

Proposed Development in and Around Woodford

August 2025. Things have moved on a little since our last update in June. See the updates in red font.

As noted previously, the following proposals are ahead of, and separate from, the new Stockport Local Development Plan, which is currently being prepared. They are at various stages of the process for large development proposals, which may include preliminary enquiries to the Council and public consultation before submission of a planning application.

Land off Moor Lane, Woodford

Stage: Pre-planning application enquiries.

Pegasus Group on behalf of Miller Homes submitted an Environmental Impact Assessment (EIA) to Stockport Council. You can find it on the SMBC planning website:

[DC/095943](#) Residential development for around 125 dwellings, open space, landscaping, access from Moor Lane

“The proposed development is for around 125 dwellings together with open space, landscaping and access off Moor Lane.”

This is not a planning application, but a preliminary stage in the process. It is not an opportunity for public comments.

Update: Responses from statutory consultees have been posted on the [SMBC website](#). You can find them on the link.

The Council will assess the Scoping Report and provide a decision on whether an EIA is required.

The site of the proposal lies within the Woodford Neighbourhood Area and the Woodford Neighbourhood Plan policies apply. The forum management committee is studying the EIA Scoping Report carefully.

Update: Pegasus Group is conducting a public consultation on behalf of Miller Homes. Woodford Neighbourhood Forum was one of the recipients of [the consultation leaflet](#) and [feedback form](#) which can be found on the links. At the request of Cllr Peter Crossen, the deadline for responses was

extended to 5th September. The Woodford Neighbourhood Forum response to the consultation is [here](#).

The next stage is likely to involve submission of a planning application.

If a planning application is submitted, the Woodford Neighbourhood Forum management committee will be notified by the Council as a consultee. We will assess the application against the relevant planning policies and submit comments to the Council. We will make our comments publicly available.

Land South of Chester Road and East of Old Hall Lane, Woodford

Stage: Pre-planning application enquiries.

Russell Homes submitted an Environmental Impact Assessment (EIA) Scoping Request which is on the SMBC planning website.

DC/095675: Environmental Impact Assessment (EIA) Scoping Request for proposed residential led development

It states:

“The site measures approximately 30ha of grassland fields located immediately south of Woodford. Access to the site is to be taken from Chester Road. The site’s primary access is proposed to be located at 499 Chester Road following its demolition. Similarly, a secondary access is proposed to be located at 469/471 Chester Road following its demolition.”

This is not a planning application at this stage, but a preliminary expression of interest which the Council will evaluate and then provide a decision.

Update: The Council have outlined their conclusions about which matters should be included in the Environmental Impact Statement and which can be excluded. You can find the document here: [decision notice](#)

The site of the proposal lies within the Woodford Neighbourhood Area and the Woodford Neighbourhood Plan policies apply. The forum management committee studied the EIA Scoping Report carefully.

Update: Russell Homes conducted a public consultation at Woodford Community Centre on 22nd and 23rd July. The Woodford Neighbourhood Forum response to the consultation is [here](#).

The next stage is likely to involve submission of a planning application by Russell Homes.

If and when a planning application is submitted, the Woodford Neighbourhood Forum management committee will be notified by the Council as a consultee. We will assess the application against the relevant planning policies and submit comments to the Council. We will make our comments publicly available.

Hall Moss Lane, Bramhall

Stage: Pre-planning application consultation

No updates to report.

Jones Homes are preparing an outline planning application for the development of 250 new homes off Hall Moss Lane, Bramhall. They conducted an initial public consultation including the constituency MP, local councillors and residents. Although the site is outside of the Woodford Neighbourhood Area, it is very close-by and will have an impact on the Neighbourhood Area. Therefore, Woodford Neighbourhood Forum submitted a response to the consultation.

You can find our response [here](#).

Local residents have formed an action group and their [website is here](#).

A planning application is likely to be submitted to the Council in due course.

Woodford Garden Village Extension, Chester Rd, Woodford

Stage: Planning application submitted and awaiting a decision

No updates to report.

Redrow/Harrow conducted public consultation events in July and September 2024 about proposals for an extension to Woodford Garden Village, including 540 additional dwellings and community facilities. Although the site is outside of the Woodford Neighbourhood Area, the Forum was invited as a stakeholder and submitted a response to the consultation.

An outline planning application was submitted to Stockport Council in December 2024 and you can find details [here](#). It is currently awaiting a decision by the Council.

Woodford Neighbourhood Forum submitted a response to the planning application, which you can find [here](#)