



Woodford Neighbourhood Forum

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

31 July 2025

To: Planning Officer

Reference: DC/095548

Proposal: Outline application including the matters of means of access, layout and scale for the erection of nine houses (four of which are affordable)

Location: Compound For Former Driving Range And Golf Course, Moorend Farm, 181 Woodford Road, Woodford, Stockport, SK7 1QE

1. General Comments

- The site of the proposal is in Green Belt.
- We did not find a planning statement among the documents posted on the SMBC website.
- We note that a previous application at this site (DC/088073 Outline application for the erection of five dwellings) was refused by the Council and an appeal was dismissed by a planning inspector (Appeal Ref: APP/C4235/W/23/3335253).

2. Policies relevant to the application

We believe that planning policies relevant to this application include:

- NPPF 2024
- Stockport Development Plan:
 - o Woodford Neighbourhood Plan 2019
 - o Saved UDP 2011
 - o Core Strategy 2011

3. Assessment

We support the decisions made by the Council for DC/088073 and by the Planning Inspector in the subsequent appeal and believe that this application should be refused for the same reasons. It does not meet the criteria for infill, or any of the exceptions for development in Green Belt set out in paragraph 143 of the NPPF 2024, and there are no exceptional circumstances that would justify the harm to the Green Belt.

Yours sincerely,

Evelyn Frearson On behalf of Woodford Neighbourhood Forum Management Committee