

Heald Green and Long Lane Ratepayers' Association

Watching over the interests of Heald Green ward since 1927



Planning Application reference DC/095134 at Heald Green East, Stockport - consultation deadline 3 June 2025

As you may be aware a planning application has been submitted for outline permission to build 675 residential dwellings on the greenbelt land, on the eastern side of the village. The application is available to view on Stockport Council's website: <https://planning.stockport.gov.uk/PlanningData-live/> if you search with the reference above.

If you have views about the development, we would urge you to submit them to the Planning Department at Stockport Council before **3 June 2025**, so that they can be considered as part of the planning submission. It's easiest to do this on-line via the link above.

For those who don't use the internet you can submit your comments in writing to:

Rebecca Witney, Planning Officer – Development Management, Stockport Council,
Stopford House, Piccadilly, Stockport, SK1 3XE.

To keep residents informed we've put together some notes to explain how the planning process works and how our role as councillors fits in this, so that residents know what they can expect from us.

The planning application

A planning application is a quasi-judicial process, so to prevent "predetermination" of planning decisions councillors are not able to say how they will vote on a development until the relevant committee meeting takes place. As councillors we welcome comments from any resident who wants to tell us their feelings about a development at this stage of the application process.

What happens next

To ensure councillors make an informed decision, the detailed information about the planning application is collated in a formal report so it can be carefully considered, this includes responses to the consultation from residents. This is why it is very important that you submit any views that you have to Planning. The planning officer will make a recommendation to grant or refuse the development. All applications are considered on planning grounds, with reference to local policies and most importantly the National Planning Policy Framework,

which sets out the national approach to planning. This has a “presumption in favour of development.” Those consultation responses that focus on planning issues are likely to be given more consideration. So, if you are going to submit comments, please bear this in mind.

The council also has to consider the housing targets set by the government; these were increased to 1,906 per year for the borough of Stockport. Taking into account the government’s updates of the NPPF and the standard method for calculating housing need, Stockport only has a land supply of 1.77 years which will be part of planning considerations.

Decision at Cheadle Area Committee or Planning and Highways Regulation Committee

At Cheadle Area Committee the planning officer will present their report. The applicant and a nominated representative for any who oppose the development can each present their views, they each get three minutes to speak, all speakers are made to feel welcome at the meeting.

Each councillor will have a vote on the planning application. Councillors may vote to follow the advice of the officer to either grant or refuse a development. It is very unusual for an application to be refused against the advice of the planning officer at Area Committee. Often, if further questions have arisen, the matter will be passed to the Planning and Highways Regulation Committee for more in depth consideration, including a site visit. It will then either be approved or refused by the Planning and Highways Regulation Committee. Larger developments like this one will be determined at Planning at Planning and Highways Regulation Committee.

If a decision is refused

If a planning decision is refused by the Cheadle Area Committee or the Planning and Highways Regulation Committee then the applicant has the right to appeal. Any scheme that is judged by the council’s officers as being compliant with the National Planning Policy Framework will be likely to have a high chance of succeeding in an appeal, and the council will bear the costs of the appeal if it is successful. This would be a significant loss of taxpayers’ money. So that is why it is unusual for developments that comply with the National Planning Policy Framework to be refused.

As we’ve explained above the planning application process is a formal legal process. We sometimes get asked to be more involved, but our purpose in sharing this letter is to explain that there are a number of legal reasons why we have to behave in a certain way.

We are always willing to speak to residents, so if you wish to speak about anything in this letter, or you need further explanation then do please get in touch, our contact details are on the council website.