



Woodford Neighbourhood Forum

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Planning Services
Stockport Metropolitan Borough Council
Town Hall, Edward Street
Stockport
SK1 3XE

21 June 2023

To: Planning Officer

Reference: DC/088615

Proposal: Demolition of an existing dwelling and construction of a replacement dwelling and new access

Location: Springcroft , 45 Hall Moss Lane, Woodford, Stockport, Stockport, SK7 1RB

1. General comments

- As noted in our response to DC/088616, we are finding it difficult to interpret the documents submitted with these applications as there appears to be some overlap and duplication.
- The Planning Statement associated with DC/088615 does at least have a relevant title *“Proposal: Application for the demolition of existing dwelling and construction of a replacement dwelling with new access.”*
- We interpret from the Planning Statement paragraphs 2.6 to 2.9 that prior to this application, planning advice was previously sought for *“demolition of all buildings on the site and the erection of 4 dwellings.”* and that the advice received was:
- *“Clearly such a proposal does not comply with DEV2 or para 149d as the development as whole might not be in the same use as that existing (depending on what the lawful use of the site is established to be) and even it were in the same use, would be materially larger than that existing. Furthermore, the drafting of DEV2 and 149d allow for the replacement of a building (singular) with a building (singular) and as such, it would not be appropriate to consider proposals comprising development other than a direct one for one replacement within this policy position”.*
- We support this advice.
- We are pleased to note that the Woodford Neighbourhood Plan is referenced in the Planning Statement.
- The current proposal for a single new replacement dwelling on this site appears acceptable if it is compliant with policies in the NPPF and the Stockport Development Plan, including the Woodford Neighbourhood Plan, as set out below, and could represent a visual improvement in the street scene.

2. Policies relevant to the application

We believe that planning policies relevant to this application include:

- i. NPPF 2021
- ii. Stockport Development Plan:

- o Woodford Neighbourhood Plan 2019
- o Saved UDP 2011
- o Core Strategy 2011

3. Woodford Neighbourhood Plan

We believe that the following policies are relevant:

i. DEV2: Replacement of existing dwellings

“Development comprising the replacement of a dwelling should not be materially larger than the dwelling that it replaces and must have regard to local character and residential amenity.”

ii. 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.”

iii. EMP3: Use of Rural Buildings

“Proposals for the re-use of redundant buildings and the replacement of buildings, provided the new building is in the same use and not materially larger than the one it replaces, will be supported. Such development should not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.”

iv. ENV3: Protecting Woodford’s natural features

“The protection and/or enhancement of Woodford’s natural features, including those identified in the Table below, will be supported.”

v. ENV4: Supporting biodiversity

“The conservation, restoration and enhancement of biodiversity, including that found in open spaces, trees and hedgerows, in order to promote and support wildlife and other forms of biodiversity will be supported. Development should, where viable and deliverable, achieve net gains in biodiversity.”

4. Stockport Saved UDP 2011

We leave to the council planning officer’s expertise to assess the proposal against policies in the Stockport Development Plan policies, but we note that the following may be relevant:

LCR1.1 Landscape Character Areas, which requires that development in the countryside should not adversely affect the landscape quality of the area.

5. Stockport Core Strategy 2011

Policy SIE1 advises of the need to provide, maintain and where suitable, enhance the levels of privacy and amenity for neighbouring residents.

The impact of the proposal on residential amenity of neighbours should be considered.

6. NPPF 2021

The proposal is in Green Belt, therefore Section 13 of the NPPF applies including:

Paragraph 137 which emphasises the great importance the Government attached to Green Belts. *“The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.”*

Paragraph 147, which seeks to prevent harm to the Green Belt.

Paragraph 148, which advises Planning Authorities to give substantial weight to any harm caused to the Green Belt and notes that special circumstances only exist where any harm is outweighed by other circumstances.

Paragraph 149, which sets out the exceptions to the restriction on new buildings in the Green Belt, which includes:

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

7. Images



Satellite image of 45 Hall Moss Lane



45 Hall Moss Lane street view.

Yours sincerely,

E. M. Frearson

Evelyn Frearson On behalf of Woodford Neighbourhood Forum Management Committee