 3 inspectors underway
- Hearings start 1<sup>st</sup> Nov 2022
- Expected to run through to April 2023
- Modifications to be expected
- Adoption

PFE plan and supporting documents:

<https://www.greatermanchester-ca.gov.uk/what-we-do/planning-and-housing/places-for-everyone/the-plan/>

Examination website

<https://www.hwa.uk.com/projects/gmca/>









# Discussion and Questions



Livery for zebra's at Dean Valley Stables?