

# Proposed Development in and Around Woodford

22 September 2025 update

Yet another large development proposal on Green Belt in Woodford has been put forward to add to the growing list at Upper Swineseye Farm.

A planning application has been submitted for Land South of Chester Road: Reference: [DC/096927](#) (see below)

All these 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.

## Upper Swineseye Farm, Woodford

**Stage: Pre-planning application enquiries.**

The proposal from David Wilson Homes (part of Barratt Redrow) is for development of 450 new dwellings east of Woodford Garden Village between Bridle Road, Chester Road and the Roy Chadwick Way. The developer states that “The plans include around 450 new homes, with half set aside as affordable housing. The neighbourhood would also feature green spaces, landscaping and walking routes, creating a natural extension to Woodford with good access from Roy Chadwick Way (A523).”

You can find details of the [proposals and consultation here](#).

The forum was notified about the proposal by Cllr Peter Crossen on 22nd September, following a meeting between Council members and the developers.

David Wilson Homes is conducting the public consultation from 22nd September to 13th October 2025. They are holding an Exhibition on Tuesday 30th September at the Avro Heritage Museum, 3pm – 7pm.

## Land off Moor Lane, Woodford

**Stage: Pre-planning application enquiries.**

**No updates to report.**

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.

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.

Pegasus Group conducted 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 5<sup>th</sup> 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**

**Update: Planning application has been submitted (see below)**

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.

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.

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

Russell Homes have submitted a planning application to Stockport Council for their proposals for Land South of Chester Road.

**Update: Woodford Neighbourhood Forum received a notification from the Council on 19th September. You can find the application on the Stockport Council planning website on this link:**

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

Woodford Neighbourhood Forum's deadline for response is 10th October 2025.

There are 95 documents associated with the planning application posted on the website. This looks daunting, but a good place to start is the Planning Statement, followed by the Design and Access Statement, which is presented in 7 parts.

On the management committee we will be studying the application very carefully and we will be preparing a response to the Council, which we will make public in due course.

## **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](#)