



# Woodford Neighbourhood Forum

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

21 August 2025

To: Planning Officer

Reference: DC/096543

Proposal: Permission in Principle for one dwelling

Location: 25 Jenny Lane, Woodford, Stockport, SK7 1PE

## 1. General Comments

- The site of the proposal is in Green Belt.
- The planning history on the map on the SMBC planning website reveals that there have been many planning applications at the site over time, which are shown in the Appendix.
- These include an application in 2004 (DC/016650) for erection of one detached bungalow. This was refused by the Council and an appeal was dismissed because it would represent inappropriate development which would be harmful to the openness of the Green Belt with no very special circumstances to outweigh the strong presumption against inappropriate development in the Green Belt.
- The planning history also reveals that the Council refused applications in 2014 (DC/054813 and DC/056254) for extensions to the existing dwelling because the disproportionate size of the proposals would represent inappropriate development in the Green Belt.
- While the Planning Statement submitted with this current application is very detailed, it does not mention the Woodford Neighbourhood Plan.

## 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

### Accessibility

- The Planning Statement provides a very detailed account of the accessibility of the site.
- We believe that the site is indeed in one of the more accessible locations in Woodford. Nevertheless, it is a semi-rural setting and not well-served by public transport and very dependent on private car travel compared with an urban setting.

## **Grey Belt**

- Previous applications for a new dwelling and very large extensions on this site have been refused because they represented inappropriate development in Green Belt and the harms outweighed any benefits.
- The Planning Statement seeks to demonstrate that the site meets the criteria for classification as Grey Belt, in order to avoid the restrictions on development within Green Belt. This is a crucial element in the justification because the site does not meet any of the other criteria listed as exceptions in paragraph 154 of the NPPF.
- It does not meet the criteria for infill development in a village as set out in the NPPF 2024, or WNP 2019 DEV1.
- The Planning Statement claims that the development would not cause any harm or threat to the remaining Green Belt in the village.
- However, we note that classification of large gardens or small plots of land adjoining houses as Grey Belt could result in development creep to fill the gaps in housing lines. We believe that the Council should assess the potential harm to the Green Belt which could arise in Woodford due to filling in the gaps in housing lines in the ribbon development. These gaps are identified in the Woodford Neighbourhood Plan as a special feature of the village to be protected. WNP DEV1 defines specific criteria for infilling.
- We raise the question of whether classification as Grey Belt of a large garden in a village in a semi-rural location meets the spirit and intention of the revised planning guidelines.
- The Planning Statement notes that the Council does not have a five year housing supply, but the addition of one house would not contribute significantly to the supply to justify the potential harm to the Green Belt.
- We believe that the Council should carefully assess the potential for harm to the Green Belt and village character that could arise from classification of this site as Grey Belt.

## **4. Appendix: Planning History at the site**

- 1977 application refused: J/9425 Erection of one dwelling (outline).
- 1981 application granted: J/24078 Detached garage and w.c.
- 1987 application refused: J/40384 Residential Development.
- 2004 application refused and appeal dismissed: DC/016650 Erection of one detached bungalow.
  - Reasons for refusal: it would represent inappropriate development harmful to the openness of the green belt with no very special circumstances, in this case, to outweigh the strong presumption against inappropriate development in the green belt.
- 2014 application refused: DC/054813, Part two storey, part single storey side extension, single storey rear extension and front porch.
  - Reasons for refusal: it would amount to a disproportionate addition to the original dwelling that would significantly change the scale, character and appearance of the property therefore inappropriate development in Green Belt.
- 2014 application refused: DC/056254, Side and rear extension over 2 floors
  - Reasons for refusal: the extension would amount to a disproportionate addition to the original dwelling that would significantly change the scale, character and appearance of the property. It would therefore represent inappropriate development within the Green Belt.
- 2015 application granted: DC/059237, Proposed Class E Permitted Development ancillary/outbuildings
- 2016 application withdrawn: DC/061603, Subdivision of the site and construction of an additional new build dwelling.

- 2018 application granted: DC/069496, Two-storey side and single storey rear extension following demolition of existing garage, conservatory and utility room.

Yours sincerely,

Evelyn Frearson On behalf of Woodford Neighbourhood Forum Management Committee