



Woodford Neighbourhood Forum

c/o Woodford Community Centre, Chester Road, Woodford, Stockport, Cheshire, SK7 1PS

Email: woodfordneighbourhood@gmail.com

Web: <http://woodfordnf.co.uk>

Minutes of Meeting of Woodford Neighbourhood Forum Management Committee at Woodford Church Hall on 25th March 2026

Attendance	Present	Apologies received
Mr Robin Berriman (RBB)	√	
Ms Evelyn Frearson (EF)	√	
Mr Paul Goodman (PG)	√	
Mr Terry Barnes (TB)	√	
Ms Jane Sandoover (JS)	√	
Mrs Jude Craig (JC)		√
Mrs Janet DeVechis (JDV)	√	
Ms Zoe Jones (ZJ)		√
Mr Chris Coppock (CC)	√	
Mr Brian Bagnall (BB)	√	
Mr David Berry (DB)	√	
Mr Paul Rodman (PR)		Corresponding*

*Corresponding members wish to be kept in the loop but cannot routinely attend meetings

Declaration of conflicts of interest

None

Approval of minutes of two previous meetings

Meeting held via email on 19th November 2025 to discuss response to WGV extension planning application. Minutes approved.

Meeting held on 1st December 2025 to discuss response to Stockport Local Plan regulation 18 consultation. Minutes approved.

Matters arising

None

Financial update

RBB reported that funds remained unchanged at £742.71.

Feedback from Stockport Forums meeting via Teams on 10 March 2026

EF and DB had attended the Stockport Forum's meeting via Teams to represent WNF. Notes from that meeting had been circulated to the committee prior to this meeting. Some of the key points were discussed in the meeting including:

Response to the consultation

The officers reported at the forums meeting that over 5,000 responses had been received via the portal from over 2,000 residents. There had also been over 1,000 responses via email and a smaller number via post. They were reading them all. This level of response was discussed at this meeting. It was agreed that while it is a lot of work for the officers, it represented a small proportion of the population of the borough.

[The exact numbers were: 5,758 comments from 2,132 respondents via the portal, 1,352 via email and 348 via letter.]

Predominantly Residential Areas marked on the Policies Map proposed to be taken out of Green Belt.

The committee agreed that this would represent a big change in Woodford, which is currently washed over by Green Belt. The need for residents to be able to see whether their property would remain in Green Belt or be taken out had been raised by WNF in the forums meeting. The point was acknowledged by the officers who gave reassurance that the resolution of the Policies Map was high enough for this to be clear if residents zoomed. However, in its representation to the consultation, WNF had pointed out that the change needed to be noted in the Plan Document as well as the Policies Map. This was not raised in the forums meeting, so it was agreed that WNF should write to the officers to emphasise the importance of the change in Woodford and ask for clarification on whether it would be noted in the text of the regulation 19 version of the Plan document, so that residents would be alerted to it.

Action: EF to draft a letter from WNF to SMBC for circulation and approval by the committee.

Local Plan Infrastructure Plan

During the forums meeting SMBC officers had explained that there would be an infrastructure plan to cover all the infrastructure requirements for the proposed development. This would sit alongside the Plan Document. There was a discussion in this meeting about the significant infrastructure requirements associated with all the current planning applications and the cumulative impact together with the Local Plan and how the infrastructure plan would manage and incorporate the potential new developments

It was agreed that WNF would write to SMBC officers saying that we understand that an infrastructure plan will be published at the Regulation 19 stage and asking for clarification about how the infrastructure plan would manage and incorporate the potential new developments as well as development proposed in the Local Plan.

Action: EF Action: EF to draft a letter from WNF to SMBC along these lines for circulation and approval

by the committee.

Availability of brownfield sites

During the forum's meeting the public perception that there were large areas of brownfield sites and large numbers of empty homes in the borough was discussed. SMBC explained that this is a false impression. In their most recent call for sites for the Local Plan, only two new brownfields sites were put forward that were not already on known to the officers. The officers agreed that it would help to allay public suspicions if a comprehensive list of brownfield sites, which they had assessed for potential development in the Local Plan, was made available to the public. They stated that they intend to produce this information for the Regulation 19 stage.

Consultation portal

At the forums meeting, there was extensive discussion about the consultation portal, with High Lane and Woodford reporting similar difficulties in finding the evidence documents, especially Green Belt assessment and traffic modelling. The officers reported disappointment about social media posts spreading information that the portal was not working. They listened to the feedback from the forums and proposed to use members of the forum committees as guinea pigs to test the portal for the Regulation 19 consultation. Members of this committee also reported difficulties in finding all the evidence and in responding via the portal.

At the forums meeting there had been discussion about the forthcoming challenge of explaining to the public how to respond to the Regulation 19 consultation, which is concerned with whether the process of preparation of the plan is compliant with national planning guidelines and the law, rather than whether the public "like" the proposals. The officers suggested using the forum representatives as guinea pigs to test the Reg 19 consultation portal. Members of this committee welcomed that suggestion.

Affordable housing

DB had raised this topic at the forum's meeting which was welcomed by Steve Johnson who has a specific responsibility for this in SMBC. The pros and cons of the scheme were discussed by this committee and it was noted that in Stockport the aim is to link price to average wages rather than average house prices.

Next steps in preparation of the Local Plan

At the forum's meeting the officers explained that the timetable remains unchanged. The Regulation 19 consultation is expected to commence in June/July 2026 and adoption is expected in 2028, but that might be affected by the duration of the Public Examination which is difficult to predict.

Re-designation of Woodford Neighbourhood Forum

Jonathan Mayo (SMBC) had written to the committee to let them know that the renewal had been approved by the SMBC Scrutiny Committee and the final hurdle was the full Council meeting.

[Post meeting note: Re-designation of both WNF and MMMC neighbourhood forum was approved at the Council meeting on 26th March 2026]

WGV extension

There was a discussion about the inquiry and the result. The committee was puzzled by the last minute agreement between Redrow and the Council regarding the highways issues before the Inquiry opened. TB had attended a meeting with Barratt and Harrow because the Avro Heritage Museum is renting the former CAE building for storage. He learned that development will start at both ends of the WGV extension site with two developers working on site simultaneously. Barratt will be responsible for the higher density development. Work is expected to start in 2027 with installation of services and building is expected to commence in 2028.

There was a discussion about s106 agreements associated with the original WGV planning permission that are not yet fulfilled. In addition, the commercial centre on the former Bodycote site, which is in the Woodford Neighbourhood Area, was granted permission in May 2023 and work has not yet started. It was agreed that WNF should write to Redrow to enquire when work is expected to start, and also write to Emma Curle, SMBC, enquiring about progress in fulfilling the outstanding s106 agreements.

It was noted that CIL did not replace s106 because s106 provides fund for specific requirements.

The status and merits of a proposal for a roundabout at the junction of Moor Lane and Chester Road were discussed.

[Post meeting note: BB made enquiries with SMBC after the meeting and found that it dated back to the original WGV planning permission, the plans for the roundabout have been approved and are good to go.]

Action: EF to draft two letters for circulation and approval by the committee regarding;

- **the Commercial Centre**
- **Outstanding s106 agreements**

SMBC planning applications notification system

There was discussion about the current unreliability of notification of WNF by SMBC of new planning applications in the Woodford Neighbourhood Area. EF and DB are now monitoring the SMBC website on a regular basis to ensure that applications are not missed. A letter had been sent to Emma Curle earlier in the year [13th January 2026] to inform her about these problems. There has been no reply to date.

It was noted that resubmitted applications are not re-notified and appear in the chronological order of the original application on the website.

Information on the planning portal is sometimes inaccurate with regards to deadlines and frequently changes with time, with new documents being posted as time goes along. These changes and additions are not notified. Suzanne Broomhead had been notified about two examples of bizarre deadlines relating to Permission in Principle (PIP) applications (and one particular case officer). She informed us that PIP applications require much less information from the applicant and have to be determined in a much shorter timescale compared with other applications, but did not comment specifically on the bizarre information on the website.

It was noted that the determination deadlines have elapsed for many householder applications.

We agreed not to contact SMBC about this again.

Recent planning applications

LDC applications for 353 Chester Road: Peter Crossen had reported at the WCC meeting on 24th March that the owner was exploring what he could do with the premises.

The three separate LDC applications for three different proposals at 535 Chester Road were noted.

The two PIP applications at Moorend Farm at 177 and 181 Woodford Road, each for 9 dwellings were noted.

[Post meeting note: Peter Crossen and Jeremy Meal have called in the applications for 9 dwellings 177 Woodford Road and 4 dwellings on Land off Church Lane]

Enforcement

The enforcement case at Hill Top Farm was discussed. A planning advisor acting on behalf of Joe D'Amelio had updated WNF on a complaints procedure being followed up with SMBC about lack of timely enforcement action. A resident on Church Lane had written to WNF expressing disappointment that no enforcement action appeared to have been taken and asking whether we could check on progress. WNF wrote to Dave Westhead on 17th March to request a progress update. No reply has been

received to dated

The committee agreed that lack of action on this case was not acceptable.

[Post meeting note. On 28th March Joe D’Amelio forwarded to WNF an email from him to Cllr Dallas Jones and Tom Morris MP expressing concern about the lack of enforcement action. He wrote on behalf of himself, other residents and “Woodford Community Forum”. WNF have clarified with the recipients that the email was not sent on behalf of Woodford Neighbourhood Forum, or Woodford Community Council]

Large development proposals

It was noted that two of the large development applications were past the SMBC determination deadline and were potentially at risk of an appeal by the developer:

The Russell Homes application for Land South of Chester Road determination deadline was 19th December 2025.

The Jones Homes application for Land off Hall Moss Lane determination deadline was 27th February.

The Lostock Hall Farm proposal was discussed. The committee was aware of rumours of approval of the principle of a roundabout on the Poynton Relief Road and the implications for the Upper Swineseye proposal, but nothing to date suggested that this was likely.

[Post meeting note: The developer has submitted an Environmental Impact Assessment scoping report to Cheshire East Council which can be viewed on Cheshire East’s planning portal, reference 26/0803/EIA.]

The committee discussed the news that the Adlington New Town proposal had been scrapped by Government, but it was still on the table for development funded by other means. Possible routes for development discussed included submission in the Call for Sites for the new Cheshire East Local Plan, or via piecemeal speculative planning applications. The problems this would cause for inclusion of any co-ordinated infrastructure were noted.

It was agreed that it was still a major concern for tenant farmers who had been given notice and for residents and organisations opposed to development of the site, but it was at least good news that any development would now not be under a New Town label and would therefore be subject to national planning guidelines and public consultation.

NPPF

PG reported that the publication was now delayed until the summer. This may have implications for the Stockport Local Plan because some of the changes to the policies would mean fewer would need to be included in the Local Plan.

PG noted that a large “voice” was developing among organisations nationally on objection to the concept of grey belt. It is possible that the definition may change.

WNF Newsletter

It was agreed that a newsletter would be timely to cover WGV extension appeal result, Lostock Hall Farm proposal, Stockport Local Plan update, Avro Heritage Museum planning application.

Avro Heritage Museum

TB reported that the approval of the planning application for the extension of the museum had been very welcome. It attracted a lot of publicity with TV interviews by him and other key members of the museum and the word has spread internationally. The next challenge is to raise the £10 million required to complete the project, but there are hopeful signs.

Historic footpaths

As part of the WGV extension development footpaths linking the site to Old Hall Road will be re-instated.

Improvements in Poynton

CEC are undertaking work to renew roundabouts and street lighting in Poynton.

WNF Meetings

It was agreed to set a regular pattern of meetings with four per year to include the AGM in September and committee meetings in December, March and June.

Action: Exact dates to be determined by EF via Doodle Poll.

Evelyn Frearson 30th March 2026 *[Amended 12 April 2026]*