



## Woodford Neighbourhood Forum

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

17 February 2026

To: Marcus Shingler

**Reference:** DC/097932

**Proposal:** Permission in Principle for construction of up to 9 dwellings.

**Location:** Moorend Farm 177 Woodford Road Woodford Stockport SK7 1QE

### General Comments

- We have looked at the Council planning website today and can find just three documents posted with this application, namely Planning Application Form, Press Notice and Location Plan. These provide very little information on which to base an assessment. We have considered the principle of nine dwellings in the proposed location, but we do not know the exact position of the proposed dwellings within the plot.
- We note that the address is The Shippon, 177 Woodford Road and land to rear comprising part Moorend Farm. The post code in our notification letter is as above, but on the Council planning portal it gives the postcode as SK7 1QF. We presume that the property in the application is the property shown in street view in Figure 1 below.
- In section 3 on the Application Form posted on the Council website it states “*Demolition of house and buildings, and construction of up to 9 dwellings*”. Without a more detailed plan we do not know which buildings would be demolished. Our comments are based on a net increase of 8 dwellings and a total number of 9 dwellings.
- In section 4 on the Application Form it states “*Please see supporting planning statement*”. When we initially saw this application on the Council website there was a planning statement, but it was subsequently removed and is not there today.
- The satellite images in Figure 2 and 3 and the location plan in Figure 4 reveal that the proposed site of the development is adjacent to the proposed site of development of nine dwellings at Moorend Farm, 181 Woodford Road, which would result in 18 dwellings in total within the combined adjacent plot areas.

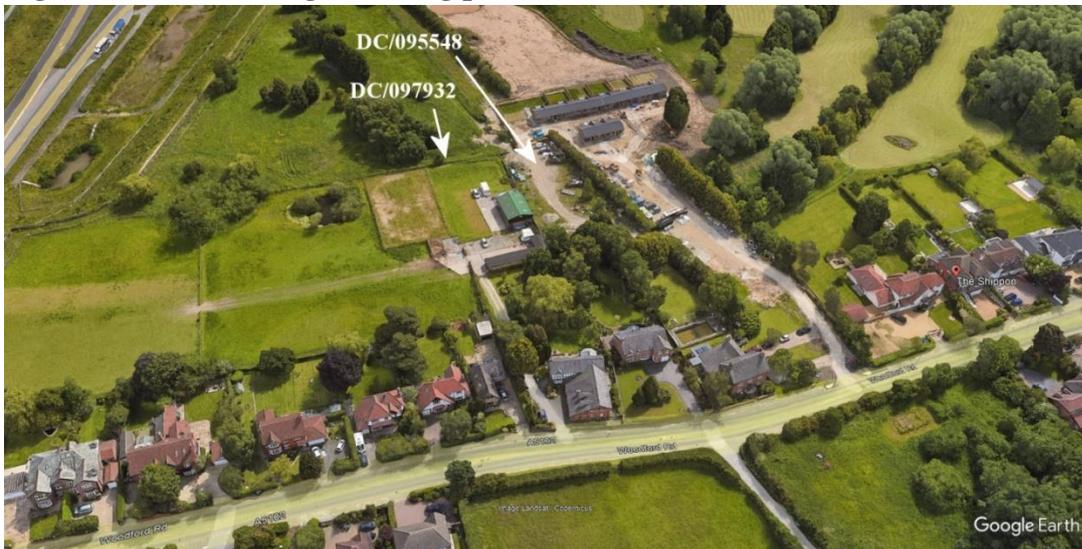
**Figure 1: The Shippon, 177 Woodford Road, Woodford Street View**



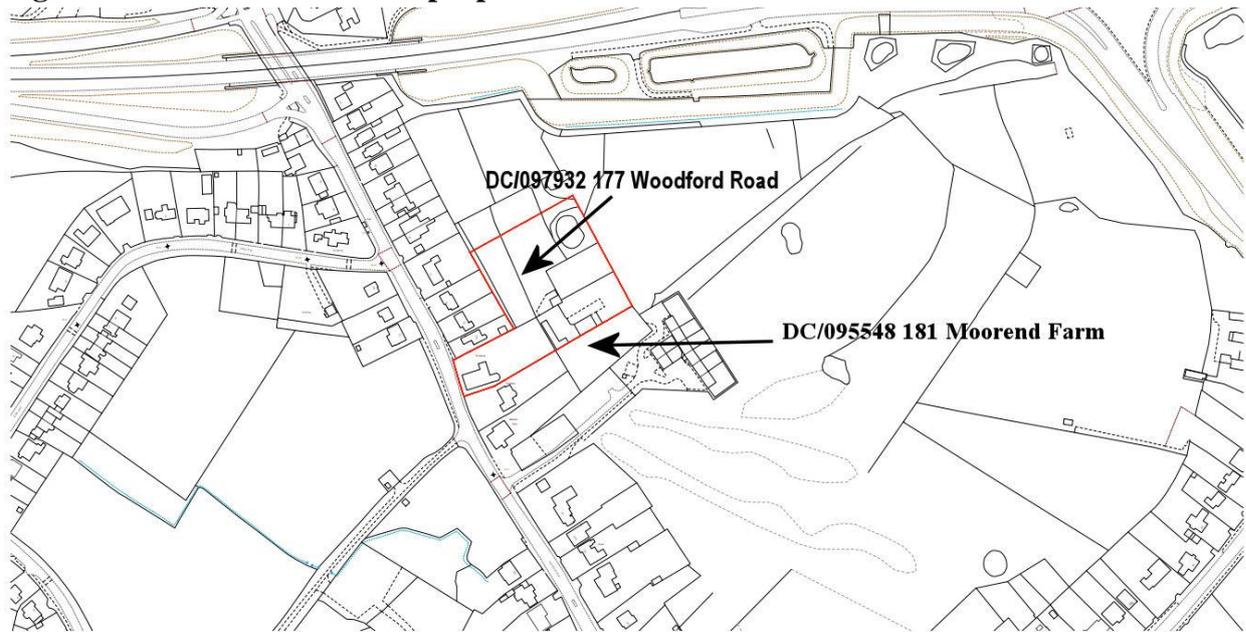
**Figure 2: satellite image showing 177 and 181 Woodford Road**



**Figure 3: satellite image showing positions of DC/097932 and DC/095548**



**Figure 4: Location Plan site of proposals.**



- In the Green Belt assessment carried out by LUC on behalf of Stockport Council in 2025, land was divided into parcels to facilitate assessment. Parcels SEB 18 and SEB 19 are relevant to this application. See Figures 5 and 6.
- The dwelling house at the Shippon, Moorend Farm, 177 Woodford Road lies within parcel SEB 18. The assessment on pages 619 -622 concluded:

**Contribution to the Green Belt purposes**

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey belt
Strong	Moderate	Strong	Weak/No	Equal	No

*“The parcel makes a strong or very strong contribution to Green Belt Purpose A and therefore does not meet the definition of grey belt land.”*

- The land behind the dwelling house which is the site of this proposal lies within SEB 18 and SEB 19. The assessment on pages 623-626 (see Appendix 2 below) concluded:

**Contribution to the Green Belt purposes**

Purpose A	Purpose B	Purpose C	Purpose D	Purpose E	Grey belt
Strong	Strong	Strong	Weak/No	Equal	No

*“The parcel makes a strong or very strong contribution to Green Belt Purposes A and B and therefore does not meet the definition of grey belt land.”*

Figure 5: Image extracted from page 619 of LUC Green Belt Assessment Appendix A

Contribution of land in Parcel SEB 18

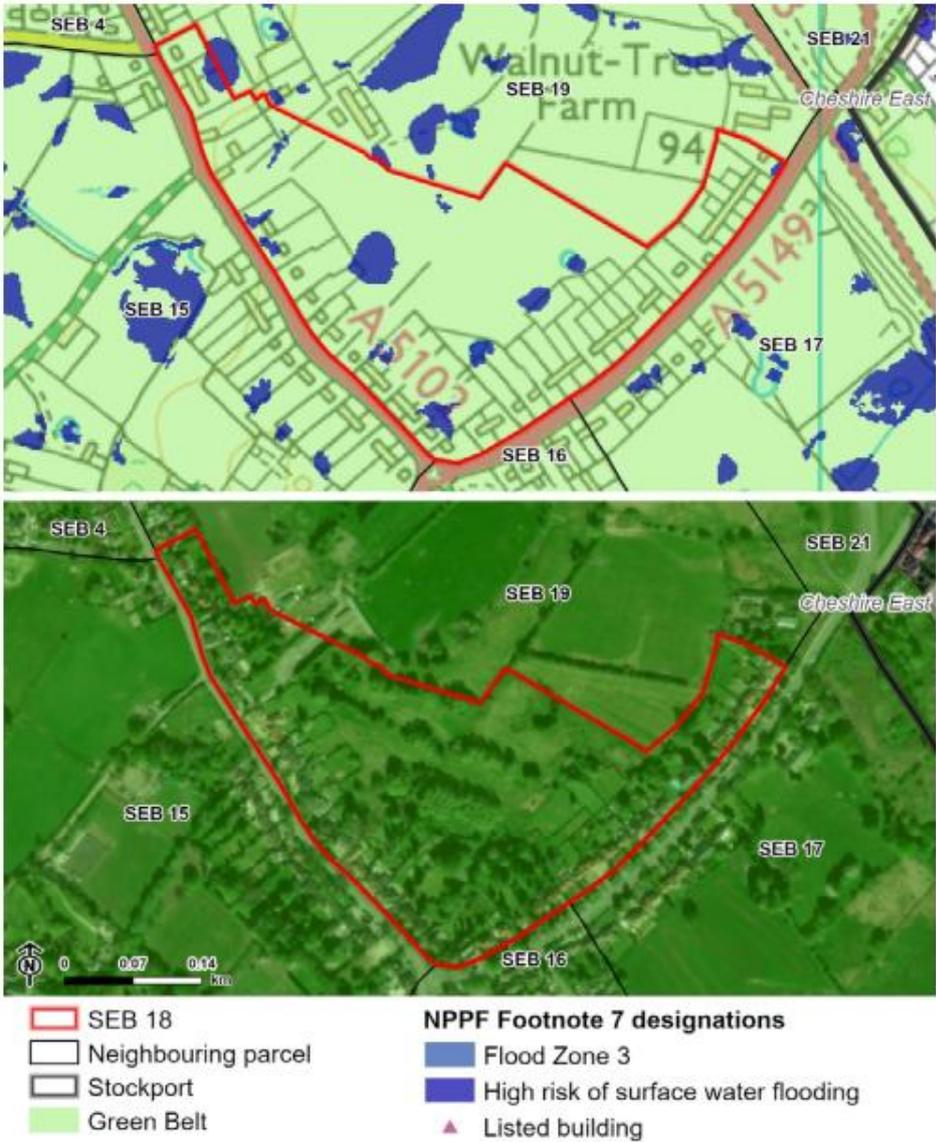
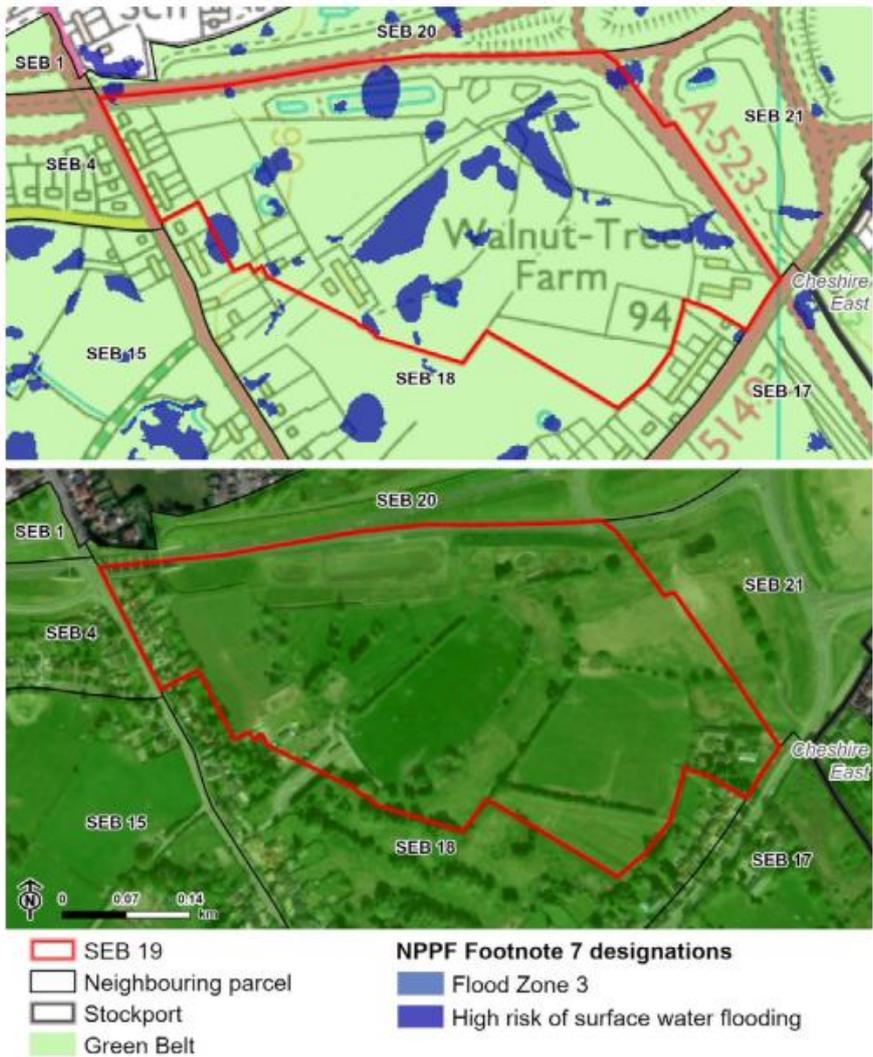


Figure 6: Image extracted from page 623 of LUC Green Belt Assessment Appendix A

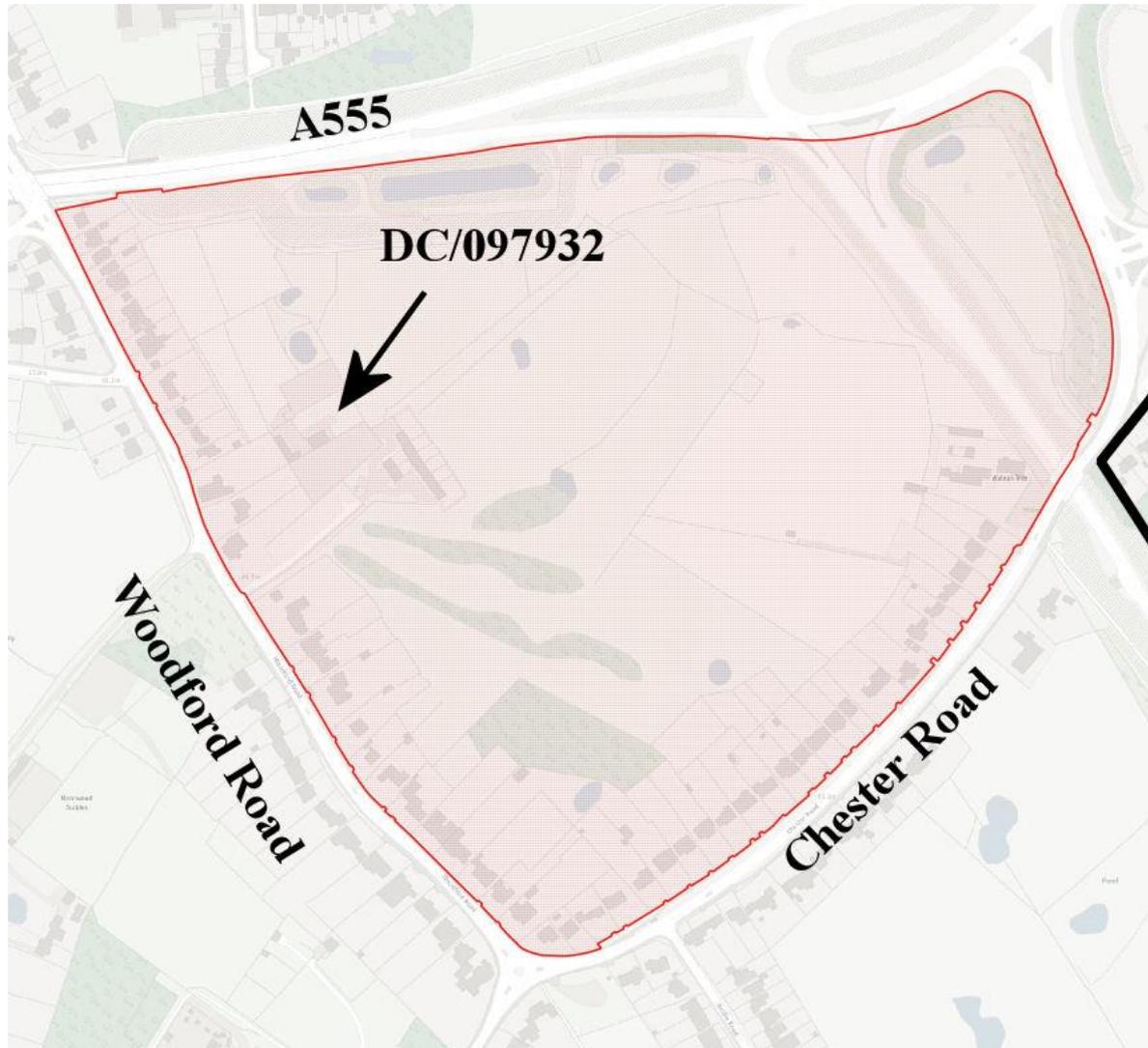
Contribution of land in Parcel SEB 19



- We believe that the site does not meet the criteria for grey belt. Therefore, proposals outlined in DC/097932 for an additional eight dwellings on the site do not comply with policies controlling development in Green Belt in NPPF 2024 paragraphs 153, 154 and 155a.
- There are no exceptional circumstances that would justify the harm. The addition of eight houses would not make a significant contribution to meeting the Council’s revised housing target, which is being addressed by the emerging new Stockport Local Development Plan.
- The emerging new Stockport Local Plan, which is at Regulation 18 consultation stage, proposes to denote “Predominantly Residential Areas”, shown in pink in the Policies Map, which do not have Green Belt status. The Shippon, Moorend Farm 177 Woodford Road and the land behind the dwelling are not included in the pink area and would remain in Green Belt. See Figure 7 below.



**Figure 8: Site ID SA25-0739 from interactive map (annotated)**



- We note that a previous application at the adjacent 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 believe the evidence presented in the LUC Green Belt Assessment shows that the site of the proposal does not meet the criteria for grey belt. Although the emerging Stockport Local Plan is at

Regulation 18 stage, we believe that the supporting evidence and Policies Map indicate that the Council does not consider this site suitable for residential development.

The site is in Green Belt. It does not meet the criteria for infill, nor any of the exceptions for development in Green Belt set out in paragraph 154 of the NPPF 2024 and it would harm the openness of the Green Belt.

There are no exceptional circumstances that would justify the harm. The addition of eight houses would not make a significant contribution to meeting the Council's revised housing target, which is being addressed by the emerging new Stockport Local Development Plan.

Yours sincerely,

Evelyn Frearson On behalf of Woodford Neighbourhood Forum Management Committee