



Woodford Neighbourhood Forum

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

8 September 2025

To: Planning Officer

Reference: DC/095868

Proposal: Proposed erection of two dwellings following demolition of the existing dwelling

Location: 353 Chester Road, Woodford, Stockport, SK7 1QQ

1. General Comments

- The site of the proposal is in Green Belt.
- We are pleased to note that the comprehensive planning statement refers to the Woodford Neighbourhood Plan.
- We note that permission was granted in 2018 for two dwellings as infill development in the garden adjacent to the dwelling at 353 Chester Road. As far as we can see, no work has commenced on this development.
- We note that the decision notice stated that work should start within three years. It has now been seven years. See extract below:
“The Stockport Metropolitan Borough Council hereby give notice in pursuance of the Town and Country Planning Act 1990 that FULL PLANNING PERMISSION HAS BEEN GRANTED for the carrying out of the development described above. The development must be begun not later than the expiration of THREE YEARS”
- Planning permission was granted in 2024 to change the bungalow at 353 to a two-storey house, DC/092080. It is still a bungalow.

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

- A strand of the justification for the current proposal is based on a claim that it constitutes limited infilling in a village in Green Belt. Does the proposal comply with infill policy if the

work has not started on the dwellings proposed in DC/069855 and the planning permission has expired?

- A second strand of the justification is a claim that the site meets the criteria for Grey Belt. We presume that this is included as a backup in case the criteria for infilling in a village in Green Belt are not met.
- Assessment of planning applications which claim that the site meets the criteria for Grey Belt will be a test of how the definition should be applied.
- We are concerned 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.

Yours sincerely,

Evelyn Frearson On behalf of Woodford Neighbourhood Forum Management Committee