

Briefing Note for HLVNF Members

Stockport Local Plan – Regulation 19 Publication

Site Allocation HOM 2.16 (High Lane)

Prepared for Forum Members – 19 September 2026

1. Purpose of this Briefing

This note gives Forum members a clear update on the Regulation 19 Stockport Local Plan and the proposed 1,000-home allocation at High Lane, site HOM 2.16 despite our objections. It covers:

- What Regulation 19 is and why it matters
- What the Local Plan proposes for High Lane
- The evidence and representations now published
- Our intention to object
- Dates for upcoming High Lane public meetings
- Next steps for coordinated community action

2. Regulation 19 – What It Is

Stockport Council approved the Regulation 19 publication version of the Local Plan on 15 September 2026. This is the final consultation stage before submission to the Planning Inspectorate.

At this stage, comments must focus on whether the plan is legally compliant and “sound”. The key soundness tests are:

- **Positively prepared**
- **Justified**
- **Effective**
- **Consistent with national policy**

The Council is preparing the Regulation 19 documents and evidence base for public consultation.

The plan was reviewed through Scrutiny on 14 September and approved by Cabinet on 15 September.

Cabinet Approval (15 September 2026)

Cabinet approval allows the plan to move to public consultation later in September.

Cabinet members said they were reluctant but felt progress was needed to avoid possible government intervention after warnings from the Housing Minister.

Council Leader Mark Roberts called the decision a “bitter pill to swallow”, citing national pressure to release Green Belt land despite the Council’s brownfield-first preference.

The consultation period is proposed **23 September – 8 November 2026**.

3. What the Local Plan Proposes for High Lane (HOM 2.16)

Scale of development

The plan proposes major housing growth across Stockport, including **8,689 homes on “grey belt” land**. **High Lane’s HOM 2.16 allocation remains one of the largest single sites.**

Green Belt / “Grey Belt” reclassification

Parts of High Lane’s Green Belt have been reclassified as “grey belt” to support development. This is now part of the Regulation 19 evidence base.

Representations and evidence

The Council states it has:

- Reviewed previous consultation responses
- Strengthened the evidence base
- Updated the plan accordingly

However, reports show the plan moved forward **under central government pressure**, with intervention threatened if Stockport did not release enough land.

This matters because HOM 2.16 remains unchanged at 1,000 homes despite earlier consultation, raising questions about local engagement and sustainability.

4. HLVNF Position – Intent to Object

HLVNF will submit a **formal Regulation 19 objection** to HOM 2.16.

Our main concerns are:

- Unsustainable scale of development (1,000 homes for a rural village of 2,200)
- Inadequate transport and A6 capacity
- Strain on local services (GPs, schools, utilities)
- Environmental constraints and mine entry risks
- Weak justification for Green Belt release
- Failure to demonstrate soundness under NPPF tests

We will share clear guidance so residents can submit their own Regulation 19 objections.

Guidance will be issued after the two public meetings below.

5. High Lane Community Consultation Meetings

HLVNF will host two open meetings to explain the proposals and help residents respond:



Friday 16 October 2026 at 7-9 PM Venue: High Lane Village Hall

Note: This is restricted to 240 people for safety reasons.

 **Sunday 18 October 2026 at 10-12 AM Venue: High Lane Village Hall**

The meetings will:

- Explain the Regulation 19 process
- Summarise the HOM 2.16 proposals for 1,000 homes
- Also summarise the proposals for HOM 2.18 Sandown Road for 250 homes
- Present key evidence from the Council's documents
- Outline HLVNF's objection grounds
- Provide step-by-step guidance on how residents can submit their own objections
- Answer questions from the community

6. Next Steps for Forum Members

Before the meetings

- Read the Regulation 19 Local Plan and supporting documents when published (**see link below**)
- Focus on the Green Belt assessments, transport and infrastructure evidence.

At the meetings

- Help residents understand the proposals.
- Gather local concerns and evidence for the Forum's objection.

After the meetings

- Share HLVNF objection guidance widely.
- Encourage residents to respond before **8 November 2026**.

7. Summary

The Regulation 19 Local Plan keeps the proposed 1,000-home High Lane allocation in place. HLVNF will object to HOM 2.16 and support residents through public meetings on **16 and 18 October**. Objection guidance will follow.

The Forum will share further information and links to key Regulation 19 documents before the briefing.

Stockport Local Plan Reg.19 link

<https://democracy.stockport.gov.uk/mgConvert2PDF.aspx?ID=267414>

Stockport Local plan site allocations Link (High Lane Pages 37-39)

<https://democracy.stockport.gov.uk/mgConvert2PDF.aspx?ID=267423>

Stockport Local Plan Representations Link (how to object)

<https://democracy.stockport.gov.uk/mgConvert2PDF.aspx?ID=267425>

Short Social Media Post

High Lane Neighbourhood Forum update to residents: Stockport Council's Cabinet approved the Regulation 19 Local Plan on 15 September, allowing it to move to public consultation.

Cabinet members said they felt they had to progress the plan to avoid possible government intervention, even though it keeps the proposed 1,000-home HOM 2.16 allocation in High Lane. This is despite our hundreds of objections to the Regulation 18 consultation and a clear preference for a sustainable level of development.

HLVNF will object and will help residents submit their own responses.

Join us at High Lane Village Hall on Friday 16 October 7-9pm or Sunday 18 October 10-12 AM to find out what this means, ask questions, and learn how to have your say before 8 November 2026.

Please share with neighbours and local groups.