



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

R B Berriman FCA  
31 August 2021



# Nominations for Committee 2021/22

1. Terry Barnes
  2. Evelyn Frearson
  3. Robin Berriman
  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 |

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. <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	



# 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](#)





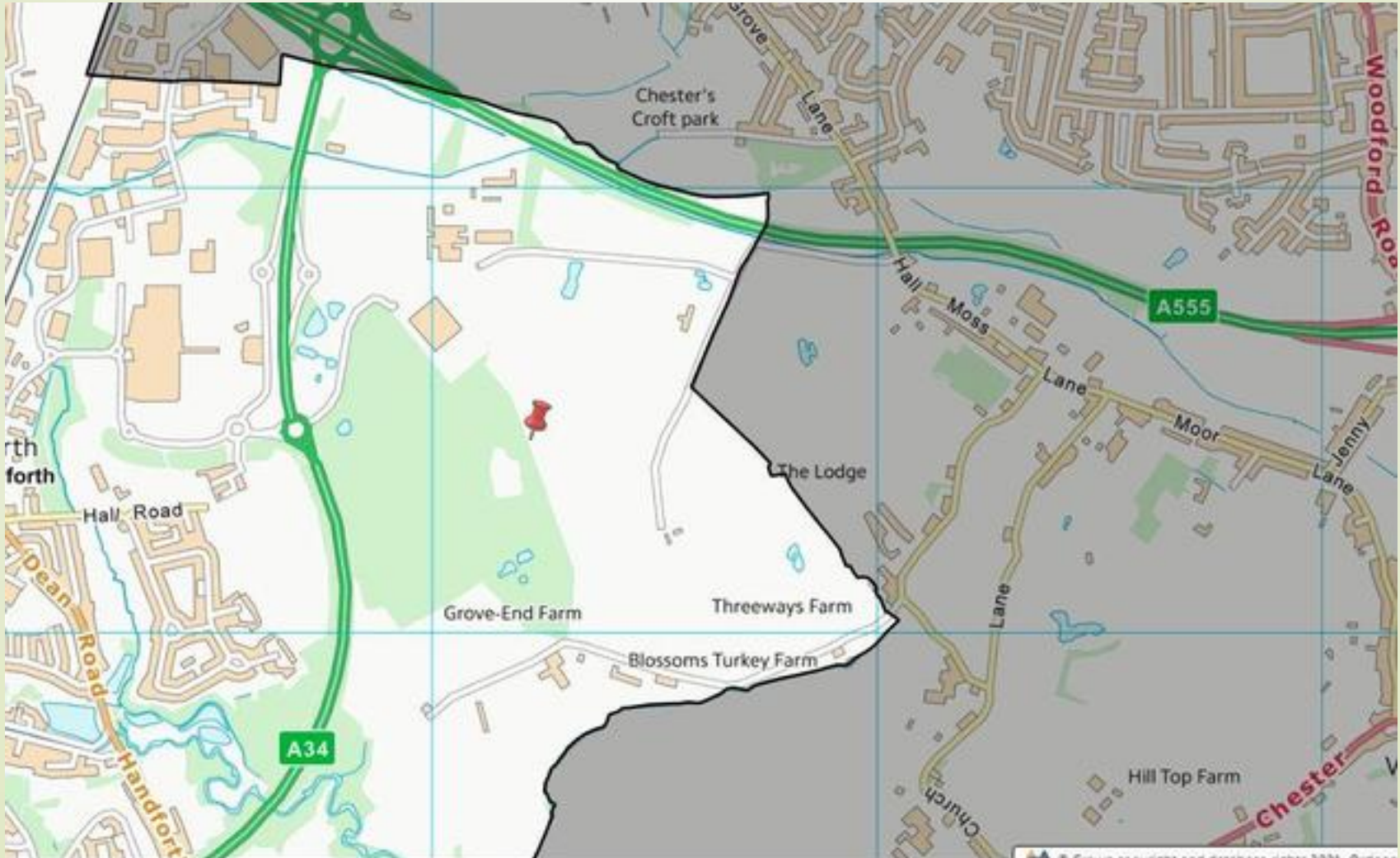
# Garden Villages

- ▶ 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

## Masterplan





# 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

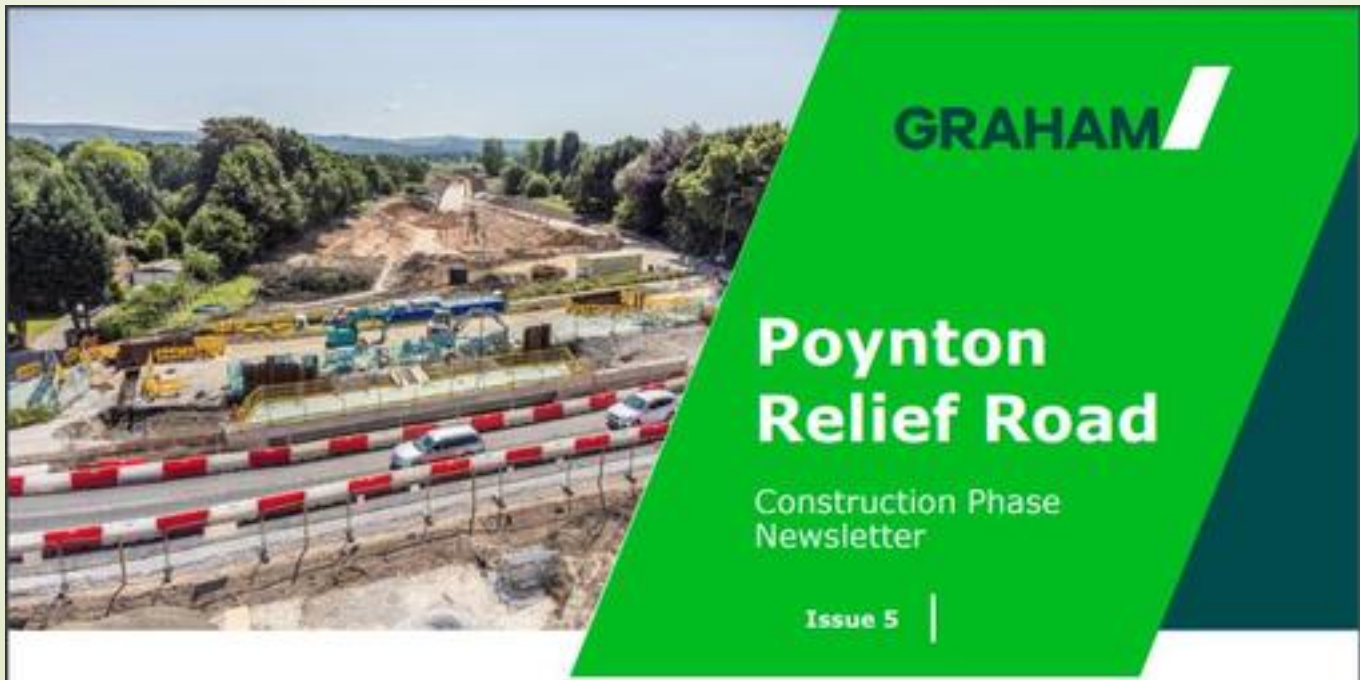
- Joint project between Stockport and Cheshire East Councils.
- Graham awarded the £26.5m contract, including some Government funding in September 2019.
- 3.5km long, two-way single carriageway road.
- Upgrade two off-site junctions at Adlington Crossroads and Bonis Hall Lane, along A523.
- Footway and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

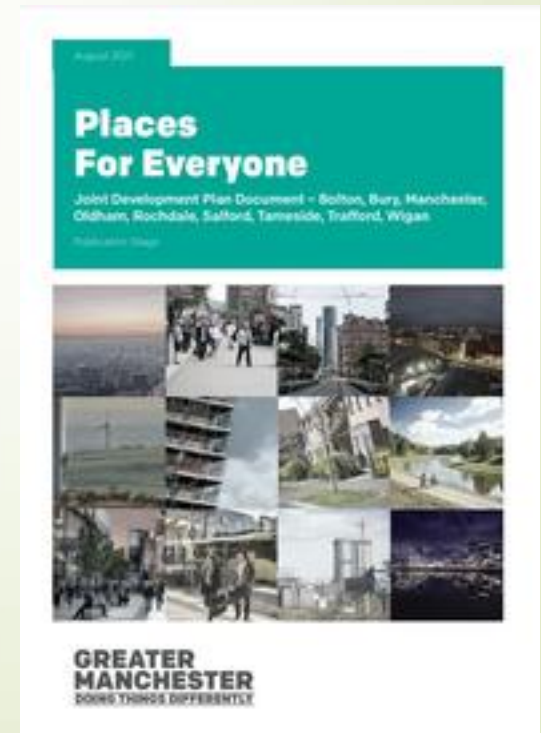
- JK will keep us updated.



# 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.

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





# 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