



Woodford Neighbourhood Forum

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

15 February 2026

Dear Georgina,

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

Our initial response to this planning application dated 31st July 2025 was written without reading the Planning Statement. Thank you for giving us extra time to respond. Here is our revised response having read the Planning Statement.

General Comments

- Section 6 in the Planning Statement claims that the site is grey belt. The status of the land is a decision for the Council, or a Planning Inspector at appeal, and not the developer. The claim is not supported by the recent Green Belt assessment on behalf of Stockport Council, or the emerging Stockport Local Plan.
- 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 1 and 2.
- Moorend Farm dwelling house 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 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 1: Image extracted from page 619 of LUC Green Belt Assessment Appendix A

Contribution of land in Parcel SEB 18

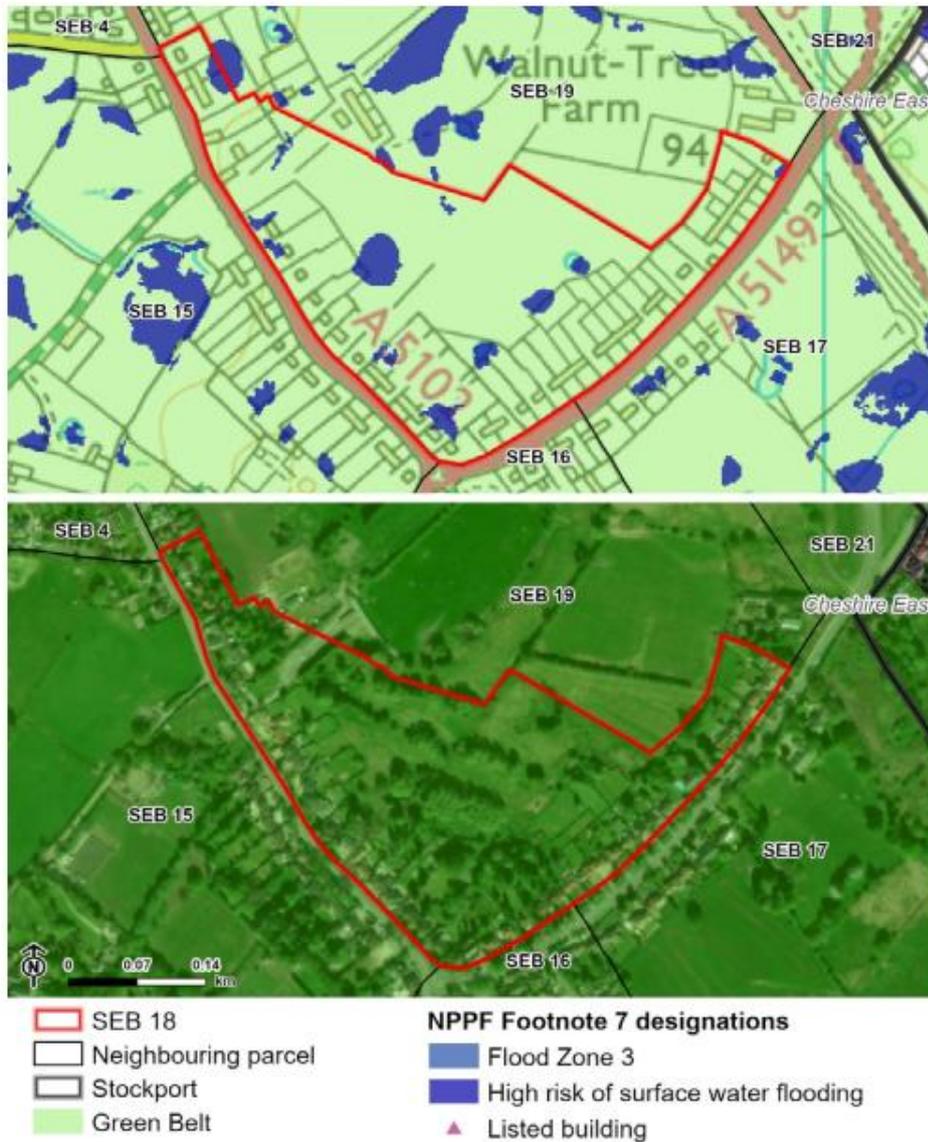
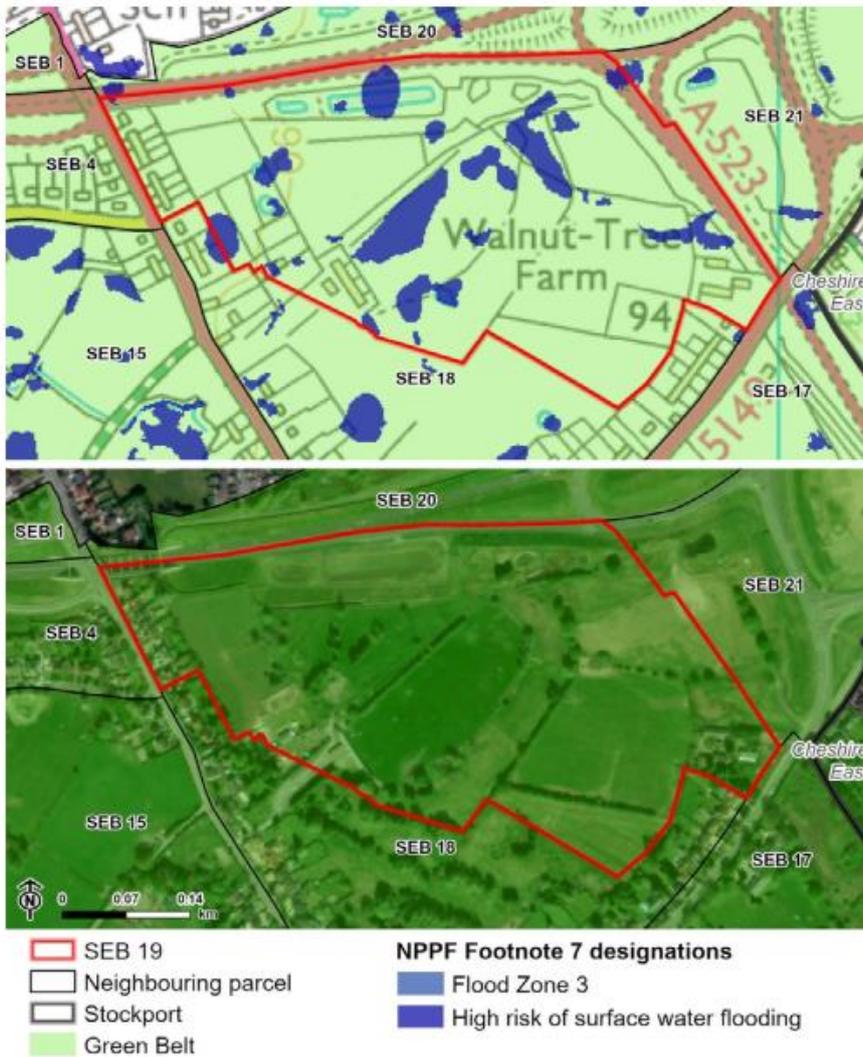


Figure 2: Image extracted from page 623 of LUC Green Belt Assessment Appendix A

Contribution of land in Parcel SEB 19

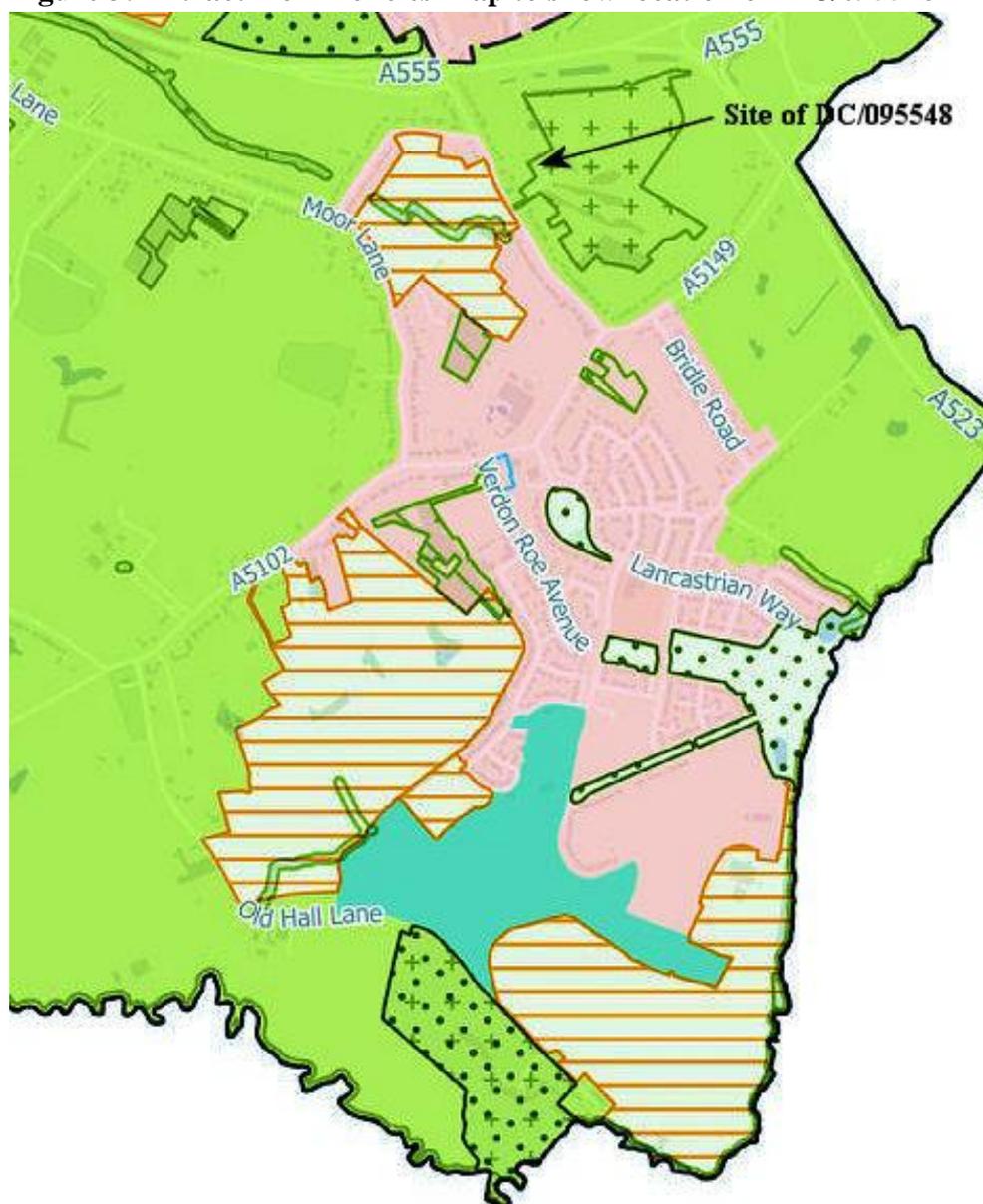


- In section 4, the Planning Statement refers to the Woodford Neighbourhood Plan

“4.4 In addition, the site lies within the area covered by the Woodford Neighbourhood Plan (WNP) of April 2019. However, as this plan is now more than six years old, it too can be considered out of date for the purposes of planning decisions. It is also noted that the WNP makes no provision whatsoever for any new housing sites within its area, choosing to focus only on allowing limited infilling rather than facilitating any genuine schemes which add to the local housing stock via the development of brownfield sites, as proposed by the subject scheme.”
- Woodford Neighbourhood Plan is not out of date. It remains compliant with the Stockport Local Plan and the revised NPPF 2024. It is the most up to date plan for the specific Neighbourhood Area.
- Woodford Neighbourhood Plan is a criteria-based plan that does not allocate sites for development. This is a legitimate option, which was chosen by the neighbourhood forum, explained to residents in extensive consultation during preparation of the neighbourhood plan and approved by Stockport Council.

- Woodford is a village in Green Belt. A neighbourhood plan must comply with higher tier local and national policies, which state that development in Green Belt is inappropriate, apart from the exceptions that are defined NPPF 2024 paragraph 154.
- We believe that the site does not meet the criteria for grey belt. Therefore, proposals outlined in DC/095548 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 9 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. Moorend Farm is not included in the pink area and would remain in Green Belt. See Figure 3 below.

Figure 3: Extract from Policies Map to show location of DC/095548



- The interactive map included in the documents for the consultation on the new Stockport Local Plan, Assessment of Sites in the Green Belt (<https://www.stockport.gov.uk/assessment-of-sites-in-the-green-belt>) describes the area in which the site of the proposal lies as follows:

“Land between A555 and Chester road in the north of Woodford, SK71QG

Site ID SA25-0739

Suitable for residential development? No

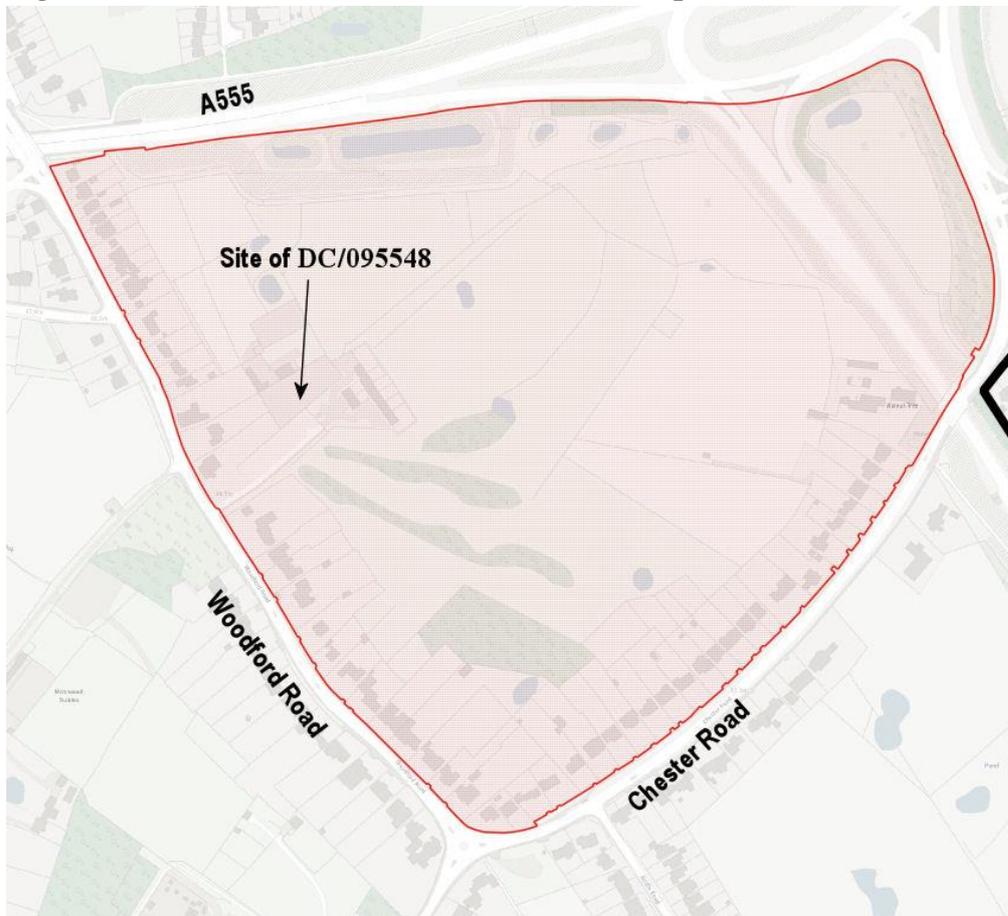
Suitable for commercial development? No

Suitable for protection? Yes

Notes The land contains no grey belt and is not considered to have potential for development being remote from shops and services.”

<https://s3.eu-west-1.amazonaws.com/local-plan.stockport.gov.uk/site-assessments/SA25-0739.html>

Figure 4: Site ID SA25-0739 from interactive map (annotated)



- 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 154 of the NPPF 2024, and there are no exceptional circumstances that would justify the harm to the Green Belt.

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.

Yours sincerely,

Evelyn Frearson On behalf of Woodford Neighbourhood Forum Management Committee