

HLVNF SLP consultation meeting and AGM

22nd November 2025
High Lane Village Hall
2-4:30pm



Agenda 1 - SLP consultation

1 Stockport Local Plan Regulation 18 consultation review

Welcome by HLVNF Chair Richard Jones

- | | | |
|----|---|-------|
| 1A | Forum, Stockport Local plan Reg.18 Draft - background & Key facts - Chair | |
| 1B | Green belt v Grey belt arguments | Chair |
| 1C | High Lane site allocation - HOM-2.16 | Chair |
| 1D | Sandown Road site allocation HOM 2.18 | HGGAG |
| 1F | Traffic & Infrastructure | Chair |
| 1G | Consultation Responses, Plan of action & Questionnaire | Chair |

BREAK

2 High Lane Village Neighbourhood Forum AGM 2025



Agenda 2

High Lane Village neighbourhood Forum AGM 2025

- | | | |
|---|---|---------------|
| 2A | Apologies & Approval of the minutes of AGM 2024 | Secretary |
| 2C | Financial Report (copies on request) | Treasurer |
| 2D | Chairman's report on the past year | Chair |
| 2E | Report on Planning Outcomes from Planning Lead | Ian Carpenter |
| 2F | Carr Brow Children's Home update, | Chair |
| 2G | Election of Officers to NF Committee | Secretary |
| (Please join us! New members welcome!) | | |
| 2H | Any Other Business | |



1A Stockport Local Plan (SLP) Regulation 18 Draft- background & Key facts

High Lane Village Neighbourhood Forum
Chair - Richard Jones



High Lane Village Neighbourhood Forum: Our Role

- ▶ Forum Designated Area approved by SMBC 14 September 2017
- ▶ Forum is a **Statutory consultee** for all developments in that area
- ▶ Forum developed a **Neighbourhood Plan** with community consultation
- ▶ Approved by Independent Planning Examiner (Reg.17) - 19 March 2021
- ▶ **Referendum & Plan** was made - 16 September 2021
- ▶ Forum re-designated (after 5 years) - 14 September 2022
- ▶ **We represent everyone who lives or works in our area!**

Your Forum, Your Plan, Your Say!

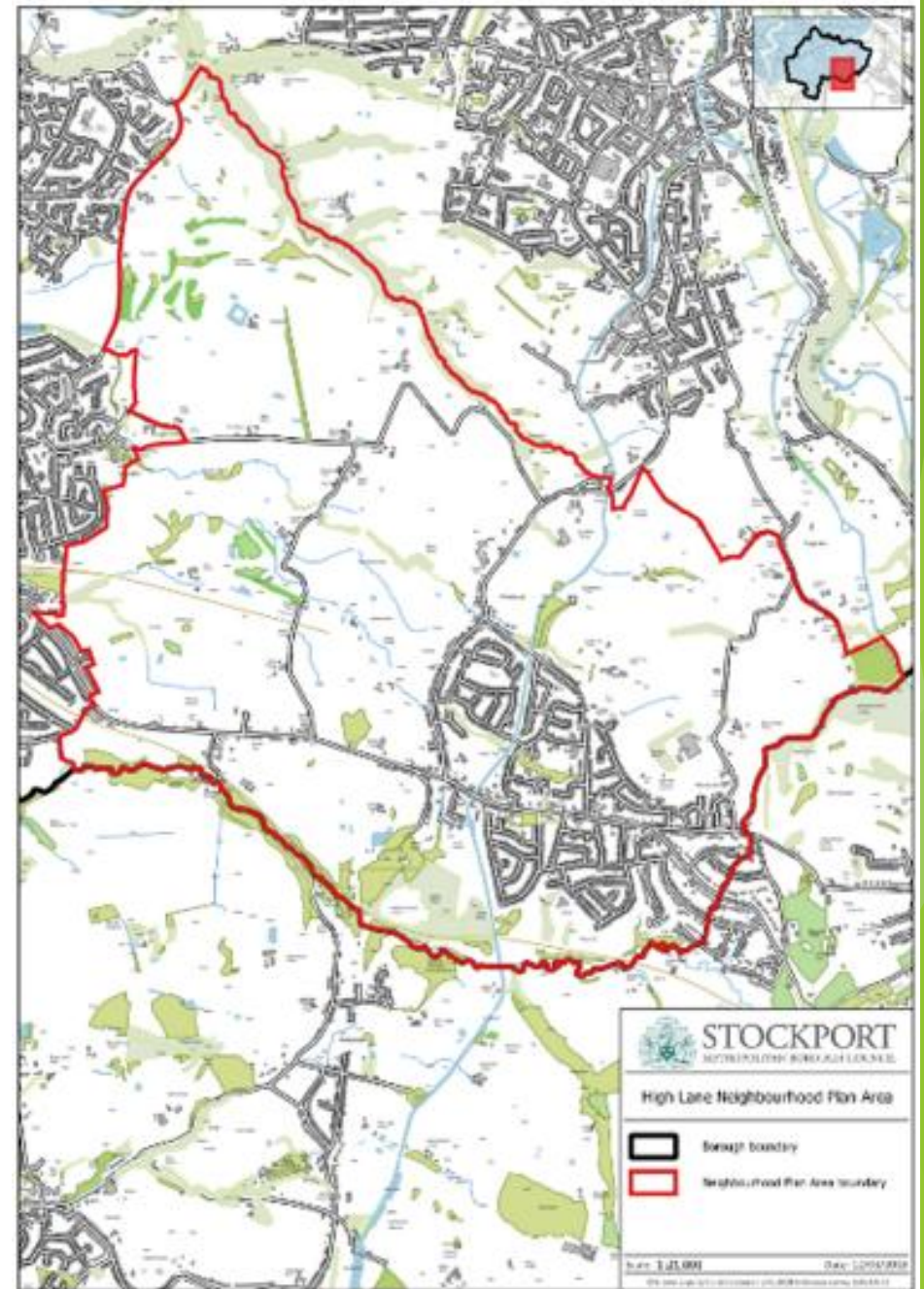
HLVNF Designated Area

Aligned to Marple South & High Lane council voting area

Represented by 3 councillors:

- ▶ Colin McCallister (LibDem)
- ▶ Shan Alexander (LibDem)
- ▶ Aron Thornley (Labour)
- ▶ Forum consulted Hazel Grove councillors in 2017 on boundary, and it was agreed.
- ▶ Note: Hazel Grove does not have a Forum, so it has no designated area of Neighbourhood Plan

- ▶ <https://www.stockport.gov.uk/development-plan/adopted-neighbourhood-plans>



Stockport Local Plan - Background & key facts

- ▶ SMBC have had a Draft Local Plan for consultation twice before:
- ▶ 2023 Conservative government announced proposal for changes to National Planning Policy Framework - (UK Planning rules)
- ▶ No changes were made but it halted all UK Local Plans
- ▶ 2024 Labour government implement change review of NPPF
- ▶ SMBC Local Plan published for Reg. 18 consultation on 19th July 2024
- ▶ Halted by UK & local elections
- ▶ 2024 plan had **NO Green Belt allocation** only Brownfield & 85% of target homes
- ▶ **The High Lane Green Belt 500 homes option was rejected?**
- ▶ The new NPPF was released in December 2024
- ▶ Green Belt & Grey Belt guidance not until February 2025
- ▶ SMBC delayed Local Plan until Grey belt understood - legal advice

Stockport Local Plan - Background & key facts cont.

16 September 2025 - Minister of state for Housing & Planning letter

MATTHEW PENNYCOOK MP to SMBC

► **Set an Intervention timescale:**

- Regulation 18 consultation should be completed 24 December 2025;
- Regulation 19 consultation should be completed 1 September 2026;
- Submission of the plan for examination should be 30 November 2026.

Stockport Council set consultation between:

- **6 November to Sunday 21 December 2025**

Have your say!

SMBC response to Ministers Letter

24-Sep-25 - Mark Roberts - Excerpts

- “the new housing targets represent an **almost doubling of the number of houses** your government now insist be built in Stockport
- We wanted to ensure that **our brownfield sites could be developed first**, rather than **giving large developers a charter to concrete over swathes of our Green Belt** regardless of the views of local residents or their democratically elected representatives.
- You are making it clear to our residents that **your government do not respect this (Brownfield First) or the views** of local councillors and local people.
- Consultants (LUC), paid for by the grant from your department,.. carry out the review of Green Belt your government has demanded, **using your criteria to identify the (Grey Belt) land you do not value highly enough to be protected from development any longer”**

Stockport local plan - Key documents

- ▶ **Stockport Local Plan - Appendix 1**
- ▶ Explains the plan
- ▶ Section 4.4 page 101-105 HOM1 Housing requirements & HOM 2 sites
- ▶ **Policies Map - Appendix 2**
- ▶ Shows all the sites
- ▶ **Addressing our development needs - Appendix 3**
- ▶ Explains how the decisions on allocation made on numbers & sites using NPPF
- ▶ **Green Belt Assessment by consultants LUC, Landuse:**
- ▶ *Manchester, 4th Floor, 57 Hilton Street, Manchester M1 2EJ*
- ▶ 0161 802 2800 manchester@landuse.co.uk
- ▶ **47% of Stockport's land that is currently Green Belt! (5,861 hectares)**
- ▶ **30% of this is Grey Belt - in their opinion!**
- ▶ **A 15% reduction! (That is 879 hectares = 1,230 football pitches!)**

Stockport local plan - Key Numbers

- Stockport Local Plan (Local Housing Need – LHN)
- Massive increase of target for Stockport since 2022
- Government imposed **31,790 new homes by 2042**
- This equates to 1,870 units per year, over 17 years.
- SLP Baseline supply of 16,406 homes proposed in Urban and Brownfield locations
- This leaves a shortfall of 15,384 v target
- Consultants reviewed Green belt and found 8,965 more homes!
- **This 25,371 is 80% of the target**
- Government want **1.5 million homes** in 10 years,
- **Many experts believe this is both unachievable and undeliverable.**

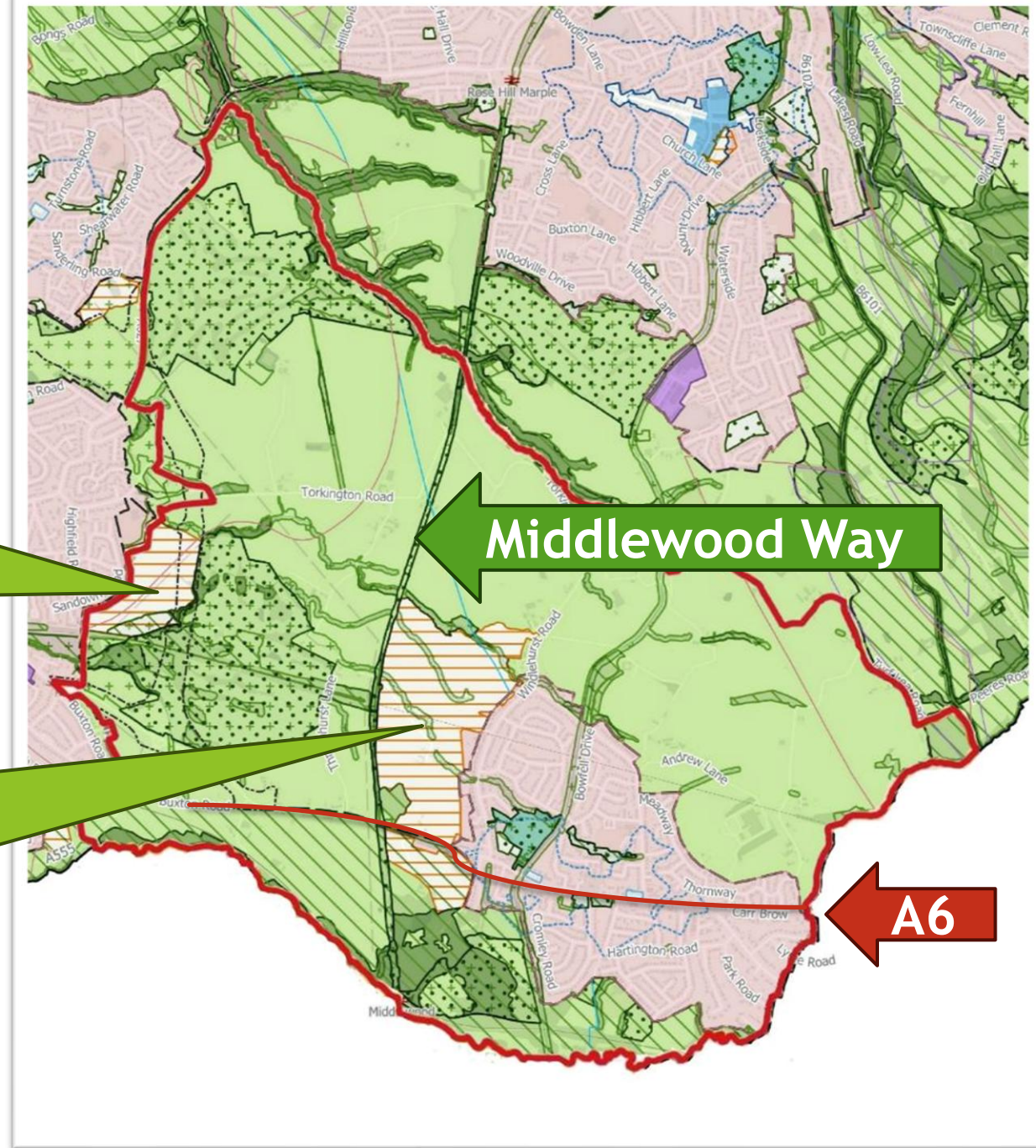
Source	No. of homes
Permissions	4,047
SHLAA sites	3,748
TC allowance	6,889
Small sites allowance	1,022
DC allowance	700
TOTAL	16,406

Baseline Supply	16,406
Green Belt sites	8,965
TOTAL	25,371
LHN	31,790
Target as % of LHN	80

Stockport local plan - 2 Sites in Forum's Area & 1,300 homes!

Site HOM 2.18
Sandown Road
300 Homes

Site HOM 2.16
High Lane
1,000 Homes
“At least 30% must be
designed for older people”



Green Belt Assessment - steps

- 1) **Define** areas (Parcels) of land for assessment
- 2) **Assess** if they meet Grey belt criteria (A B & D)
- 3) **Rate** the parcels Very strong to Low using C - safeguarding countryside
- 4) **Review** Foot note 7 criteria for restrictions
- 5) **Evaluate** overall impact A,B,C.D and Footnote 7
- 6) **Overlay** by SMBC - **potential development sites?**
- 7) **Allocate sites:** Provisionally define parcels for allocation as sites for development
- 8) **SLP High Lane HOM 2.16 & Sandown Road HOM 2.18**

Green Belt v Grey Belt - National Planning Policy Framework (NPPF)

► NPPF 142: States that

- “the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open;
- the essential characteristics of Green Belts are their **openness and their permanence**”.

NPPF 143: States that the Green Belt serves five purposes:

- A - to check the unrestricted sprawl of large built-up areas;
- B - to prevent neighbouring towns merging into one another;
- C - to assist in safeguarding the countryside from encroachment;
- D - to preserve the setting and special character of historic towns; and
- E - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

A, B & D used to assess Grey Belt

Green Belt v Grey Belt - grey belt NPPF

Grey belt' is defined in Annex 2 of the NPPF as

The most recent version of the NPPF also created a sub-section of land in the Green Belt called 'grey belt'. That is defined as:

- ▶ “Land in the Green Belt comprising previously developed land and/or
- ▶ any other land that, in either case, **does not strongly contribute** to any of purposes (a), (b), or (d) in paragraph 143.

Green Belt v Grey Belt - grey belt NPPF

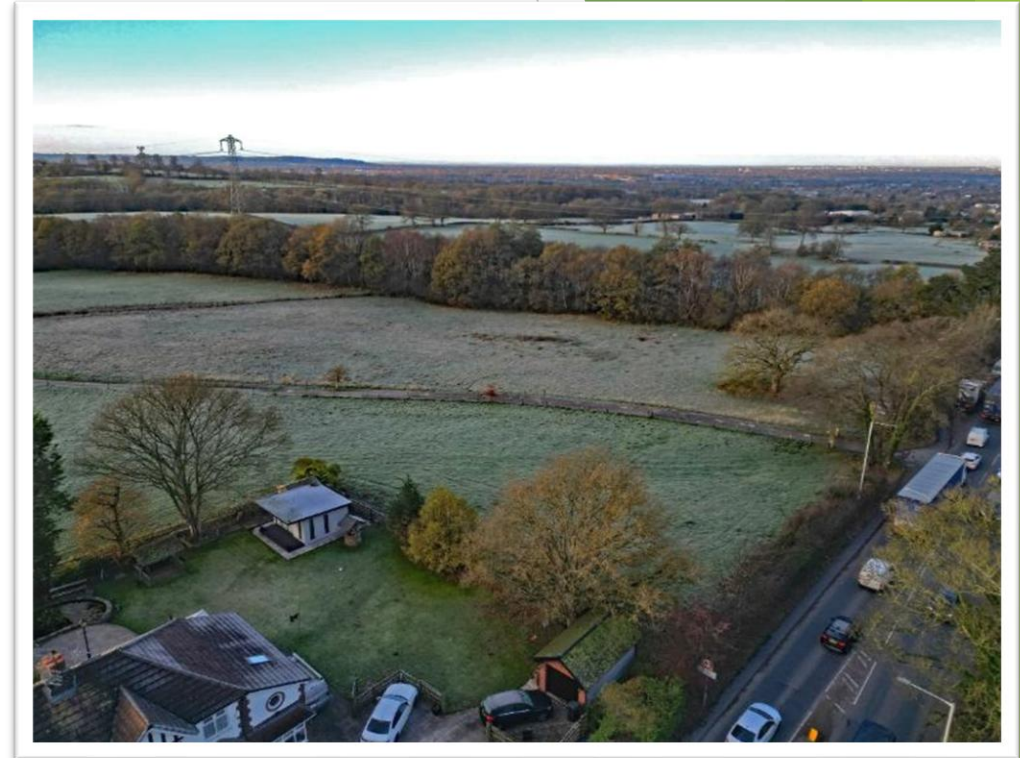
Grey belt is defined in Footnote 7 of the NPPF as

- ▶ ‘Grey belt’ excludes land where the application of the policies relating to the areas or assets in **footnote 7** (other than Green Belt) **would provide a strong reason for refusing or restricting development.”**
- ▶ habitats; sites (and those sites listed in paragraph 194) and/or
- ▶ as Sites of Special Scientific Interest;
- ▶ land designated as Green Belt, Local Green Space,
- ▶ a National Landscape, a National Park (or within the Broads Authority)
- ▶ or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage
- ▶ assets of archaeological interest referred to in footnote 75);
- ▶ and areas at risk of flooding or coastal change.
- ▶ The PPG states in such locations, it may be necessary to **only “provisionally identify such land as grey belt in advance of more detailed specific proposals”.**
- ▶ <https://www.gov.uk/government/collections/planning-practice-guidance>

Green Belt v Grey Belt

Golden Rules:

- ▶ Where major development involving the provision of housing is proposed within or on land released from the Green Belt the following contributions should be made:
 - ❖ Affordable housing - in line with specifications set out in more detail in the NPPF and PPG.
 - ❖ Necessary improvements to local or national infrastructure; and
 - ❖ The provision of new, or improvements to existing, green spaces that are accessible to the public.
- ✓ **Sites must have infrastructure &**
- ✓ **Improved accessible green spaces**

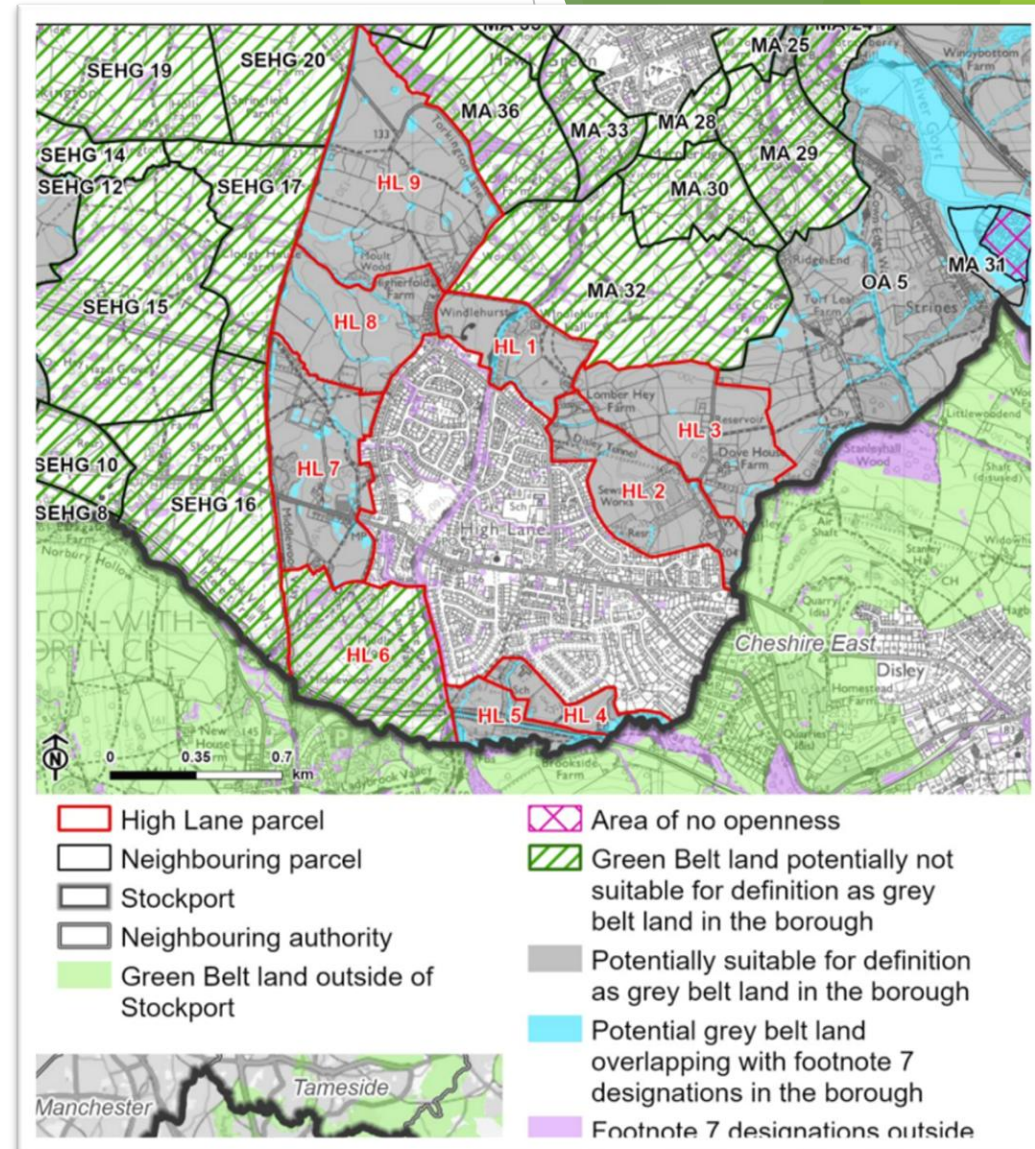


Green Belt v Grey Belt - SMBC

SLP Green Belt Assessment

SLP Appendix 3 - Assessing our development needs

- ▶ “The NPPF (paragraphs 145 and 146) sets out that changes to Green Belt boundaries would require there to be exceptional circumstances, which includes an inability to meet housing need
- ▶ Consequently, the council has been required to consider development of land in the Green Belt
- ▶ The sequential approach in NPPF 148 expects that, in considering Green Belt,
- ▶ we first look at sites which have been previously developed (grey belt),
- ▶ then those grey belt sites which are not previously developed
- ▶ and then other Green Belt sites (last).”



Green Belt v Grey Belt

Grey belt PPG for Purpose C

Purpose C - to protect the countryside from encroachment

- ▶ 3.74 Purpose C is not relevant to the identification of grey belt
- ▶ and is not referenced in the PPG,
- ▶ but it is still one of the five purposes of Green Belt set out in the NPPF.
- ▶ **Ratings of contribution to Purpose C could still help inform judgements regarding**
- ▶ **Which grey belt areas are more suitable for release than others in Green Belt terms**

▶ Green Belt Assessment Methodology

- ▶ The publication of the updated Planning Practice Guidance (PPG)
- ▶ February 2025 on Green Belt assessment
- ▶ Developed by LUC - the Consultants

Green Belt v Grey Belt -

Table 4.1: Green Belt contribution

- ▶ Grey belt rating used for allocation of sites
- ▶ Based on “Contribution to NPPF purposes A, B, C & D”
- ▶ Parcels of land rating Moderate or Low
- ▶ **Purpose C - to protect the countryside from encroachment**

Decision making
criteria biased
against rural
areas

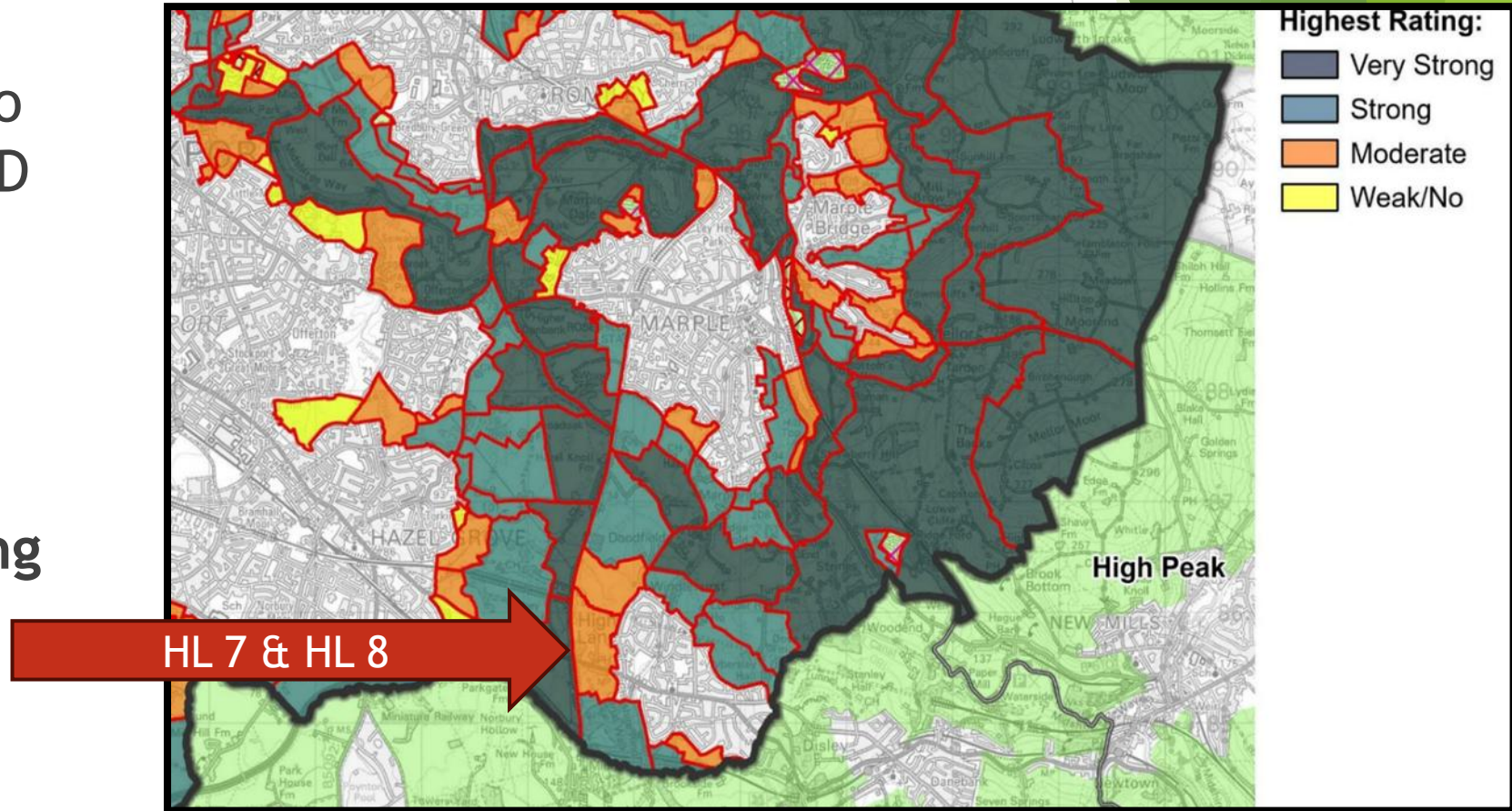
Settlement / Area	Parcel reference	Purpose A	Purpose B	Purpose C	Purpose D	Potentially suitable for definition as Grey Belt
East of Reddish	ER6	Very Strong	Very Strong	Strong	Weak/No	No
East of Reddish	ER7	Weak/No	Weak/No	Weak/No	Weak/No	Yes
High Lane	HL1	Weak/No	Weak/No	Strong	Weak/No	Yes
High Lane	HL2	Weak/No	Weak/No	Strong	Weak/No	Yes
High Lane	HL3	Weak/No	Weak/No	Strong	Weak/No	Yes
High Lane	HL4	Weak/No	Weak/No	Moderate	Weak/No	Yes
High Lane	HL5	Weak/No	Weak/No	Strong	Weak/No	Yes
High Lane	HL6	Strong	Weak/No	Strong	Weak/No	No
High Lane	HL7	Moderate	Weak/No	Moderate	Weak/No	Yes
High Lane	HL8	Moderate	Weak/No	Moderate	Weak/No	Yes
High Lane	HL9	Weak/No	Moderate	Strong	Weak/No	Yes

HOM 2.16 site

Green Belt v Grey Belt Rating: High Lane

- ▶ Grey belt rating used for allocation of sites
- ▶ Based on “Contribution to NPPF purposes A, B, C & D
- ▶ Parcels of land
- ▶ **Moderate - Orange**
- ▶ **or Low - Yellow**
- ▶ HL 1,2,3,5,6 & 9 = Strong
- ▶ **HL4, 7 & 8 = Moderate**

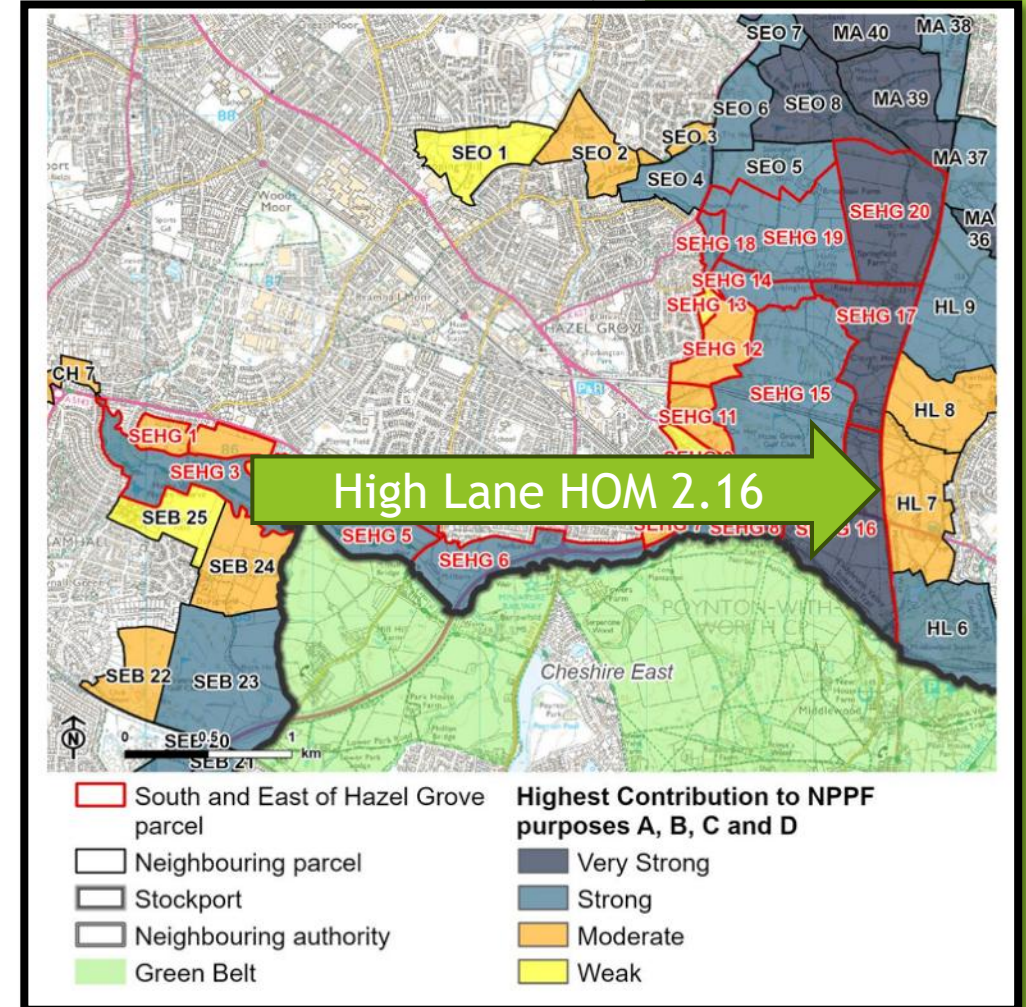
Overall Grey belt rating - Green Belt Assessment



Greenbelt v Grey Belt - High Lane

High Lane site HOM 2.16

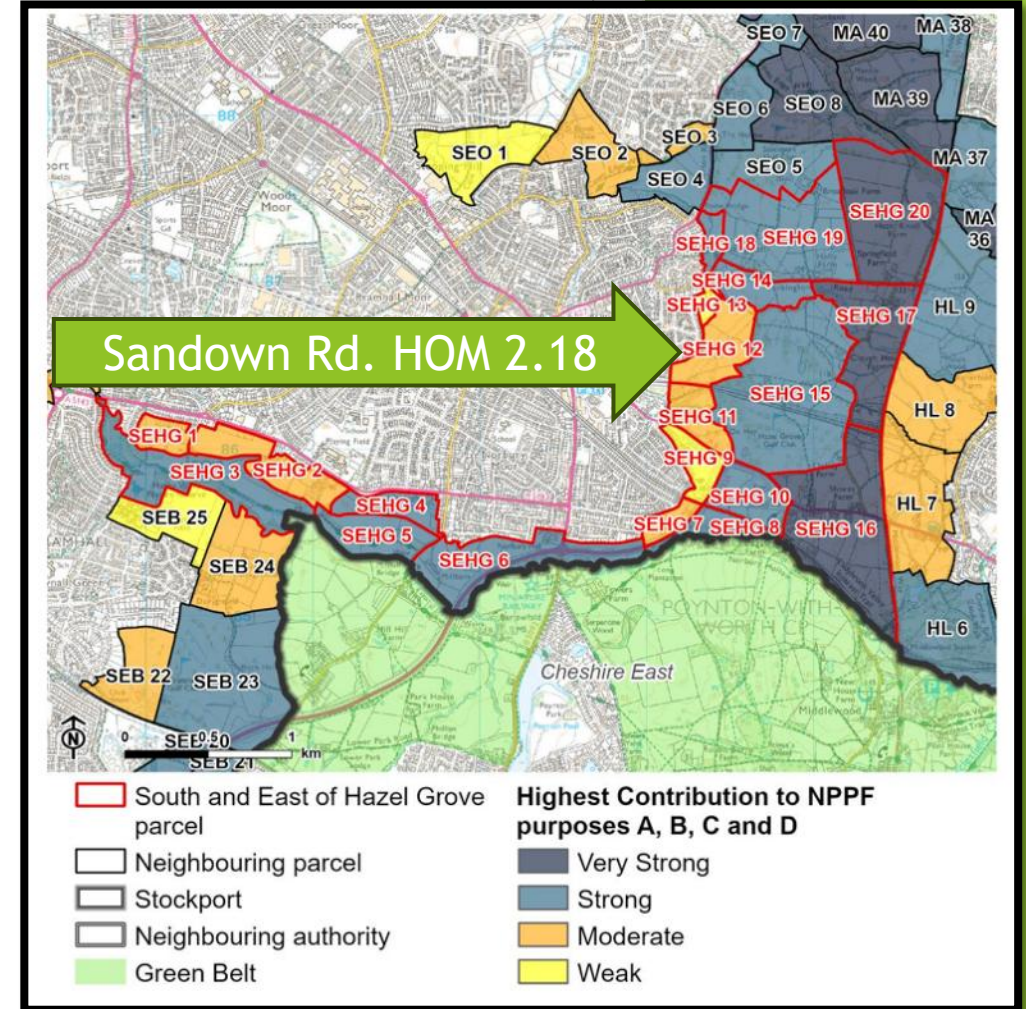
- ▶ Designated Grey Belt by LUC
- ▶ **Rated Moderate HL 7 & 8**
- ▶ Allocated for development!
- ▶ Even though other Weaker sites
- ▶ **But Developer scheme in place!**
- ▶ **KCS & Q Developments**
- ▶ **1,000 Homes**
- ▶ **SMBC appears developer led?**



Greenbelt v Grey Belt - Sandown Road

Sandown Road site HOM 2.18

- ▶ Designated Grey Belt by LUC
- ▶ **Rated Moderate SEHG 12**
- ▶ Allocated for development
- ▶ Even though other Weak sites
- ▶ **Again - Developer proposal in place!**
- ▶ **Story Homes - 300 homes**



Green Belt v Grey Belt - SMBC Proposal

Many other Grey belt areas (number)
Many adjacent to Urban areas (number)

NPPF direct councils prioritise these
Urban areas have better infrastructure

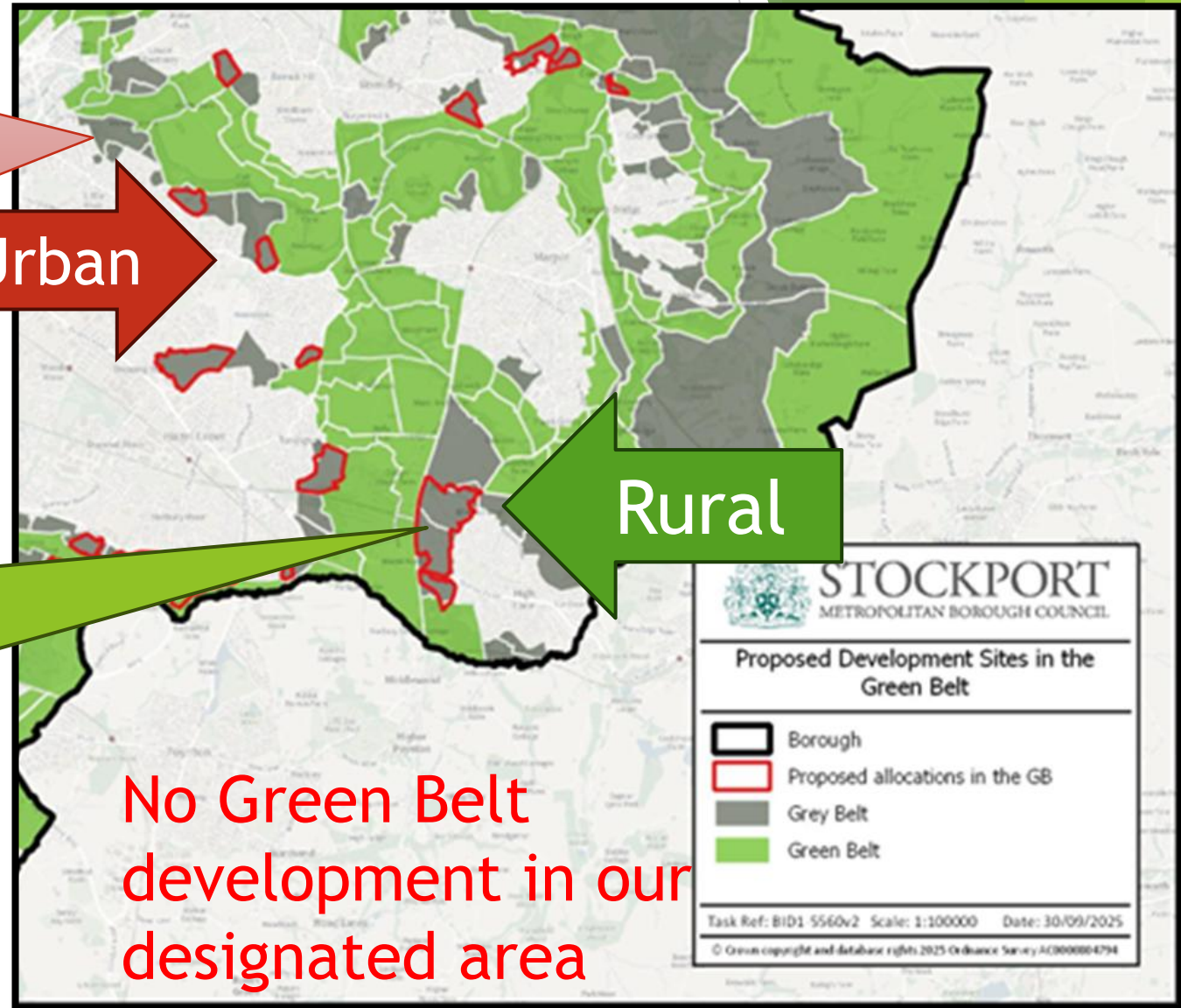
High Lane is not a District Centre

Plan site HOM 2.16
Made up of 2 Grey Belt areas:
High Lane HL 7 & HL 8
HOM 2.18
Sandown Road

Urban

Rural

No Green Belt
development in our
designated area



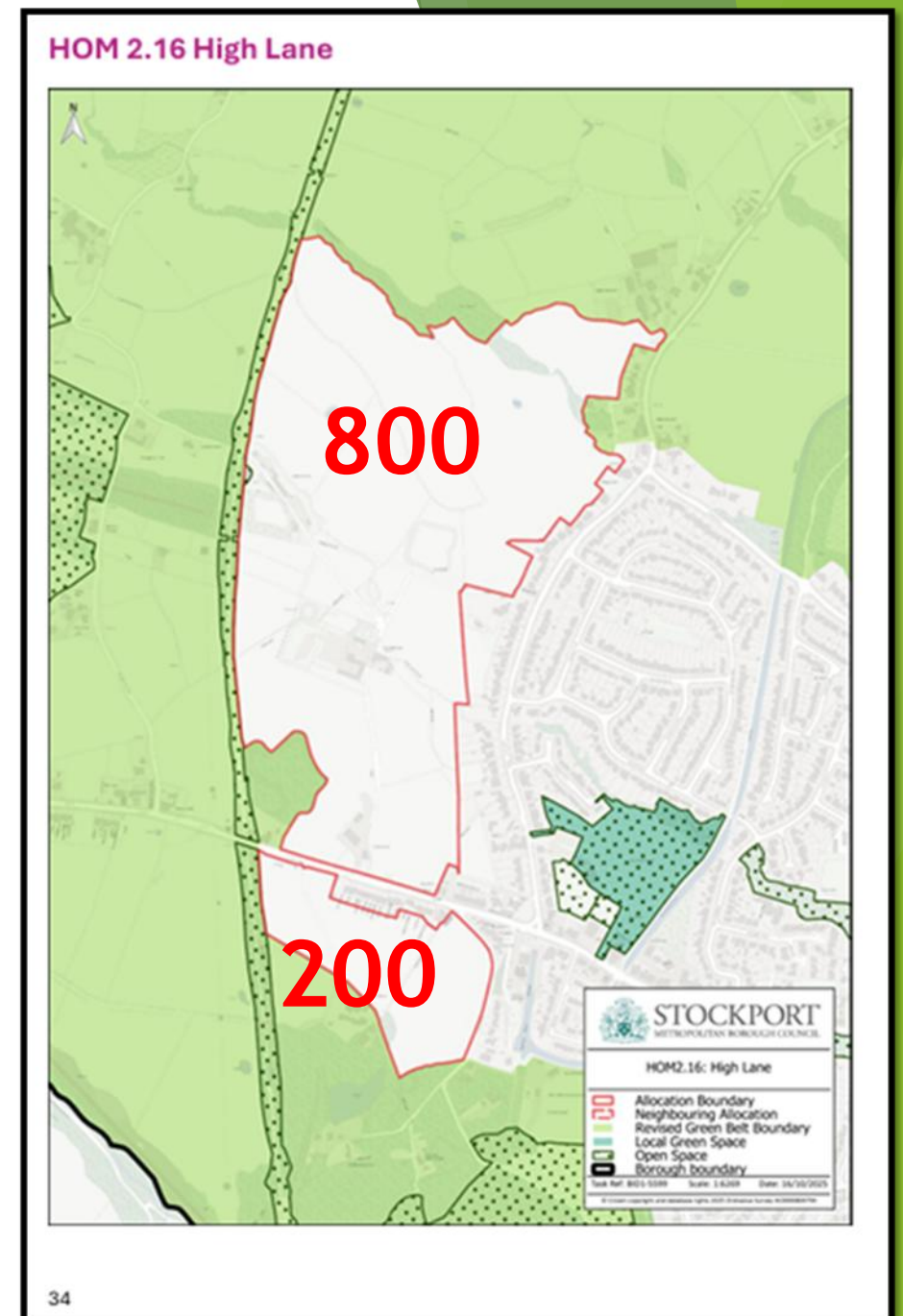
What people say:

- ▶ House of Lords Nov'24:
- ▶ remain concerned that the **Government has not fully considered the implications** of implementing so many intrinsically linked planning policies simultaneously or in quick succession.
- ▶ Campaign for Rural England Oct'25:
- ▶ A **lack of definition on Grey Belt** in NPPF puts working farms and greenbelt at risk. **41,000 people signed CPRE petition for change. Government rejected it.**
- ▶ UK Government petition Sep'25
- ▶ We think the grey belt glossary definition [which] could **result in the loss of our countryside forever** - vital for health and wellbeing, combatting climate change and supporting wildlife
- ▶ **The chancellor Nov'25:**
- ▶ “tearing up burdensome regulations, or streamlining planning permissions with AI, we want to go further still by **backing the builders not the blockers**”
- ▶ **They don't listen and don't care!**



High Lane site HOM 2.16

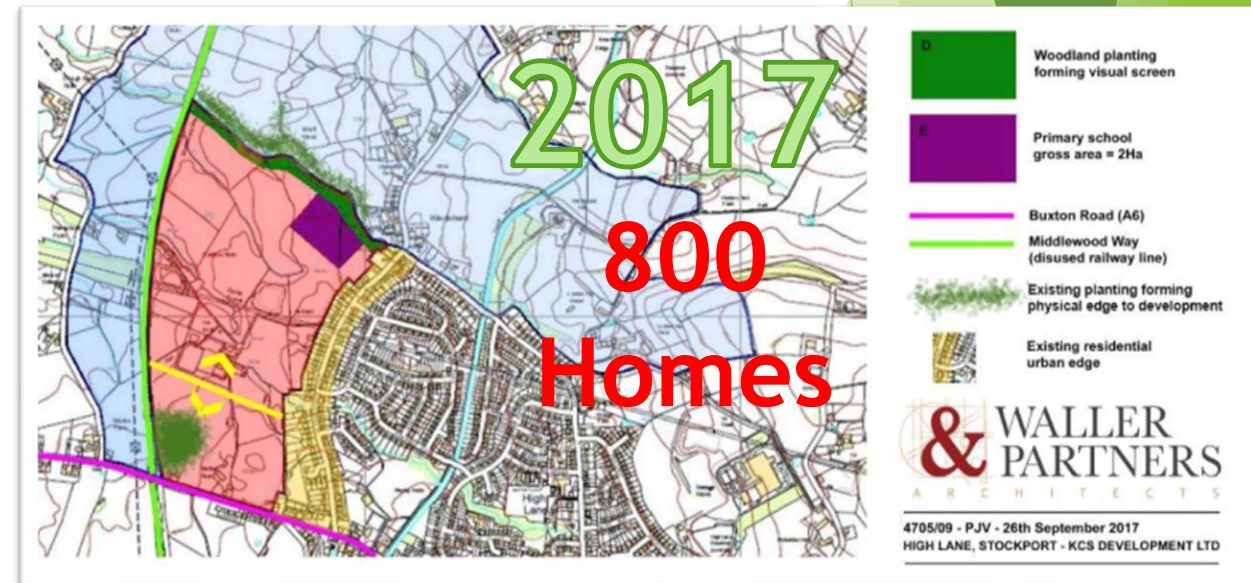
- **1,000** more Homes
- High Lane has 2,200 now! = **40% increase**
- **Disproportionate to a rural village!**
- **NPPF 83** To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities
- **NPPF 110**
- Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.
- This can help to reduce congestion and emissions, and improve air quality and public health



High Lane site HOM 2.16

- ▶ Developers - Q Development
- ▶ promoting 17-acre site for 200 homes
- ▶ South of A6
- ▶ Builders - KCS Developments Ltd.
- ▶ 800 Homes
- ▶ North of A6
- ▶ Lobbying SMBC planning for 8 years!
- ▶ **SMBC Planner take the easy option!**

KCS - 3rd Floor, Goodbard House, 15 Infirmary Street, Leeds, England, LS1 2JP
01132439037



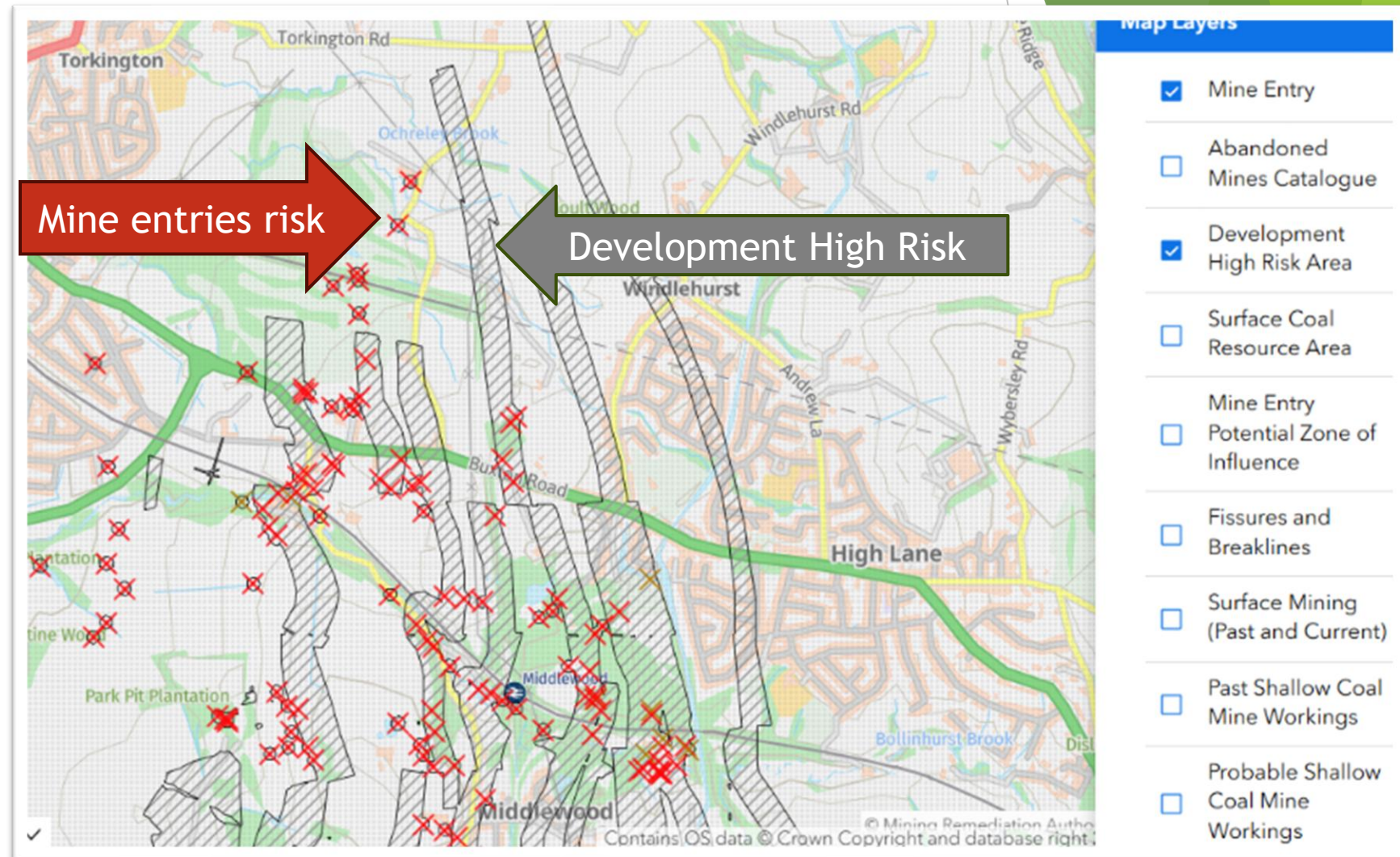
HOM 2.16 High Lane site risks - Flooding!

Greater Manchester Level 2 'Hybrid' Strategic Flood Risk Assessment (2020)

- ▶ For the proposed allocation at High Lane (as was in 2019)
- ▶ Judging by the level of fluvial and surface water risk to the site, approximately 98% of the site is within Flood Zone 1 where residential development should be allocated.
- ▶ Includes 8 metre buffer that the EA request for access and maintenance purposes.
- ▶ The land here is included in riparian tree planting areas from WwNP dataset.
- ▶ EA recommends **opening up parts of the High Lane Brook culvert**, only retaining the section underneath the site access route, to reduce flood risk and to help meet WFD objectives.
- ▶ Enhancement of High Lane Brook should also look to increase Biodiversity Net Gain.
- ▶ **“A full drainage strategy will be required, to ensure there is no increase in surface water flood risk elsewhere as a result of new development”**

Other High Lane site risks - Mining

- Coal Authority response to High Lane Neighbourhood Plan 2020?
- “Our records indicate that within the plan area identified coal mining activity has taken place and left a legacy at surface and shallow depth including;
- **68 mine entries,**
- **Reported surface hazards and coal workings**





HLNVF Meeting

Opposing Greenbelt & Greenspace Developments



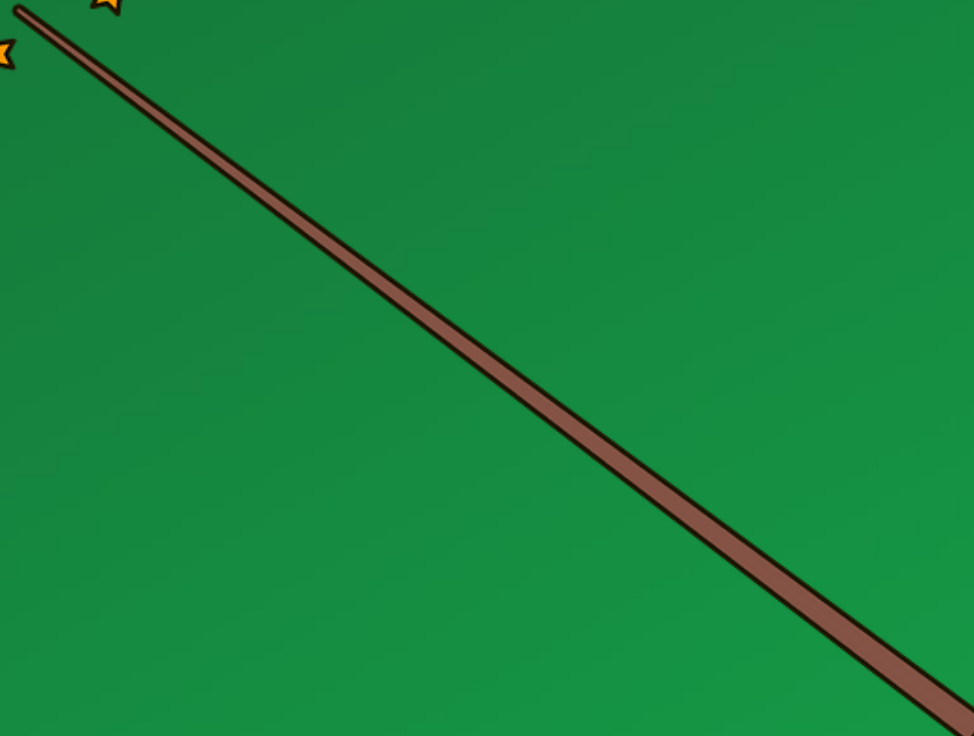
Preserve Our Greenbelt



Protect Our Community



Take Action Together

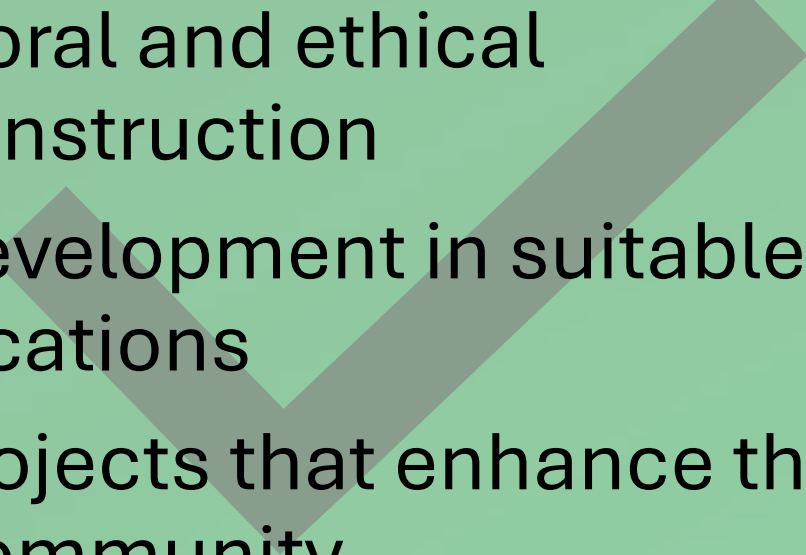


Sandown Field – From Greenbelt to Greybelt



Our Position: What we Stand For

What we **SUPPORT**

- Moral and ethical construction
 - Development in suitable locations
 - Projects that enhance the Community
- 

What we **STRONGLY OPPOSE**

- Development threatening Greenbelt & Greenspaces
 - Unnecessary urban expansion
 - Projects that harm our community
- 

CPRE Brownfield Survey 2025



CPRE – Campaign to Protect Rural England, founded in **1926**



Works to **protect and enhance** the English countryside



Focus on **planning, housing, farming, transport & energy**



National charity with **local branches and volunteers**

CPRE Report – September 2025

Almost **27,000**
Brownfield Sites
Established

Brownfield Sites
Increased by 56%

Enough
BROWNFIELD
sites for 1.4
MILLION homes

55% have
Planning
Permission in
place.



The
countryside
charity

What is a suitable site?

“Brownfield First”

Lisa Smart - MP - June 2025

This site can be
153 New Homes



Hazel Grove – Officially a “Small Town”



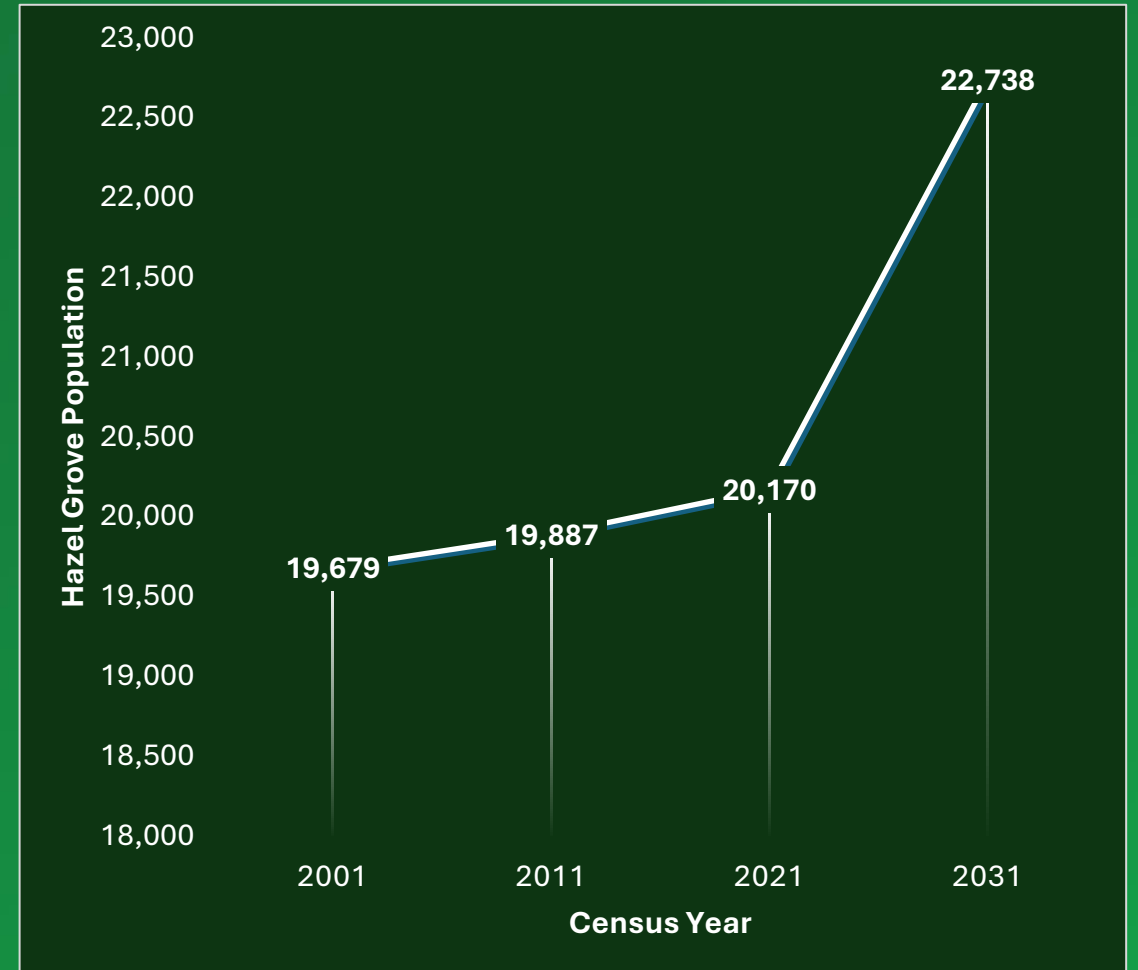
Population Growth Concerns

Hazel Grove Population

2001	19,679	
2011	19,887	↑ 1%
2021	20,170	↑ 1.4%
(Projected)		
2031	22,738	↑ 12.7%

Figures from the Official Government Census

120 Years of Natural Growth in 10 Years!



IMPACT



Local Traffic



2018 to 2023 - A6 MARR Report



- **A6 Manchester Airport Relief Road**
- **A555** from Hazel Grove to Airport
- 2018 & 2023 Official Counts
- AADT = Annual Average Daily Traffic

Offerton Road / Torkington Road – Official AADT Counts

2018 – Official AADT Counts

 10,000

2023 – Official AADT Counts

 17,900

2025 - Calculated

 21,060

The Air We Breathe

Already at dangerous levels

A close-up photograph of a person wearing a dark blue jacket over a white shirt. The person's hands are pressed against their chest, with fingers spread, indicating a sense of tightness or discomfort, likely related to asthma. The background is softly blurred, showing vertical lines that could be curtains or a wall.

How Many of you suffer from Asthma?

A close-up photograph of a person's hands and arms. The person is wearing a dark blue denim jacket over a white shirt. They are coughing into their right elbow, with their left hand supporting their right arm. The background is blurred, showing what appears to be a window with light coming through.

Respiratory disease is the
third-biggest cause of death
in England.

Nitrogen Dioxide (NO₂) Levels

- Petrol & Diesel vehicles produce Nitrogen Dioxide (NO₂)
 - 48% Cars
 - 19% HGVs
 - 26% LGVs
 - 7% Buses & Taxis
- Nitrogen Dioxide causes:
 - Respiratory inflammation
 - Reducing lung capacity and
 - Causing breathing difficulties

Government Guideline for NO₂ is

40 $\mu\text{g}/\text{m}^3$

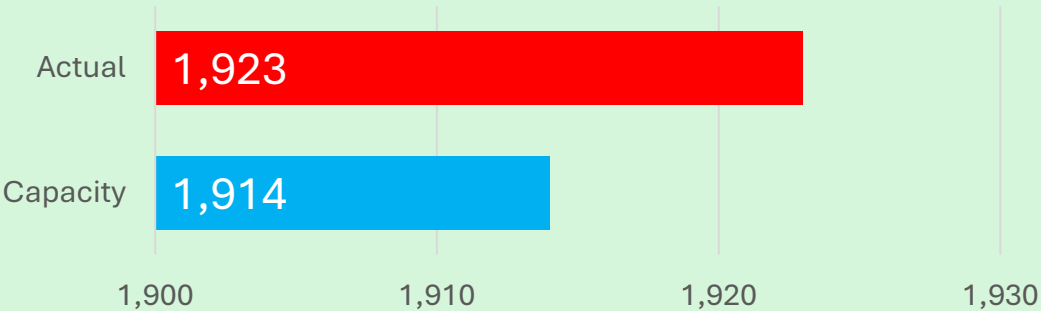
Hazel Grove (2023)

48 $\mu\text{g}/\text{m}^3$

Our Children's / Grandchildren's Future

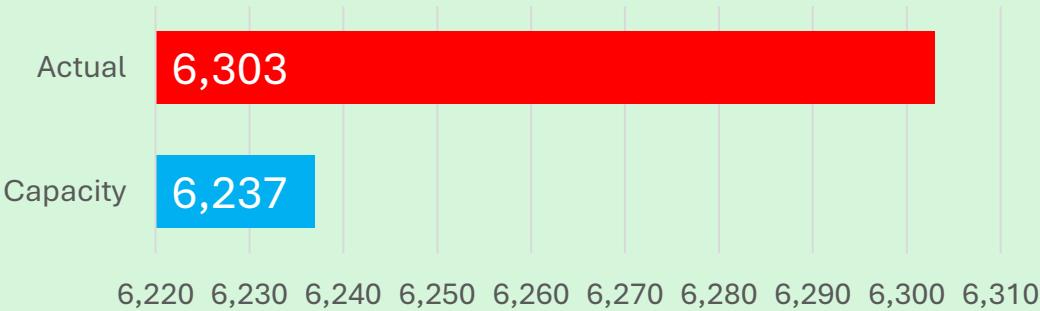
Primary Schools

- Norbury Hall
- Torkington
- Hazel Grove
- Moorfield
- St Peters
- St Simons



Secondary Schools

- Hazel Grove
- Marple
- Cheadle Hulme
- Harrytown
- St James



Healthcare Shortages – 20,000 Residents



3 GP Surgeries

Healthcare Shortages – 20,000 Residents



2 NHS Dentists



Healthcare Shortages



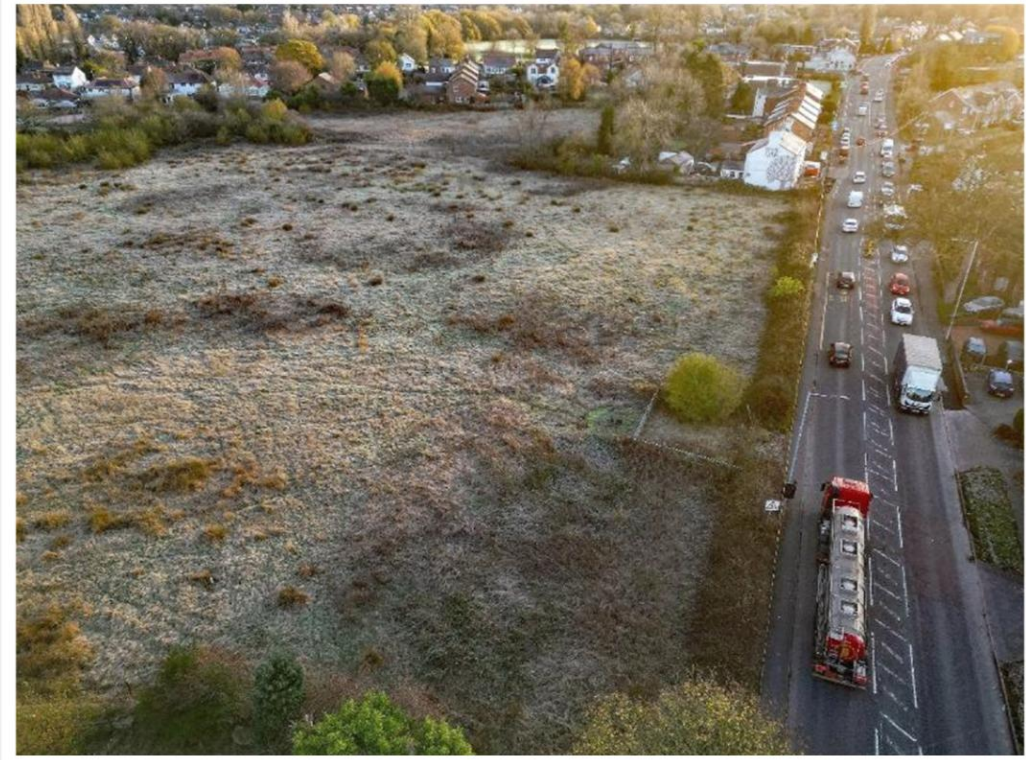
1 Hospital

350,000
Residents

High Lane - Transport - Traffic

Traffic

- ▶ 1,000 houses = 2,000 vehicles
- ▶ A6 staggered exit with traffic lights
- ▶ Worse congestion
- ▶ (Like recent Electrical Service works)
- ▶ **Higher air pollution NO₂ >40**
- ▶ Your future and your health!



Government Guideline for NO₂ is

40 $\mu\text{g}/\text{m}^3$

High Lane Traffic issues - Counts

- ▶ Count point/ site number 90082 from Department for Transport
- ▶ Site 55 on A6 shows traffic rise
- ▶ **2019 to 2023 =**
- ▶ **32% Increase Vehicles**



Figure 1: Site References of Traffic Count Sites

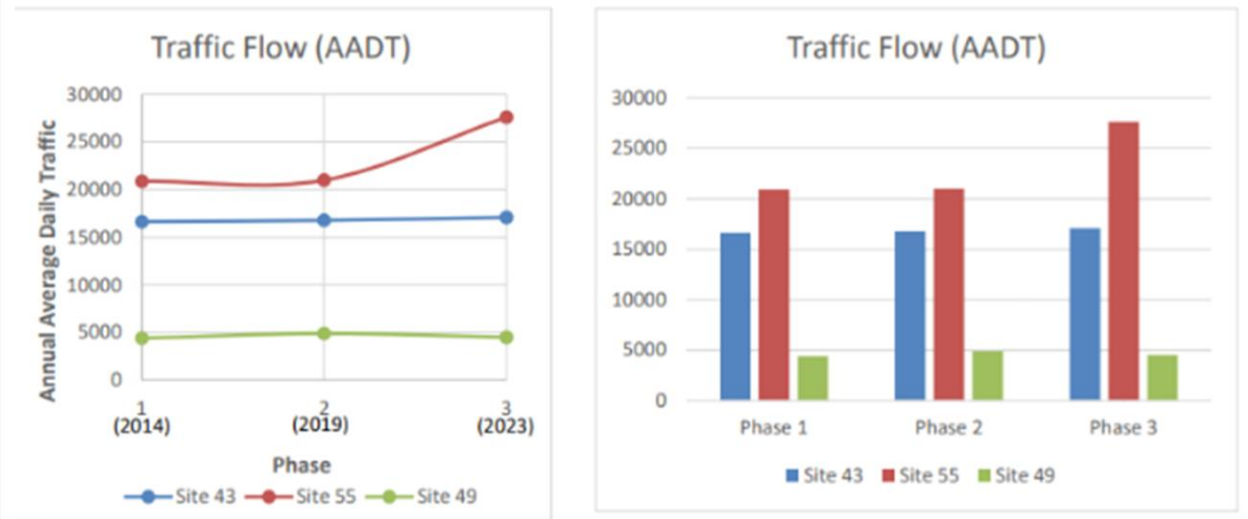


Figure 2: Comparison of Daily Traffic (All Vehicles) in High Lane in Phase 1 ("Before") with Phases 2 & 3 ("After")

High Lane HGV traffic & A555

- Morning HGV's 77% higher
- Inter peak (mid day) 25% higher
- Afternoon peak 11% higher
- **Average HGV's 38% higher**
- **Compared to Pre A555 (2018)**

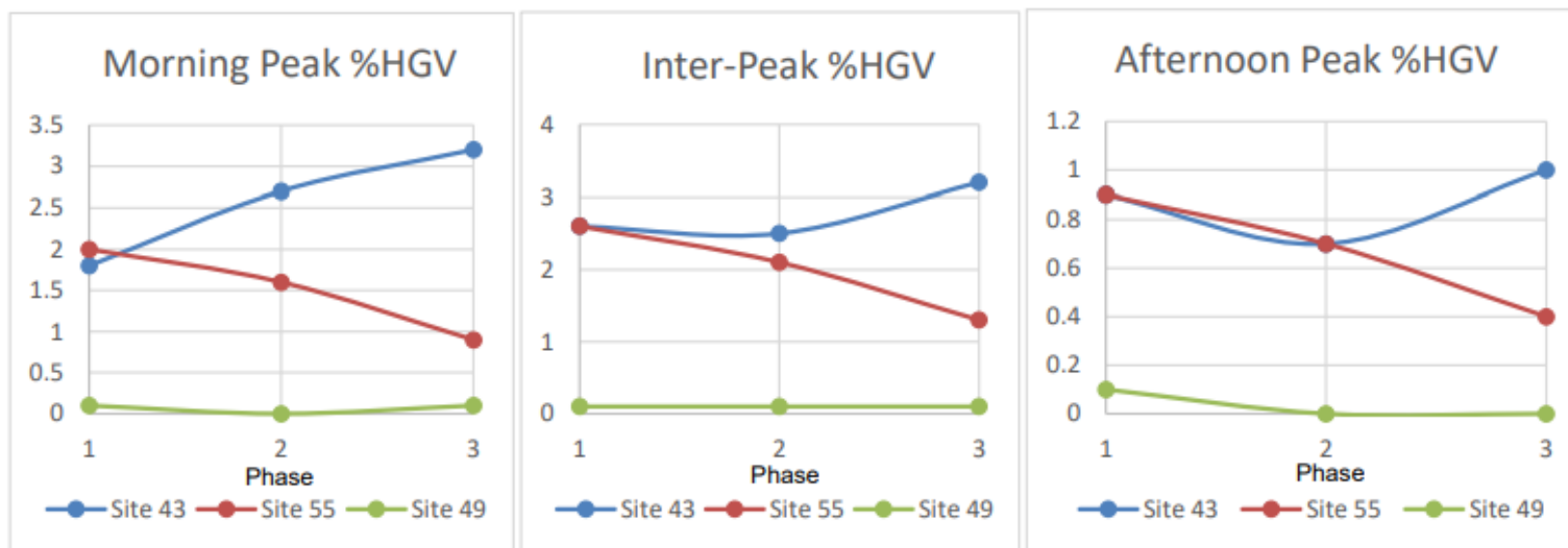


Figure 5: Comparison of Percentage HGV traffic at different times of the day across Phases 1, 2 and 3

Transport - Hazel Grove sites - More traffic!

Ref	Site	Homes
HOM 2.18	Sandown Road	300
HOM 2.19	Jacksons Lane West	170
HOM 2.20	Jacksons Lane East	270
HOM 2.22	Cow Lane (to rear of Sainsburys, Hazel Grove)	500
Total Homes		1,240

- ✓ 1,240 Homes = 2,500 More vehicles!
- ✓ Using to A6 & A555!
- ✓ **More congestion = More delays = More pollution**

Infrastructure problems in High Lane

- 2,000 more people needs **40% more:**
- Doctors/
- Nurses
- Pharmacy visits
- Dentists
- **500 people on the waiting list for NHS dentists = 18 month wait time!**
- School places

Transport

- Buses - 199 infrequent
- No easily accessible train station
- **Middlewood station infrequent trains & unsafe access!**



Visual loss of amenity - HLNP

Community values
important views,
vistas & natural
habitats



6.40 The HLVF have identified the following views and vistas as important:

View 1: (marked as the red circle on Map 7) is taken from the path off Windlehurst Road, looking north.



View 4: (marked as the orange circle on Map 7) is of Coopers Meadow (opposite the Royal Oak) looking west towards Marsden House and the woods of Middlewood.

View 4



High Lane lies within the
Manchester Pennine Dark
Peak Fringe
The SLP (Stockport
Landscape Character
Sensitivity Assessment)

Stockport Local Plan - Responses

- ▶ We have until Sunday 21st December to respond:

Respond by **Portal** <https://localplan.stockport.gov.uk/> **You must register first**

OR email (local.plan@stockport.gov.uk)

OR Post: The Planning Policy Team; Stockport Metropolitan Borough Council;

4th Floor Stopford House; Piccadilly Stockport SK1 3XE

- ▶ Your name, address and email
- ▶ Title and number of the chapter, policy or paragraph(s) you are commenting on.
- ▶ To what level you Agree OR Disagree with it:
 - ▶ o Strongly agree/ o Agree/ o Neither agree nor disagree/o Disagree /o Strongly Disagree
- ▶ You can use our responses forms, or our information to respond

Our Questionnaire - Have your Say!

- ▶ Our Questionnaire helps us represent your opinions
- ▶ Can influence councillors and decision makers!
- ▶ 6 key questions:

No.	Topic	Question	Answer
1	Classification of Greenbelt to Grey belt	Should actively farmed land be re-designated grey belt?	Yes/No
2	Grey belt site allocations	Did SLP follow NPPF rules in proposing High Lane site to be Grey belt	Yes/No
3	Rural v urban areas	Should the SLP have prioritise such a large site to a more urban area with infrastructure	Yes/No
4	Infrastructure	Which services most impacted	e.g. Doctors
5	Transport	Most impact on your life	e.g. Congestion
6	Housing	Preferred number from 0 to 1,000	e.g. 0-100

Local Plan preparation process 2025 – 2027



- Local Development Scheme sets out our updated plan-making timetable. Key stages are:
 - Consultation on emerging draft Local Plan (regulation 18): November 6th – December 21st 2025
 - **Consultation on publication version Local Plan (regulation 19): June – July 2026**
 - **Submission: November 2026**
 - **Examination in public: Spring 2027**
 - **Adoption: Winter 2027/2028**
- Local Plan content shaped by cross-party Development Plan Working Party meetings.
- **Decisions on consultation at regulation 18 are made by Cabinet, with scrutiny input**
- Decision to submit the plan and, ultimately, to adopt it are made by full Council meeting



Stockport Local Plan - Drop in advice

- ▶ Local Plan SMBC drop-in information session
- ▶ Friday 28 November 2025 10:30am to 2:30pm
- ▶ At High Lane Library, Buxton Road SK6 8DX.
- ▶ Staff will answer question, have printed copies of plan, and guide you through submitting your comments

Monday 8th December Edgeley Library (12.30-4.30pm)

Tuesday 9th December Hazel Grove Library (10:30 – 2:30)

Stockport Local Plan - Responses

- ▶ **Response forms (shared with HLRA & HGGAG)**
- ▶ Forum will update with latest information
- ▶ **Sign up to get emailed the latest copy by 10th December**
- ▶ Respond by 21st December
- ▶ **Every response matters!**
- ▶ **Have your say!**
- ▶ **Add your weight!**
- ▶ **Change the Plan!**



Stockport Local Plan - Questionnaires

- ▶ **Forum Questionnaire**
- ▶ We need your opinions
- ▶ They can influence decisions &
- ▶ Help councillors
- ▶ **Questionnaire copies available here or**
- ▶ **By email ourforum@hlvnf.org**

SLP - Reasons to Respond

1. **Green belt v Grey belt** – site rating & allocation
2. **Rural village** - site allocated when urban grey belt has more infrastructure
3. **Allocation sizes** : 1,000 homes plus 300 more
4. **Transport** – A6 traffic, busses & trains
5. **Infrastructure** – Medical, schools etc
6. **Site risks**: Mines, Flooding, etc.
7. **Nature** – Core green belt and habitat assessment & Cheshire Wildlife Trust

Stockport Local Plan - Plan of action

Have your say!
Add your weight!
Change the Plan!

Please help fund us:

<https://pay.collectiv.com/high-lane-village-forum-96093>



Scan the QR code with the camera
on your phone to pay into the pot

Questions?

- ▶ We are here to support the community
- ▶ We will answer what we can
- ▶ Please raise a hand and await a microphone
- ▶ Please be respectful!

Note:

- ▶ The councillors can listen but not comment.
- ▶ They need to maintain impartiality for post consultation voting on the SLP

Break & Refreshments

Please donate what you can afford!

Followed by Forums AGM

Please stay and support or join us!

*Thanks to the Forum Committee,
High Lane Residents association and
Hazel Grove Greenbelt Action Group!
Plus, Jamie at SEO for website &
Richard for the pictures*



Agenda 2

High Lane Village neighbourhood Forum AGM 2025

2A	Apologies	
2B	Approval of the minutes of AGM 2024	Secretary
2C	Financial Report (copies on request)	Treasurer
2D	Chair's report on the past year	Chair
2E	Report on Planning Outcomes from Planning Lead	Ian Carpenter
2F	Carr Brow Children's Home update,	Chair
2G	Election of Officers to NF Committee	Secretary
2H	Any Other Business	



2C. Financial Report

Geoff Gaskell, Treasurer

Opening balance	1180.88
Excess expenditure v income	499.38
Closing balance	681.50

Sheet1

High Lane Village Neighbourhood Forum – Accounts 2025 (1st Nov'24 to 31st Oct '25)

Date	Description	Income	Expenditure	balance	type of trans	code
	carried forward(opening balance)			1180.88		
oct	premium credit		12.88	1168.00		pli
25-Nov	premium credit		12.88	1155.12		pli
17-Dec	proceeds of raffle – AGM	64.00		1219.12		fndr
	premium credit		12.88	1206.24		pli
24-Jan	ditto		12.88	1193.36		pli
24-Feb	premium credit		12.88	1180.48	d/d	pli
18-Mar	hire of hall, regular meeting 18 March		20.00	1160.48	bacs	prh
24	premium credit		12.88	1147.60		pli
12-Apr	premium credit		12.88	1134.72		pli
12-May	hire of hall 27 th may		20.00	1114.72		prh
19-Jun	hire of hall 1 st July		20.00	1094.72	bacs	prh
5-Aug	premium credit		12.88	1081.84		pli
	26 premium credit		12.88	1068.96		pli
7-Sept	hire of hall 16 th Sept		20.00	1048.96		prh
	Booklets, posters, wire bound books		274.00	774.96	bacs	prtnng
24-	premium credit		12.88	762.08		pli
23-Oct	hire of hall 22 nd Nov		20.00	742.08		prh
	-24 premium credit		12.88	729.20		pli
	27 reimb Rich - Hobbycraft items		47.70	681.50	bacs	prtnng
		64.00	563.38			

Summary

		Expenditure	Income
Public Liability insurance	pli	141.68	
Fund Raising	fndr		64.00
Room hire	prh	100.00	
documents, posters etc	prtnng	321.70	
		563.38	64.00

Opening balance	1180.88
Excess of expenditure over income	499.38
Closing balance (31 st October '25)	681.50

*Income and Expenditure checked
and found correct*

*R. Tye
2/11/25*

2D. Report on past year 2025: Co-Chair Richard Jones

Mar'25 meeting

- ▶ Reviewed NPPF latest including Grey belt definitions
- ▶ Discuss Stockport Local plan development with Cllr. Shan Alexander

Jul'25

- ▶ Began support Hazel Grove Greenbelt Action Group HGGAG
- ▶ Reviewed latest SLP information.
- ▶ Supported Carr Brow Children Homes group

Sep'25

- ▶ Attended Marple Area Committee on Carr Brow
- ▶ Review Stockport Local plan initial information

Oct'25

- ▶ Reviewing information for responses
- ▶ Prepared for consultation event



2E. Update on planning group activity:

Ian Carpenter
Planning Group Lead

Members:

Trish Conroy
Anne Walker
Ann Young &
Eryl Hughes (RA)



APPLICATIONS RECEIVED TO DATE - May'20/Nov'25

CLASSIFICATION

	TOTAL TO DATE	CURRENT YEAR 24/25
Extensions	186	19
Demolition & Rebuild or Conversion	12	0
New Build	5	2 (Wellington Road)
Commercial/Agriculture	3	1
Change of Use	4	3
Illuminated Fascia	1	1
Re-Roof - Flat to Pitch	1	1
Field Access Gates	2	2
Sport & Leisure	1	1
Solar Farm	1	1
Care Home	1	1 (Carr Brow)
Minor Material Amendments	7	1
Misc	1	1
Totals	225	34

Wellington Road development & A6 access

- ▶ Recent application for 6 houses on Wellington Rd
- ▶ in lieu of one house to be demolished
- ▶ approved this application as being an infill plot on an existing site
- ▶ SMBC stated that
- ▶ **SMBC Highways department have delayed approval due to issue of egress and access to Wellington Rd!**
- ▶ This is due to the proximity of the lights at Jackson's Dairy, junction of old A6 with new A6
- ▶ **If 6 houses accessing High Lane A6 is a concern to SMBC Highways,**
- ▶ **why are Highways not concerned about 1,000 homes?**



2F. Carr Brow (Children's Home development update

Richard Jones, Chair

- Forum engaged the Carr Brow community
- Forum supported application objection
- We went to Marple Area Committee Oct'25
- **Fought a strong case on foreseeable risk of harm to children & corporate duty of care**
- 2 Marple south councillors supported objection
- 1 Abstained - conflict of interest
- BUT 3 Marple North councillors choose to avoid a vote
- Referred decision to Highways committee who visited Carr Brow
- Then SMBC approved application
- **Carr Brow group still fighting!**

2G. Election of Committee: Co-Chair; Treasurer; Secretary: Claire Porterfield

- Co-Chair: Nominations
 - Richard Jones
 - **TBC - Volunteer requested**
- Secretary: Nominations
 - Claire Porterfield
- Treasurer:
 - Geoff Gaskell
- New Committee members:
 - Volunteers please!



2H. Any other Business



Close

Thank you all for coming!

Please support us to support you!

Have your say!

Have a Merry Christmas!

