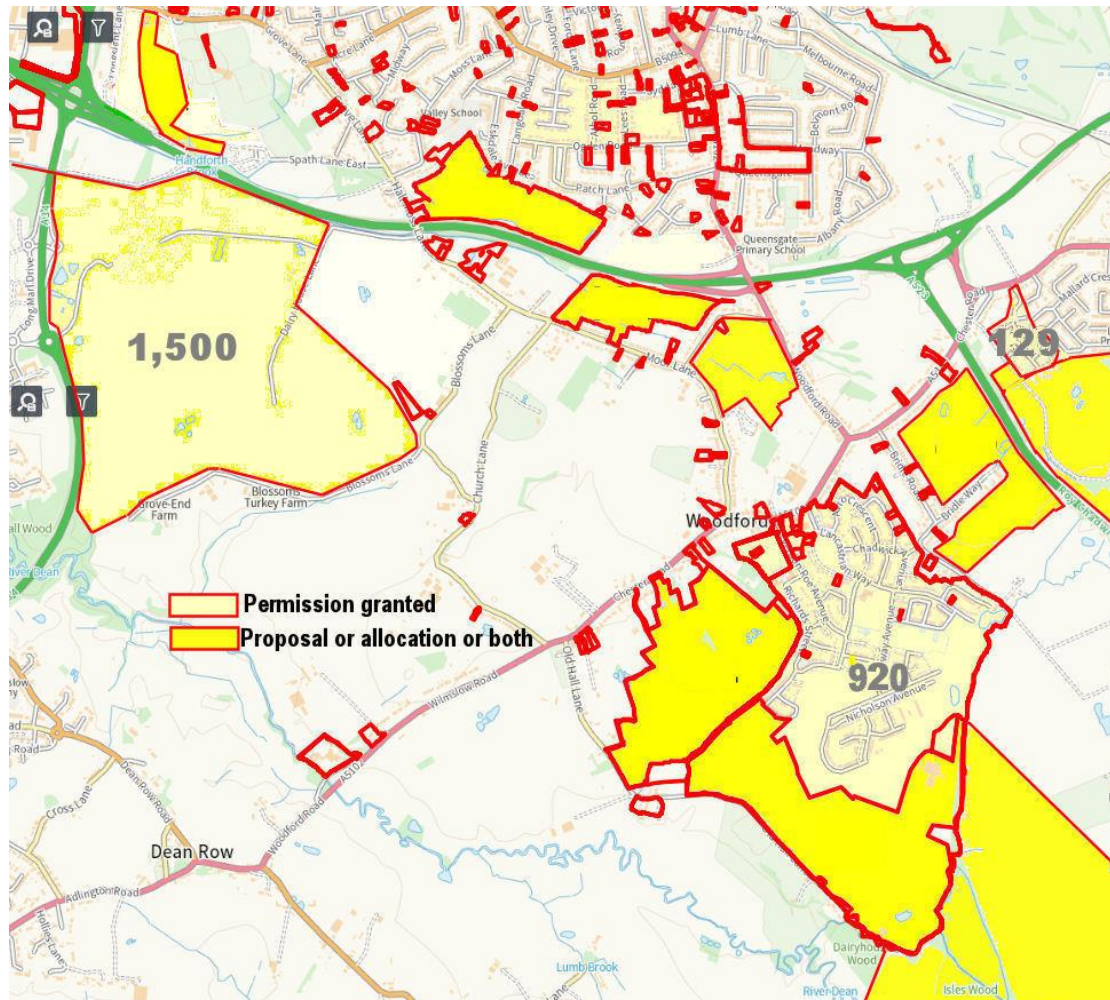


# Woodford Neighbourhood Forum Newsletter

## Stockport Local Plan and Development Proposals

30 April 2026 update



Map showing development proposals in and around Woodford

### News in brief

- Stockport Council is assessing 7,458 comments on the draft Stockport Local Plan and preparing for next round of consultation.
- Council officers held a meeting in March with representatives of the four neighbourhood forums in Stockport to discuss the next steps and answer questions.
- Following an appeal by Redrow Homes, Woodford Garden Village (WGV) extension planning application was permitted by a Planning

Inspector at public inquiry. Stockport Council has lodged an appeal against the decision.

- The Adlington New Town proposal was taken off the [Government's priority list of new towns](#) to be progressed, but remains on the new town list of alternative sites. Other routes for development of the estate are also being considered.
- Woodford Neighbourhood Forum management committee has written letters to Stockport Council requesting updates and clarification on:
  - Progress with section 106 agreements associated with the planning permission granted in 2015 for WGV.
  - Progress with the proposed Commercial Centre on WGV.
  - Clarification of the scope of the infrastructure planning to cover the demands resulting from any large new developments granted planning permission before the Local Plan is adopted, as well as the development proposed in the Local Plan.
  - The need to ensure that Woodford residents are effectively consulted on the proposal to take Predominantly Residential Areas in the village out of Green Belt.
- Cllr Peter Crossen has written to Stockport Council and Harrow Estates/Redrow Homes requesting an update on progress with the Commercial Centre.
- Further development proposals in or around Woodford have been added to the growing list:
  - Harrow Estates has submitted a request to Cheshire East Council for an opinion on an Environment Impact Assessment (EIA) scoping report\* for development of 350 dwellings on [land to the north of Adlington Business Park in Poynton land](#) (around the former aerodrome runway).
  - Lovell Strategic Land has submitted a request to Cheshire East Council for an opinion on an EIA scoping report for development of up to 500 dwellings [at land at Lostock Hall Farm, Poynton](#)
- We are very concerned about the cumulative impact on infrastructure and quality of life for current residents in Woodford of all the development proposals with planning permission, or seeking planning permission, or being considered by developers, or proposed in the

Stockport Local plan, within a short radius of Woodford village. These include:

- Woodford Garden Village: 900 plus commercial (permitted)
- Handforth Garden Village: 1,500 homes plus commercial (permitted)
- Land South of Grove Lane, Cheadle Hulme: 126 homes (planning application submitted)
- Woodford Garden Village extension: 550 homes (planning application permitted at appeal and the Council has appealed the decision). This site is also allocated in the Local Plan.
- Land South of Chester Road: 545 homes (planning application submitted). This site is also allocated in the Local Plan.
- Hall Moss Lane: 250 homes (planning application submitted). This site is also allocated in the Local Plan for 400 homes.
- Jenny Lane: 190 homes allocated in the Local Plan.
- Moor Lane: Developer consultation and EIA scoping opinion request for 125 homes.
- Upper Swineseye Farm: Developer consultation for 450 homes.
- Lostock Hall Farm in Poynton: Developer EIA scoping opinion request for 500 homes.
- Land to the north of Adlington Business Park in Poynton: Developer (Harrow) EIA scoping opinion request for 350 homes.
- This amounts to 5,636 new homes within a short radius of Woodford village, which comprised 550 homes in 2013. This represents a massive population increase, putting strain on the same transport, education and NHS facilities in Stockport and Cheshire East.
- If we add on potential large scale development adjacent to Woodford in Adlington, then the number goes off the scale, potentially almost quadrupling.
- There is some good planning news: planning permission was granted for the extension at Avro Heritage Museum. This attracted a lot of publicity with TV interviews by Terry Barnes and other key members of the museum and the word has spread internationally. The next

challenge for the volunteers at the museum is to raise the £10 million required to complete the project, but there are hopeful signs.

- Finally, aimed at fun in the community the Woodford Summer Fair will be held on Saturday 20<sup>th</sup> June 2026 at Woodford Community Centre.

For details see the poster at the end of this newsletter.

\*A request to a council for an opinion on an EIA scoping report is a preliminary stage in the process and may, or may not, lead to the submission of a planning application.

## **More details and background information below:**

### **Stockport Local Plan**

The Council consultation on the draft Stockport Plan closed on 21<sup>st</sup> December 2025.

### **Green Belt sites in Woodford allocated for development**

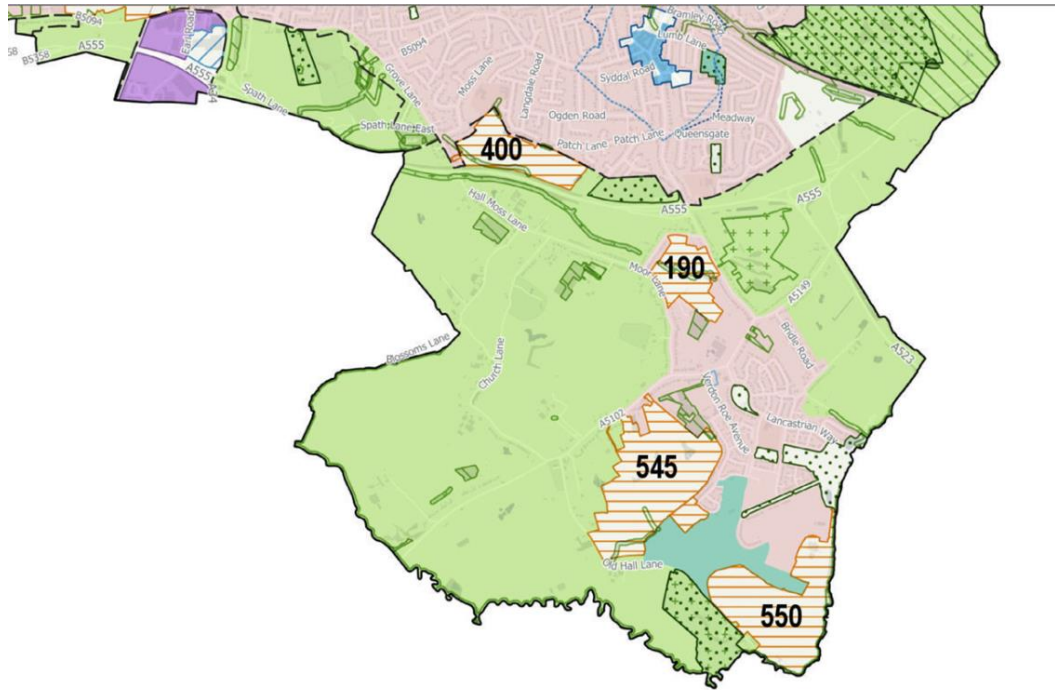
In order to meet the Government's mandatory housing target of 31,790 new homes in the next 15 years, the Council has explained that it used brownfield sites that are available and suitable for housing first, and then turned to Green Belt sites to achieve 80% of the target number. The following Green Belt sites in Woodford were allocated for development (a total of 1,280):

- Woodford Garden Village extension – 550 homes
- Chester Road – 545 homes
- Jenny Lane – 190 homes

Plus this site adjacent to Woodford:

- Hall Moss Lane – 400 homes

Locations are shown on the map below



Areas shaded in pink are “Predominantly Residential Areas and would be taken out of Green Belt.

### **Council briefing meeting for neighbourhood forums**

On 10<sup>th</sup> March 2026, three Council planning officers held a meeting for representatives of the four neighbourhood forums in Stockport, including Woodford. It was a useful meeting where we gave feedback on the consultation, were able to ask questions and given information that we can share. Key points arising are below.

### **Responses to the consultation**

A total of 7,458 responses were received were as follows:

- 5,758 comments from 2,132 respondents via the portal
- 1,352 via email
- 348 via letter

### **Work underway**

- Officers are reading every response.
- Identifying where more work is needed, and where changes may be needed.
- Further work includes: viability work, further public transport modelling, traffic modelling, updating flood risk, employment land review.

- Liaising with neighbouring authorities to understand their plans and priorities and the implications

### **Next steps**

- The next stage is Regulation 19 consultation on the amended draft Plan, which is expected to take place in June/July 2026.
- This consultation is to assess the “soundness” of the Plan, which means assessing whether the way it has been prepared complies with the law and planning guidelines.
- Officers are exploring ways to explain how the lay public can respond appropriately to this stage, which may be done via video clips on their website.
- Following this consultation and further amendments, the draft Plan and all the representations will be submitted to the Government’s Secretary of State in November 2026.
- The next step in 2027 is Examination of the Plan in public conducted by a Government appointed planning inspector, who will assess whether the Plan is “sound” and has been prepared in accordance with the law and current planning guidelines. This will include whether it achieves the target number of new homes. Inspectors normally ask for further amendments before a Plan is adopted.
- The duration of the Examination stage is difficult to predict, but adoption of the Plan is expected in 2028, at which point the Local Plan will govern planning and development in the borough.

### **Points arising from the discussion**

- Ways to make it easier to navigate the website will be explored.
- Accessible detailed evidence of the results of assessment of brownfield sites will be made available.
- Topic papers supporting the draft Plan will be available.
- An Infrastructure Plan covering the infrastructure needed to support the proposed development will be published.
- Sites allocated for development in the Plan will be removed from Green Belt.

- Sites assessed as meeting the criteria for Grey Belt are still within Green Belt.
- Sites shown on the Policies Map shaded in pink to denote “Predominantly Residential Areas” will be removed from Green Belt.
- Woodford residents should note this change because currently all properties in Woodford are in Green Belt and subject to Green Belt policies.
- The aim in Stockport is to link the price of Affordable Housing to average wages in Stockport, rather than 80% of average house prices and to focus on shared housing schemes.

## **Definitions**

The [National Planning Policy Framework 2024](#) provides the Government’s definitions of the following:

The purposes of Green Belt: Page 42, paragraph 143

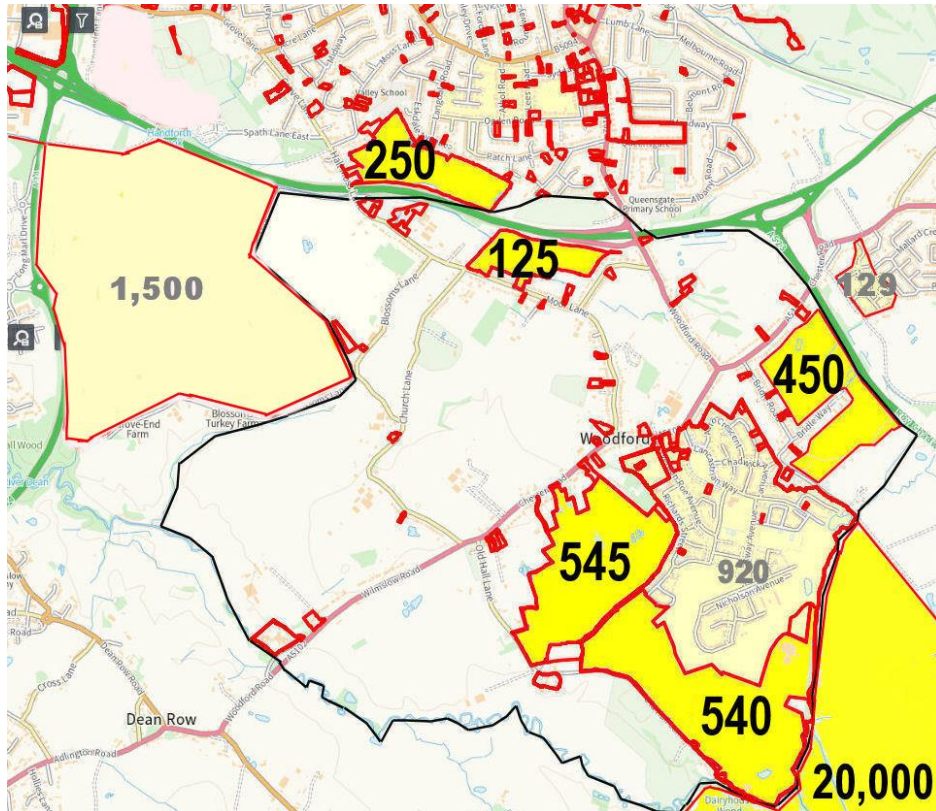
Affordable Housing: Annex 2 on page 70

Grey belt: Annex 2 on page 73

## **Developer Consultations**

As a result of the Government changes in planning guidelines, including the imposition on local authorities of higher housing targets and the introduction of the concept of grey belt, a number of speculative development proposals were put forward. Developers are encouraged to hold consultation events and residents should respond to express their views, but it is important to note that they will also need to respond to the Council if and when planning applications are submitted for these sites. To date, consultation events have been held for the following proposals:

- Redrow - Woodford Garden Village extension – 540 homes
- Russell Homes - Chester Road - 545 homes
- Jones Homes - Hall Moss Lane – 250 homes
- Miller Homes - Moor Lane – 125 homes
- Wilson Homes - Upper Swineseye - 450 homes



To date no planning applications have been submitted for the Moor Lane site or the Upper Swineseye site.

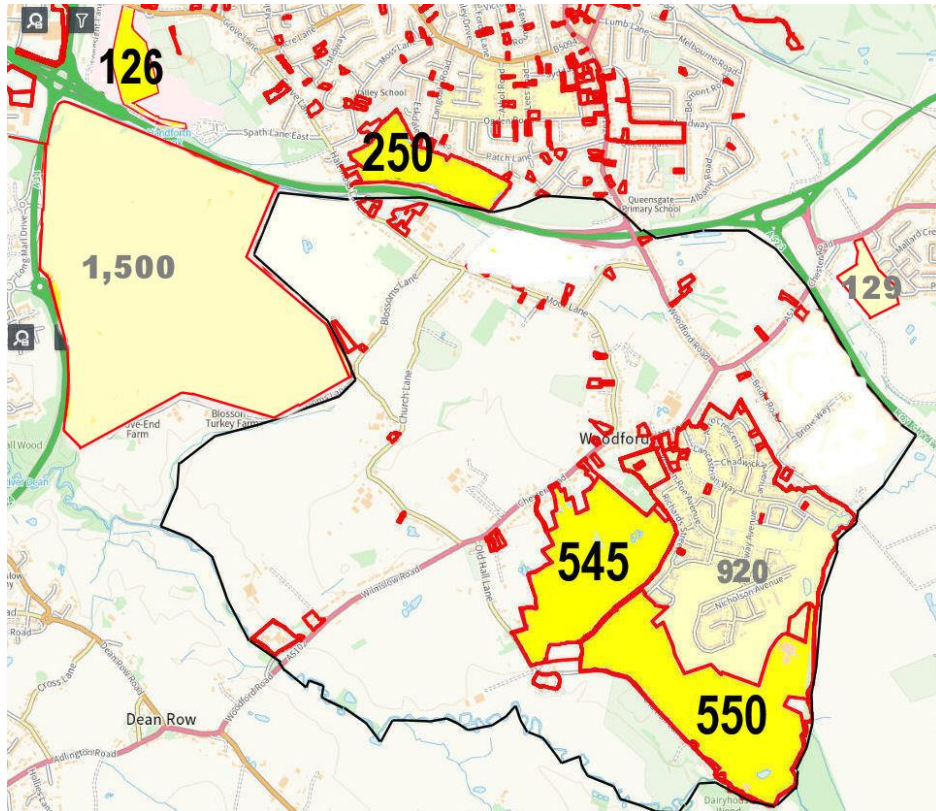
- Belport Ltd – Adlington New Town – 20,000 homes

The Adlington site was presented by a Task Force commissioned by the Government to put forward proposals for sites suitable for development of new towns.

## Planning Applications

Planning applications have been submitted for the following proposals:

- Russell Homes - Chester Road, 545 homes (DC/096927 )
- Redrow – WGV extension, 550 homes (DC/094533)
- Jones Homes - Hall Moss Lane, 250 homes (DC/097442)
- SCEPL Property Limited - Stanley Road, 126 homes (DC/098473)



## Your elected representative contact email addresses

Tom Morrison MP: [tom.morrison.mp@parliament.uk](mailto:tom.morrison.mp@parliament.uk)

Cllr Peter Crossen: [cllr.peter.crossen@stockport.gov.uk](mailto:cllr.peter.crossen@stockport.gov.uk)

Cllr Dallas Jones: [cllr.dallas.jones@stockport.gov.uk](mailto:cllr.dallas.jones@stockport.gov.uk)

Cllr Jeremy Meal: [cllr.jeremy.meal@stockport.gov.uk](mailto:cllr.jeremy.meal@stockport.gov.uk)

## Woodford Summer Fair

Fun for all the family. Free entry, free car parking, fairground rides and lots more. See poster below.

**Lovely family day out**  
Free Entry

**Woodford Summer Fair**  
**Saturday 20<sup>th</sup> June 2026 11am - 4pm**

**Join Us**

Refreshments

Artisan Makers

Rock Choir

Ice Cream



Inflatables

Local Organisations

Fairground Rides

Face Painting

Licensed Bar



**Woodford Centre, Chester Rd, Woodford. SK7 1PS**

This event is organised by Woodford Community Council, Woodford Neighbourhood Forum and Woodford Community Centre