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# Woodford Neighbourhood Forum

2013 -2023

10<sup>th</sup>  
Anniversary



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# Agenda

## AGM 2023

- **Chairman's Report**
- **Approval of 2022 Minutes**
- **Approval of Accounts**
- **Election of Management Committee**

## Update

- **Neighbourhood Plan Monitoring Report**
- **Local Pans Update**
- **Questions and Discussion**

# Chairman's Report



# Approval of minutes of 2022 AGM



**WOODFORD NEIGHBOURHOOD FORUM  
FINANCIAL REPORT FOR THE YEAR TO 30 JUNE 2023**

	<b>2023</b>		<b>2022</b>	
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
<b>Bank</b>				
Balance 1 July 2022		691		896
Donation		25		
		<u>716</u>		
Website host renewal	86		18	
Website domain renewal (3 years)	-		25	
Leaving gifts for two committee members	-		34	
Meeting room hire	-		5	
Woodford showcase leaflets and posters	-		123	
		<u>86</u>		<u>205</u>
Balance 30 June 2023		<u>630</u>		<u>691</u>

R B Berriman FCA  
8 August 2023

# Nominations for Committee 2023/24

- |                     |                          |
|---------------------|--------------------------|
| 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.

# Election of Management Committee





# Close of AGM

# Update Agenda

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



# Monitoring Report

- **Locality recommends monitoring effectiveness, compliance and relevance of neighbourhood plan**
  
- **Four annual Monitoring Reports 2020-2023, looking at:**
  - WNF as a consultee on planning applications
  - Implementation of WNP policies by Council
  - Controversial planning applications
  - Implementation of Aspirations
  - Relevance of the Plan and the Aspirations
  - Compliance with Stockport Local Plan and NPPF

# Notifications for Planning Applications

This “term” they included:

- Certificate of Lawful Development
- Discharge of conditions on previous applications
- Prior approval of a 5G mast
- 2 x infilling of gaps in the housing line
- 5 x proposals for housing on previously developed land
- Amended plans for the Commercial Centre
- Change of use from commercial to residential
- 14 x extensions

# Managing the task

- 50 applications per year
- Some readily assessed as “no comments”
- Template for detailed responses
- Keep track via a table
- Calendar of deadlines
- Monitor Area Committee
- Monitor Stockport Planning website


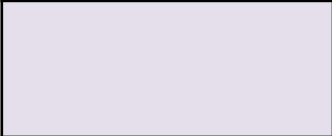





# WNF detailed responses

- **General comments as locals**
- **Photographs of the site**
- **Assessment against policies in:**
  - **NPPF 2021**
  - **Stockport Development Plan:**
    - **Woodford Neighbourhood Plan 2019**
    - **Saved UDP 2011**
    - **Core Strategy 2011**

# Table of Planning Applications

## Key

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

# Example extracts from table

Ref Number	Application	WNF comments	Date WNF comments submitted	Area Committee	Status	WNP policies cited by SMBC
DC/086409	Moorwood Farm, Woodford Road, barn	Comments	3 Oct 2022		Permitted	None apply
DC/086462	386 Chester Road, discharge of conditions	No comments	3 Oct 2022		Decided	
DC/086482	Flora Cottage, 3 dwellings	No comments	29 Oct 2022			
		Amended plans on website in March and April 2023		?	?	
DC/084948	130 Moor Lane, retrospective application for greenhouse and sunken patio	No comments	29 Oct 2022	Recommended approval	Permitted	DEV4

# Example extracts from table

Ref Number	Application	WNF comments	Date WNF comments submitted	Area Committee	Status	WNP policies cited by SMBC
DC/086727	5G Mast, Verdon Ave	Objections	8 Nov 2022		Prior Approval Refused	DEV4
DC/086728	132 Woodford Road, Woodford, demolition bungalow + garage	Comments	9 Nov 2022		Prior Approval approved	ENV3, ENV4
DC/084618	Bridle Road, two new dwellings, amended	Objections	9 Nov 2022			
DC/086940	1 Moor Lane, two storey front extension and side/rear extension	Objections	22 Nov 2022	Recommended approval	Permitted	DEV3, DEV4, ENV3, ENV4
DC/084618	Bridle Road, two new dwellings, further amendments	Objections	27 Nov 2022	Refused by councillors	Appeal dismissed.	DEV1
DC/087000	34 Church Lane infill	Objections	28 Nov 2022		Refused	DEV1 DEV4 ENV4

## Proposals on Previously Developed Land

- 3 new dwellings at Flora Cottage (amended plans for a previous proposal)
- 5 new dwellings at Moorend Farm Golf Range
- 2 new dwellings on land adjacent to Hall Moss Lane
- Replacement house plus new bungalow at 45 Hall Moss Lane
- 4 new dwellings at 40 Hall Moss Lane (notified in previous year's report, but permitted in June 2023)

**WNF submitted comments but no objections in principle**

# Controversial proposals

- 5G communications mast on Verdon Avenue: **refused**
- Two “infill” dwellings adjacent to Holm Lea Bridle Road: **refused and appeal dismissed.**
- Proposal for “infill” dwelling adjacent to 34 Church Lane: **refused**
- Design of Commercial Centre: permitted
- 8 new dwellings at Blossoms Kennels: decision pending
- Solar Farm 75 acres adjacent to Old Hall Lane: EIA opinion

**WNF submitted objections**

# Appeals

## Last term, October 2021 - September 2022

- Two “infill” dwellings adjacent to 65 Bridle Road: **Permitted at appeal.**
- Two “infill” dwellings Land Off Church Lane: **Appeal dismissed**
- One “infill” dwelling Moorend Farm, Woodford Road: **Permitted at appeal.**

## This term, October 2022 - August 2023

- 5G mast Chester Road: **Appeal dismissed**
- Two “infill” dwellings adjacent to Holm Lea Bridle Road: **Appeal dismissed**

# Appeals and Case History

- Two “infill” dwellings Land Off Church Lane: **Appeal dismissed**. Planning Inspector determined that the side of the lane involved was not a continuously built frontage and also lay outside of the village settlement.
- Two “infill” dwellings adjacent to 65 Bridle Road **Permitted at appeal**. Planning Inspector read the street scene as contiguous with the Woodford Garden Village.
- Two “infill” dwellings adjacent to Holm Lea Bridle Road: **Appeal dismissed**. Local councillors and planning inspector correctly interpreted DEV1. Church Lane and Bridle Road case history helpful.

**Interpretation of DEV1 on limited infilling is key**

# Observations

- Many applications for extensions, mostly non-contentious
- A few controversial applications
- Useful discussions between planning officers and WNF management committee
- Officer's reports comprehensive and useful
- Neighbourhood plan used conscientiously by officers
- WNF and SMBC generally concur
- Good design is subjective
- Limited infilling has been contentious

# Implementation of Aspirations with WCC

- Quiet Lane Status for Blossoms Lane and Church Lane
- Guides to footpaths in Woodford
- Woodford Show Case in 2022 increased awareness of local businesses and organisations
- Woodford Summer Fair on 10 June 2023 a great success
- WCC to take on task of organising:
  - Annual summer fair at Centre
  - Winter festival in Garden Village

# Woodford Summer Fair



# Conclusions from monitoring

- WNP is relevant, up to date and achieving vision and objectives
- Progress has been made with aspirations



# 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
- Fund raising



# Fund raising

- No funds from Locality
- No funds from Stockport Council
- Community fund raising
  - Ideas?



# Local Neighbourhood Plans

Neighbourhood forums in Stockport borough:

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

The screenshot shows the Stockport Metropolitan Borough Council website. The header includes the council logo, navigation links for Accessibility and My Account, and a search bar. The breadcrumb trail reads: Home > Planning and building regulations > Planning policy > Emerging planning policies > Neighbourhood planning > Neighbourhood plan areas. The main heading is 'Neighbourhood plan areas'. Below this, there are four cards, each representing a neighbourhood plan area with a title, a brief description, and a right-pointing arrow:

- High Lane**: Information and supporting documents for the High Lane neighbourhood plan.
- Marple**: Information and supporting documents for the Marple neighbourhood plan.
- Mellor, Marple Bridge, Mill Brow and Compstall**: Information and supporting documents for the Mellor, Marple Bridge, Mill Brow and Compstall neighbourhood plan.
- Woodford**: Information and supporting documents for the Woodford neighbourhood plan designation.

# Stockport Local Plan

- Options for updated Local Plan were prepared for consultation
- Consultation in autumn 2022 was postponed
- Results of consultation on revisions to the NPPF may affect options
- Potential changes in government planning regulations may affect Local Plans
- Consultation on Local Plan still on hold
- Green Belt land will be needed to meet housing and commercial targets



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

# Handforth Garden Village

- Hybrid Planning Application submitted to CEC May 2019.
  - Outline: demolition, 1500 new homes, employment uses, village centre, infrastructure, new green infrastructure
  - Full: initial preparation and infrastructure works
- Approved by Cheshire East Planning Board in January 2023
- Board planned to start infrastructure work by levelling “the mound”
- No work on the ground observed to date



[https://www.cheshireeast.gov.uk/council\\_and\\_democracy/council\\_information/media\\_hub/media\\_releases/garden-village-development-moves-a-step-forward.aspx](https://www.cheshireeast.gov.uk/council_and_democracy/council_information/media_hub/media_releases/garden-village-development-moves-a-step-forward.aspx)

# Changes to Planning Regulations

- Levelling up and Regeneration Bill going through Parliament

*“A Bill to make provision for the setting of levelling-up missions and reporting on progress in delivering them; about local democracy; about town and country planning; about Community Infrastructure Levy; about the imposition of Infrastructure Levy; about environmental outcome reports for certain consents and plans; about regeneration; about the compulsory purchase of land; about information and records relating to land, the environment or heritage; for the provision for pavement licences to be permanent; about governance of the Royal Institution of Chartered Surveyors; about vagrancy and begging; and for connected purposes.”*

Three readings in House of Commons and two in House of Lords so far

- Results of consultation on revised NPPF (Dec –Mar) awaited

*“This consultation seeks views on our proposed approach to updating to the National Planning Policy Framework. We are also seeking views on our proposed approach to preparing National Development Management Policies, how we might develop policy to support levelling up, and how national planning policy is currently accessed by users”.*

26,000 responses

# Poynton Relief Road

- Named Roy Chadwick Way
- Opening ceremony in March 2023: Anson flypast and veteran vehicle parade. Opened for walkers and cyclists first, then vehicles
- Landscaping maintenance continuing up to 2027



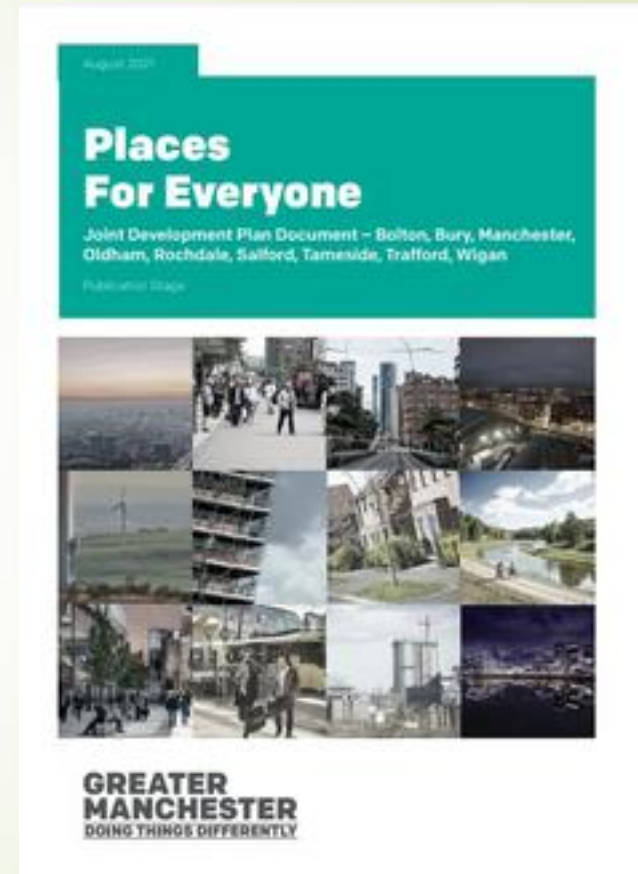
# Woodford Garden Village

- Aviator pub opened 25 Feb 2021
- Woodford School opened Sep 2022
- Plans for Commercial Centre approved 2023
- Over 500 homes occupied
- Some section 106 agreements still outstanding
- Redrow Community Funds awarded for:
  - Winter festival
  - Defibrillator
  - Church projector
  - Centre awning



# Places for Everyone (GMSF)

- Examination by panel of 3 inspectors started in February 2022
- Hearings completed in July 2023
- GMCA withdrew support for many Green Belt additions at last minute
- Site allocations with peat contentious
- Inspectors ruled allocation of one of the sites on Chat Moss is unsound
- Large number of modifications
- Consultation on modifications expected in October for 8 weeks if approved by council executive committees
- 9 full councils will need to approve Inspectors' Report
- Adoption?



# Save Greater Manchester's Green Belt Group

- Participated in all hearing sessions for PfE Examination Nov 2022 – July 2023
- Campaigning to avoid loss of Green Belt
- Jackie Copley, qualified planner working for CPRE, represented SGMGB in some hearing sessions
- EF on management committee
- JC looks after the website
- AGM 4 September 2023
- Contacting local politicians to rally support



[www.savegmgreenbelt.org.uk/](http://www.savegmgreenbelt.org.uk/)

# Discussion and Questions



# Handforth Garden Village

Masterplan in Design and Access Statement Sep 2022



► **Vision:** To manage and support beneficial change whilst retaining and enhancing Woodford's rural identity, character, quality of life and sense of community.

► **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.