

Woodford Neighbourhood Forum

2013 -2025

12th AGM



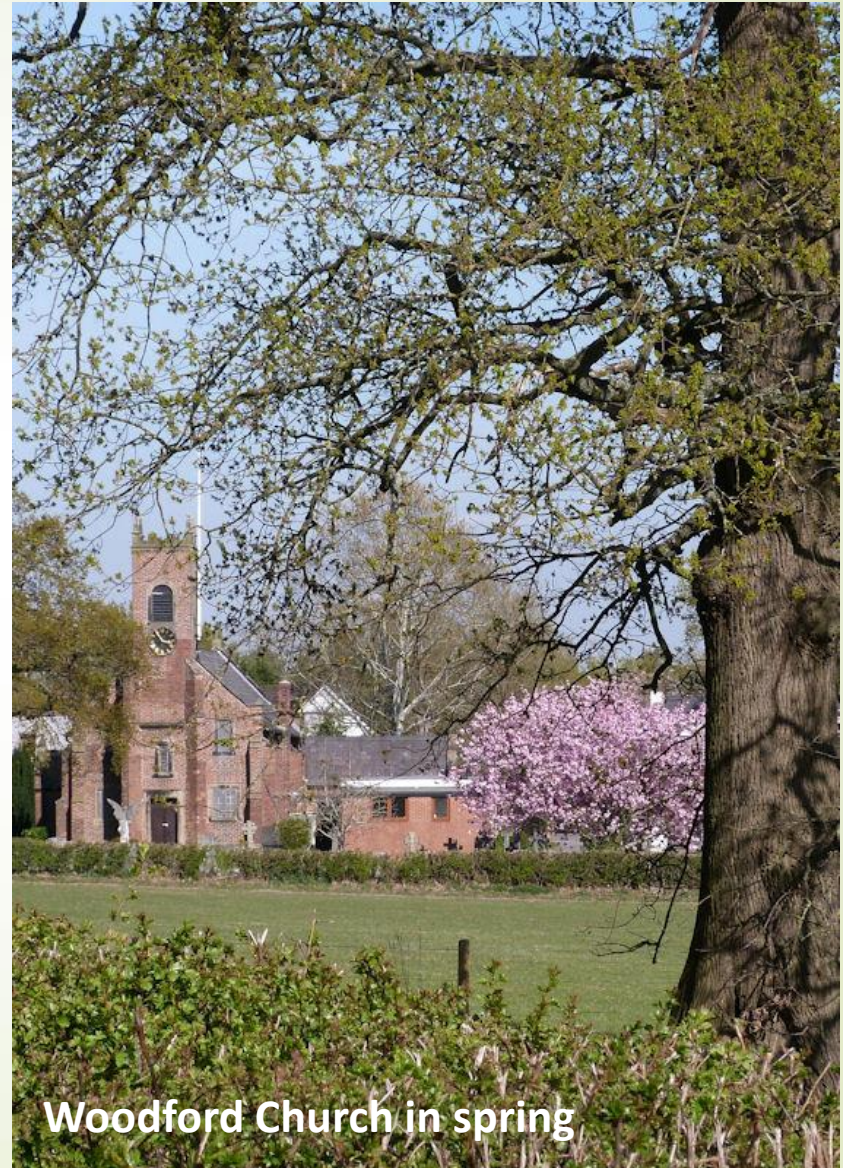
Agenda

AGM

- Chairman's Report
- Approval of 2024 Minutes
- Approval of Accounts
- Election of Management Committee

Update

- Monitoring Report
- Guidelines and Plans
- Development Proposals



Woodford Church in spring

Chairman's Report

Lancaster over the pub



Approval of minutes of 2024 AGM



Gulls and geese near Church Lane by Robin Berriman

WOODFORD NEIGHBOURHOOD FORUM
FINANCIAL REPORT FOR THE YEAR TO 30 JUNE 2025

	2025 £	2024 £
Bank		
Balance 1 July 2024	690	630
Refund of room hire	-	60
Donation	-	-
	<u>690</u>	<u>690</u>
Website host renewal	147	-
	<u> </u>	<u> </u>
Balance 30 June 2025	<u>543</u>	<u>690</u>

R B Berriman
FCA
18 August 2025

Nominations for Committee 2025/26

- | | |
|---------------------|-----------------|
| 1. Terry Barnes | Chair |
| 2. Evelyn Frearson | Hon Sec |
| 3. Robin Berriman | Treasurer |
| 4. Jude Craig | |
| 5. Jane Sandover | |
| 6. Janet De Vecchis | |
| 7. Zoe Jones | |
| 8. Chris Coppock | |
| 9. Paul Goodman | Co-opted Expert |
| 10. Brian Bagnall | Co-opted Expert |

Paul Rodman Corresponding

Many thanks as always to our planning advisor, Paul Goodman, without whom our task would be very much more difficult.

Many thanks also to Maxine Wood who is standing down after serving for 12 years

There are vacancies on the committee if anyone would like to join

Election of Management Committee



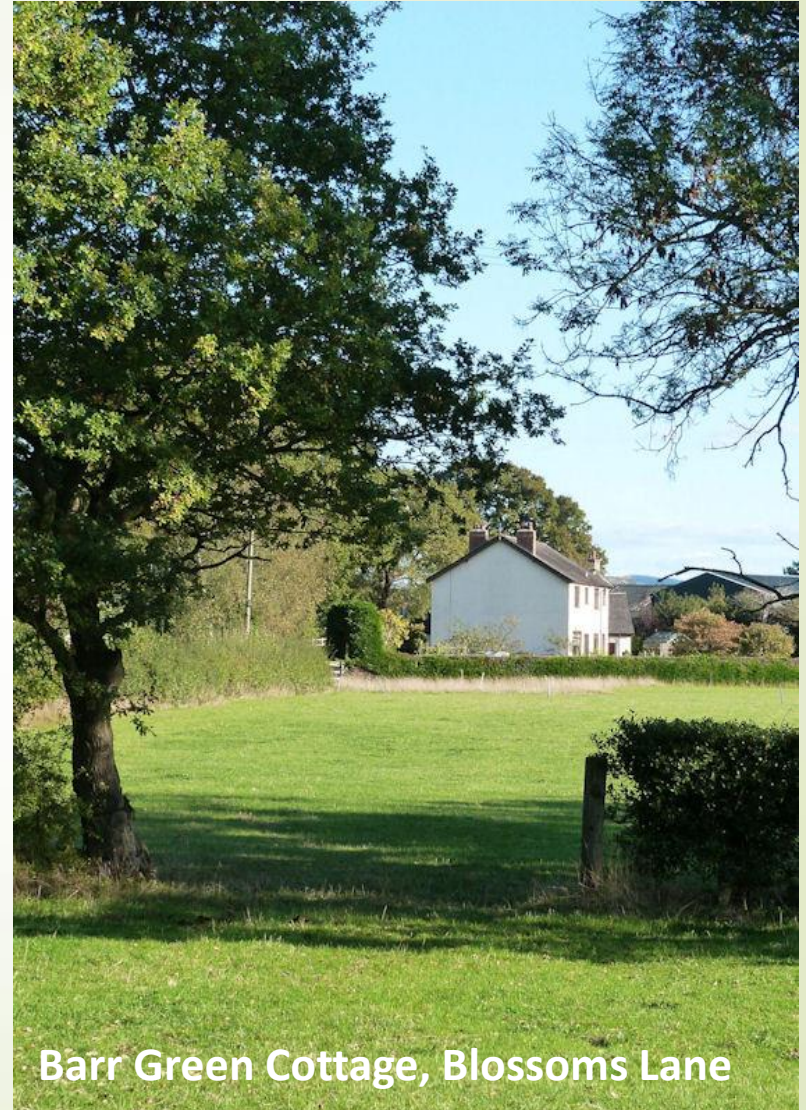
Geese on Land South of Chester Road

Close of AGM



Monitoring Report

- Designation renewal
- Use of Neighbourhood plan in planning application decisions
- Woodford Village Aspirations
- Impact of national planning guidelines
- Progress of Stockport Local Plan
- Development proposals in and around Woodford



Barr Green Cottage, Blossoms Lane

Planning Applications in Neighbourhood Area

- Number of applications
50 per year from 2019 to 2022
39 in 2023
26 in 2024
32 in 2025
- Mostly extensions, policy compliant
- 3 withdrawn
- None went to Area Committee
- WNP policies not referenced in 3
- SMBC decisions on 15
- All those were permitted



Hay making at Dean Farm

WNF responses

- When no issues, we submit “No Comments response”
- When issues identified we submit comments, including:
 - General comments as locals
 - Raise questions
 - Photographs of the site
 - Assessment against policies in:
 - NPPF 2024
 - Stockport Development Plan:
 - Woodford Neighbourhood Plan 2019
 - Saved UDP 2011
 - Core Strategy 2011



Kingstreet from field on Dean Farm

WNF Responses

- 32 applications
- Submitted comments on 15
- Raised objections to 6
(no decision by Council yet)
- One of these withdrawn
- Posted our comments on our website



Buzzard in Blossoms Lane

Decisions on planning applications

1st October 2022 to 20 September 2025

- Our comments and objections are acknowledged in officers' reports

- **Comments**
 - We submit comments based on local knowledge, suggesting issues that the council should look into
 - We raise questions, but leave it to the officer's expertise

- **Objections**
 - WNF objected to 7 applications
 - In all cases, except 1, the Council refused the application
 - 2 went to appeal and were refused at appeal






Use of Neighbourhood Plan Policies

Frequency of reference in Stockport Council officer's reports over 3 years

DEV4: Design of new development	45
DEV3: Extensions to existing dwellings	32
ENV4: Supporting biodiversity	18
ENV3: Protecting Woodford's natural features	17
ENV1: Respecting views and vistas	5
EMP1: New Businesses within the Area	4
DEV1: Limited infilling	4
EMP3: Use of Rural Buildings	3
COM3: Woodford Heritage assets	2
COM1: Provision of new community facilities	1
EMP2: Loss of Employment	1
DEV2: Replacement of existing dwellings	0
ENV2: Enhancing public rights of way	0
COM2: Development of Community Facilities	0
ENV5: Reducing light pollution	0

Table of Planning Applications

Key

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

Extract from table

Ref Number	Application	WNF comments	Date submitted	Status on website	WNP policies cited by SMBC
DC/092892*	447 Chester Road, new house in garden	Comments	27 Oct 2024	Withdrawn	NA
DC/092743*	Nomad Endeavour, Hall Moss Lane, annex to separate dwelling	No Comment	26 Oct 2024	?	?
DC/093469*	<u>Deanwater House:</u> Listed Building Consent	Comments Support	30 Oct 2024	Permitted	COM3
DC/093468	<u>Deanwater House:</u> Full permission 12 dwellings	Comments Support	5 Nov 2024	Permitted	ENV1 ENV3 ENV4 EMP2 COM3 DEV2 DEV4
DC/093803	35 Moor Lane, extension	No comment	16 Nov 2024	Permitted	None
DC/093438	Blossoms Kennels house, demolition and rebuild	Comments	25 Nov 2024	Withdrawn	NA
DC/094042	442 Chester Road Retrospective for <u>InPost</u> Parcel Locker	No Comment	11 Dec 2024	Permitted	DEV4

Extract from table

DC/093991	535 Chester Road, extension	No comment	11 Dec 2024	Permitted	None
DC/093469	<u>Deanwater House:</u> Listed Building Consent	Submitted on 30 Oct 2024	13 Jan 2025	Permitted	
DC/094426	4 Bridle Road, extension	No comment	31 Jan 2025	Permitted	None
DC/094533	WGV extension	Comments	3 Feb 2025		
DC/093427	Blossoms Kennels, stable to dwelling	Comments	6 Feb 2025		
DC/094666	26 Church Lane extension	Comments	13 Feb 2025	Permitted	None
Jones Home Consultation	Hall Moss Lane	Comments	26 Feb 2025		NA
DC/094762	1 Moor Lane flagpole	Comments	27 Feb 2025	Withdrawn	NA
DC/094900	55 Moor Lane extension	No comment	19 Mar 2025		ENV1 DEV3 DEV4
DC/095114	45 Bridle Road extension	No comment	7 Apr 2025	Permitted	ENV1 DEV3 DEV4
DC/095298	463 Chester Road extension	No comment	12 Apr 2025	Permitted	DEV3 DEV4

Extract from table

DC/095250	Avro Heritage Museum extension	Comments Support	30 Apr 2025		
DC/095519	Variation of condition 1 of application DC/088616, 45 Hall Moss Lane	No comment	8 May 2025		
DC/095419	145 Moor Lane alterations	Comments about the documents	11 May 2025	Permitted	DEV3 DEV4
DC/093992	535 Chester Road new dwelling	No comment	15 May 2025		
DC/095489	374 Chester Road extension	No comment	17 May 2025	Permitted	DEV3 DEV4
DC/095653	543 Chester Road extension	No comment	15 June 2025	Permitted	ENV1 DEV3 DEV4
DC/095415	37 Hall Moss Lane change of use	Comments	11 June 2025		
DC/096002	23 Bridle Road extension	No comment	15 June 2025	Permitted	DEV3 DEV4
DC/095585	456 Chester Road new dwelling	Comments	27 June 2025		
DC/095756	354 Chester Road new boundary wall	No comment	11 July 2025	Permitted	DEV3 DEV4

Extract from table

DC/095548	<u>Moorend</u> End Farm 9 dwellings	Comments	1 Aug 2025		
DC/096543	25 Jenny Lane, PIP new dwelling	Comments	21 Aug 2025		
DC/096486	The Cottage Church Lane single-storey rear extension	No comment	27 Aug 2025	Permitted	DEV3 DEV4
DC/095868	353 Chester Road two replacement dwellings	Comments	8 Sep 2025		
DC/096927	Land South of Chester Road, 545 dwellings <u>etc</u>				

Controversial applications

WGV extension, 550 new dwellings	Outline application Green Belt, conflict with agreements , means of access to the site, and inaccessibility
37 Hall Moss Lane, extension and change of use to health clinic	Safety of access on blind bends
Moorend Farm, 9 new dwellings	Grey Belt claim
25 Jenny Lane, one new dwelling in garden	Grey Belt claim plus infill claim
353 Chester Road, replacement with two new dwellings	Grey Belt claim plus infill claim
Land South of Chester Road, 545 new dwellings	Outline application Grey Belt claim

Woodford Summer Fair June 2025



Woodford Winterfest

12th December 2025 in the Woodford Community Centre



Conclusions from monitoring

- WNP: relevant, up to date and implemented to achieve vision and objectives
- Community Aspirations: Events are hard work but fun and encourage integration



Future tasks

- Continue to respond to planning applications and monitor implementation of our plan
- Monitor changes in local and national policies
- Continue Summer Fair and Winter Fest
- Review of WNP when new Stockport Local Plan adopted
- Assess impact of large increase in development and local population arising from the Stockport Local Plan and the large development proposals in and around Woodford



Shire mare and foal near Church

Changes to Planning Regulations

- Revised methodology for calculating housing need
- Target figure for Stockport almost doubled to 1,815 new homes per year
- Reducing the Council's available housing land supply to 1.77 years
- Well below the 5-year housing land supply a council is required to maintain
- New concept of Grey Belt
- Implications for the Stockport Local Plan and decisions on planning applications



Ministry of Housing,
Communities &
Local Government

National Planning Policy Framework

December 2024

Grey Belt

.....‘grey belt’ is defined as land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of purposes (a), (b), or (d) in paragraph 143. ‘Grey belt’ excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development.” NPPF Dec 2024

- The three of the five purposes of Green Belt are:
 - a) to check the unrestricted sprawl of large built-up areas;
 - b) to prevent neighbouring towns merging into one another; and
 - d) to preserve the setting and special character of historic towns
- Sites within the Green Belt which make only a limited contribution to these objectives may constitute Grey Belt.
- The implications of this new land category are only just beginning to play out in decisions by Councils on planning applications and in the preparation of new Local Development Plans.

Golden Rules

NPPF Dec 2024

To ensure that **major** development on land released from the Green Belt benefits both communities and nature the following are required

- Increased provision of affordable housing*
- Necessary improvements to local or national infrastructure
- Provision of new, or improvements to existing, green spaces that are accessible to the public.

* the default will be a 50% affordable housing provision.

Stockport Local Plan

- Successive changes in Government and national guidelines resulted in successive changes to the plan
- Recent revised Government guidelines required revised Green Belt assessment by Council
- Recent letter from the Minister of State for Housing and Planning, Mathew Pennycook, to Stockport Council:
 - Amend Local Development Scheme by 10th October 2025
 - Regulation 18 consultation should be completed by no later than 24 December 2025;
 - Regulation 19 consultation should be completed no later than 1 September 2026;
 - Submission of the plan for examination should be no later than 30 November 2026

Stockport Local Plan

- 26 September 2025: Council published an updated Local Development Scheme (LDS) setting out our programme for the preparation of the Local Plan

Large Development Proposals

- **In the Woodford Neighbourhood Area**

- Land South of Chester Road and East of Old Hall Lane: 545
- Land off Moor Lane: 125
- Upper Swineseye Farm: 450

- **In Woodford adjacent to the Neighbourhood Area**

- Woodford Garden Village Extension, Chester Rd: 550

- **Near to Woodford**

- Hall Moss Lane, Bramhall: 250
- Handforth Garden Village: 1,500
- Grove Lane: 350

Woodford Garden Village extension

Redrow/Harrow planning application awaiting council decision

Adjacent to Neighbourhood Area

550 new dwellings (50% affordable), extra-care facility, community hub, pedestrian and cycle routes, open space



Woodford Garden Village extension

WNF response to DC/094533: Outline planning application

- WNF response included:
 - Green Belt status
 - Breaks an agreement to reinstate the fields and hedgerows
 - Inaccessibility of the site (1.5 k from far end to the exit)
 - The means of access should be part of the outline application

Woodford Garden Village extension

WNF Response to DC/094533: Outline planning application

- In the event of a grant of permission, conditions should include:
 - Evidence that any outstanding s106 payments have been made and used
 - Expansion of the school at Phase 1
 - Additional local health care facilities
 - Expansion and improvement of Woodford Community Centre
 - No through route via Old Hall Lane
 - All the proposed environmental mitigation measures are fulfilled
 - Travel Management Plan
 - 20 mph speed limit at the start
 - External sports provision needs to proceed
 - A construction management plan is needed
 - Employment opportunities should be encouraged
 - Public rights of way to reopen
 - No further development without a link to the Poynton Relief Road

Land South Of Chester Road

Russell Homes planning application submitted to Council

In Neighbourhood Area

545 dwellings, access via 499 and 469/471 Chester Road following demolition



Land South Of Chester Road

DC/096927: Outline planning application

- **Reference:** DC/096927

Proposal: Outline application: Demolition of existing buildings and comprehensive residential-led development comprising the erection of residential dwellings (Use Class C3), self-build plots (Use Class C3), care home and extra care (Use Class C2), local community facilities (Use Class E (a), (b) (e) and/or (f)); mobility point (sui generis) the creation of new nature park, new vehicle, cycle, and pedestrian connections, open space, landscaping, drainage, ecological enhancements, and other associated works (all matters reserved).

Location: Land South Of Chester Road, Woodford, Stockport, SK7 1PR

- Our deadline for response is 10th October 2025
- 95 documents - start with the Planning Statement, followed by the Design and Access Statement
- We will be studying the application very carefully
- We will be preparing a response to the Council, which we will make public in due course.

Land off Moor Lane

In Neighbourhood Area

Miller Homes proposal: 125 dwellings Access off Moor Lane
Developer consultation conducted. No planning application to date



Upper Swineseye Farm

In Neighbourhood Area

David Wilson Homes proposal: 450 dwellings Access off Roy Chadwick Way
Developer consultation in progress. No planning application to date



Land off Hall Moss Lane

Near to Neighbourhood Area

Jones Homes proposal: 250 dwellings Access off Hall Moss Lane
Developer consultation conducted. No planning application to date



Handforth Garden Village

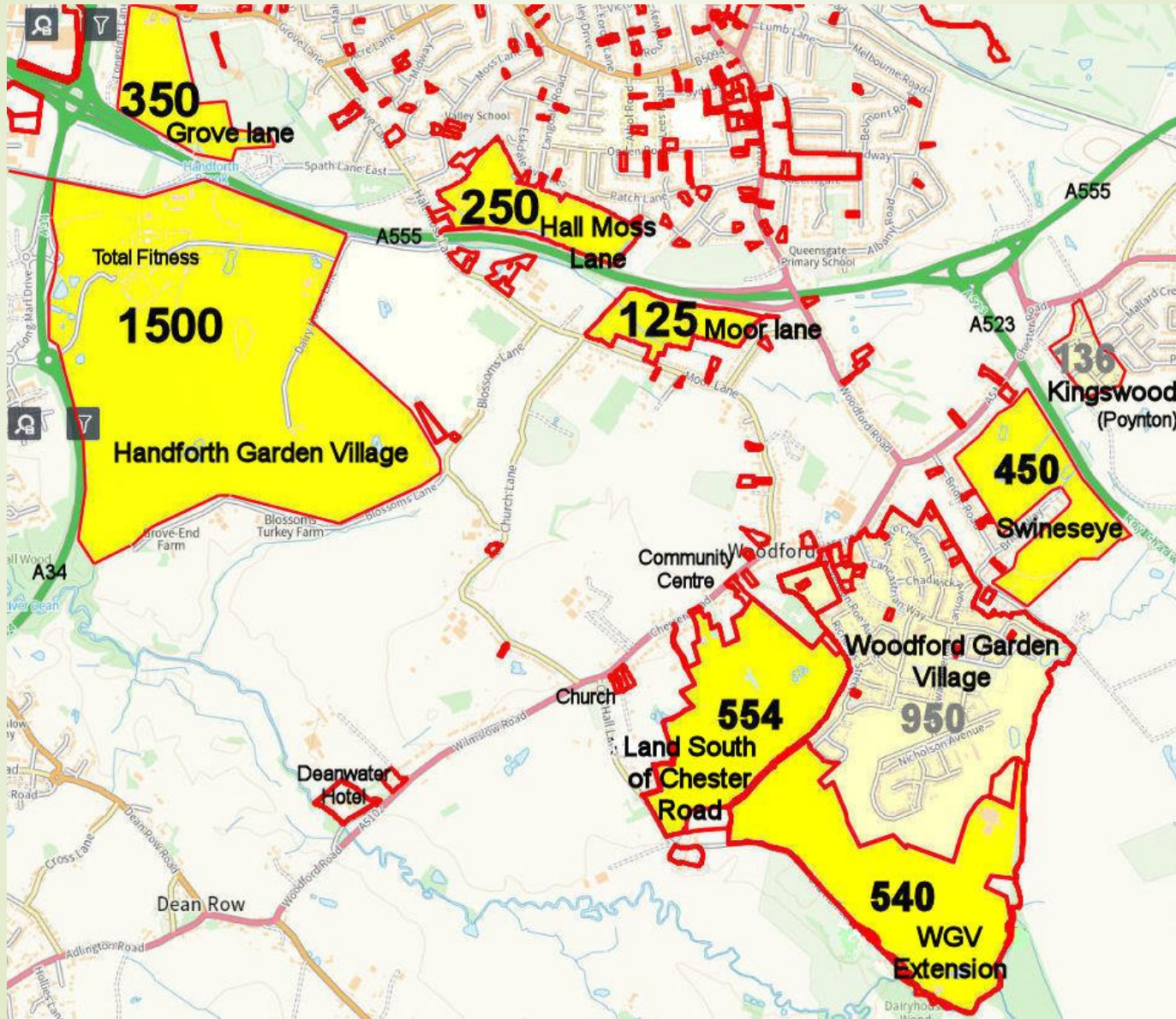
Adjacent to Neighbourhood Area

Approved by Cheshire East Planning Board in January 2023

Balfour Beatty will begin initial preparation and infrastructure works in 2026, to prevent planning permission expiry.

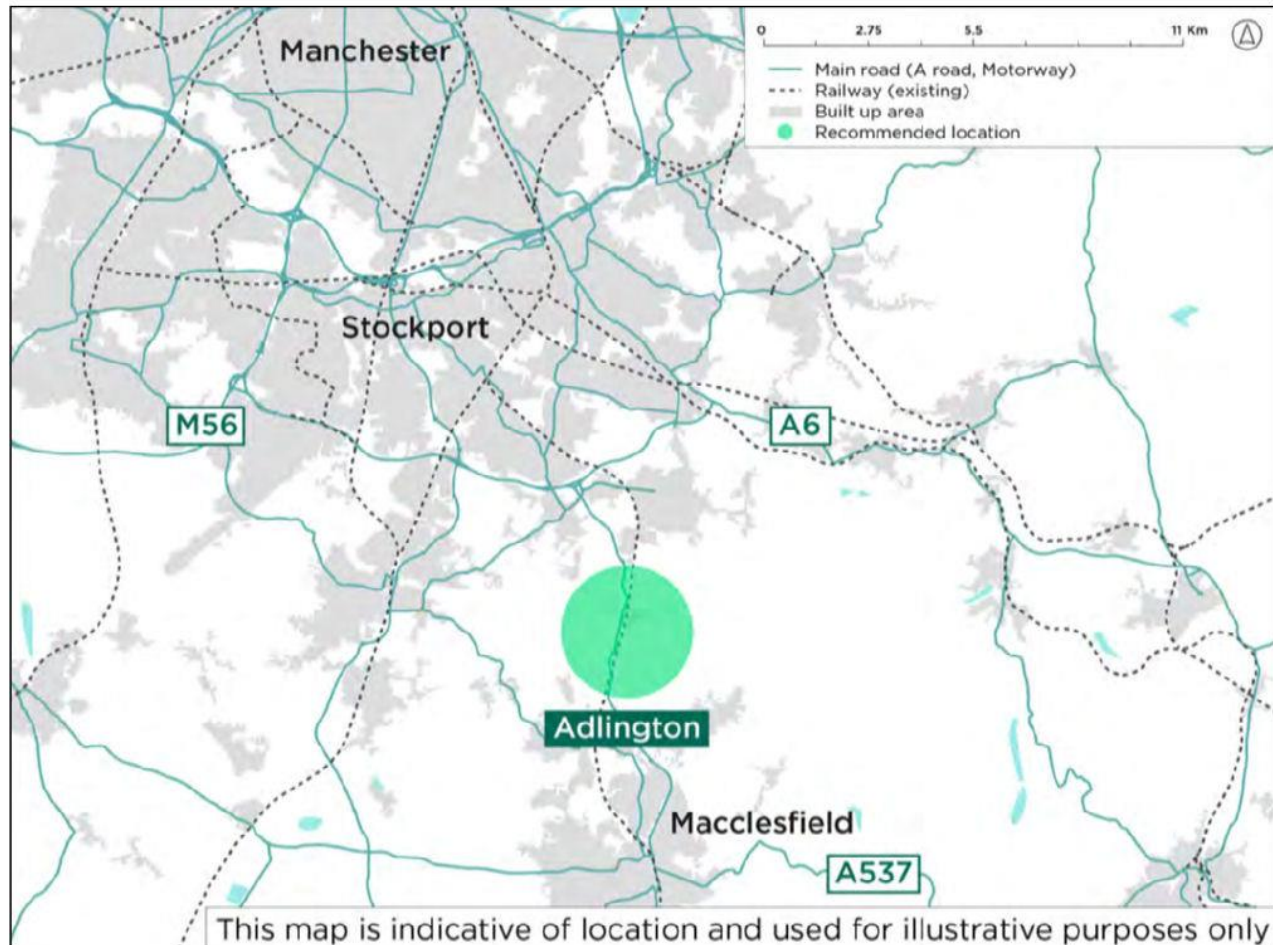


Cumulative Impact



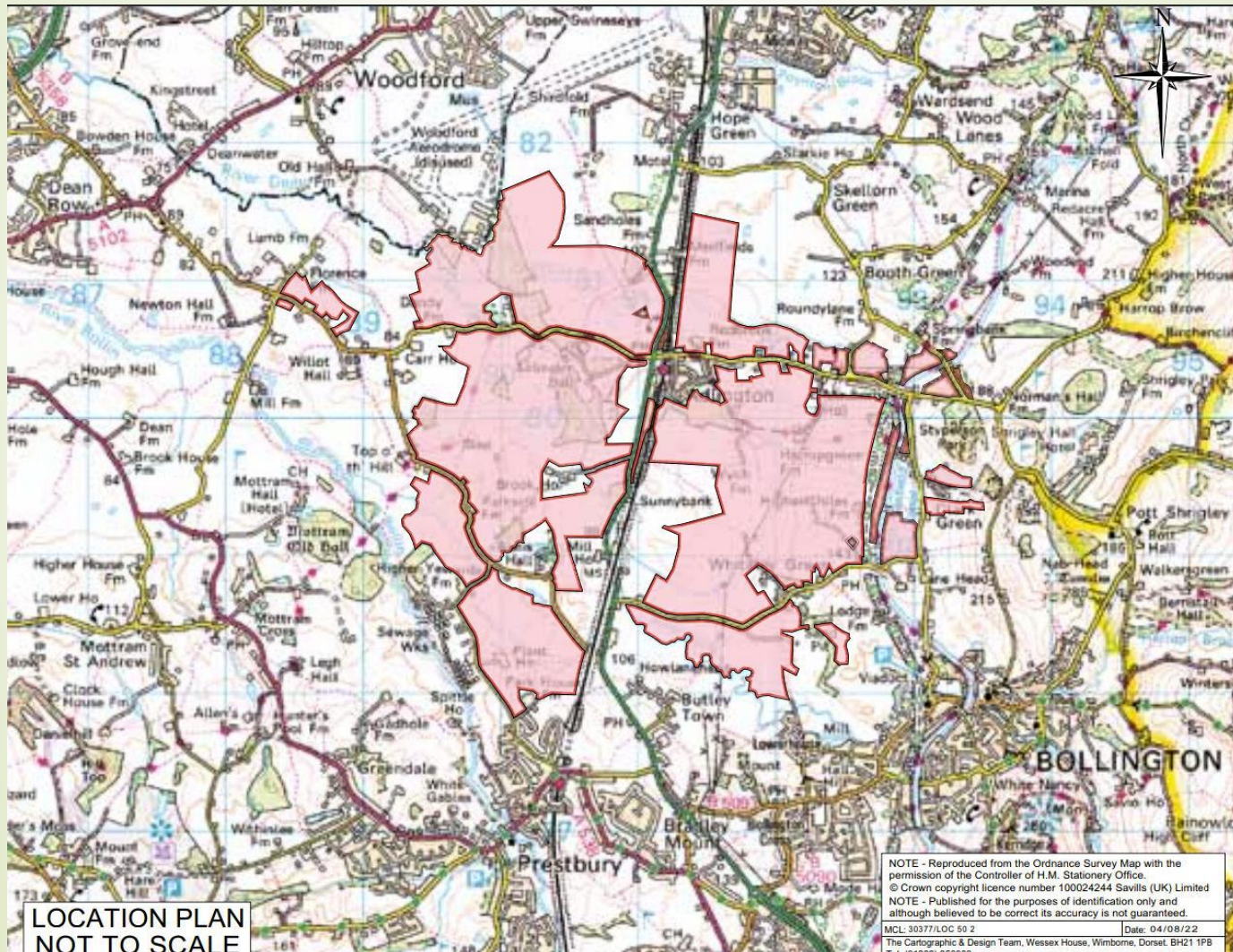
New Towns Task Force

- Commissioned by Government in Sept 2024 to identify specific locations for new towns
 - 12 sites shortlisted
 - one is Adlington
 - around 970 ha
- Work on at least 3 sites to start before the end of Parliament



New Towns Task Force

Adlington Hall Estate was sold in 2023, around 777 ha (map from sales brochure)
 Proposal submitted to Task Force by Belport Adlington Ltd



Discussion and Questions

Family outing along Blossoms Lane by Kris Hayward

