



June 2012

Led up the Garden Village path!?

The image previously painted was a transformation of the BAE site into film studios, limited high-end housing, a leisure complex including an equestrian centre with a point-to-point racecourse. It sounded good, and right for the area. Then Avro Heritage Ltd* formed a joint venture with Harrow Estates[§] and the real intent was revealed when the masterplan was presented at the public exhibitions run by Harrow Estates, SMBC and Cheshire East Council in Woodford and Poynton on the 25th and 26th May. The hopes and warm feelings evaporated in the sunny weather leaving the reality of 950 new properties including 40% affordable housing just in Woodford, as well as a large question mark over possible future developments in Poynton!

950 houses just in the SMBC area are far more than anyone expected - and represent an approximate trebling of the size of Woodford. But if you think that's bad, it could get far worse! Cheshire East Council has yet to complete its Core Strategy. It must surely include a Bypass for Poynton to connect with SEMMMS. If that happens what would be the price in additional dwellings permitted at the Poynton end of the BAE site? This eventuality was considered in the Design Workshop, which is why the concept of 'Flexible MEDS' was developed to allow some of the MEDS area to be transferred from Stockport to Cheshire East to enable construction of a 'relief road' whilst ensuring that the current area of greenbelt was maintained and protected. This was by far the most popular option amongst delegates at the Workshop but seems to have been conveniently ignored by Harrow Estates, SMBC and Cheshire East Council, presumably because they have their eyes on maximising financial returns.

We were expecting that the new development would be integrated into the existing Woodford community. SMBC have promised as much in the past. This no longer appears to be the intention - even the name "Woodford Garden Village" seems aimed at distinguishing it from the existing Woodford! The only new facility worthy of note is a new junior school, which is in the middle of the development, and will only be built when the number of new homes built on-site actually justifies it.

We were expecting employment opportunities to be an important part of the development - in other words not all the available land would be used for housing. Yet there is none proposed - unless a few shops, a pub and a school is their "generous" interpretation of employment opportunities for 950 homes!

We firmly believe that Woodford deserves better than this. And, by working together, we believe we can achieve that.

*Avro Heritage Ltd, a company set up by Jo Bamford and Harry Harvey, who purchased the BAE Woodford site on 20th December 2011.

[§] Harrow Estates is a wholly owned subsidiary of house builder Redrow plc.

Woodford Community Council "Woodford United" Working Group

Woodford urgently needs your help!

Woodford Community Council has had a small sub group working hard for the community concerning the BAE site for some time. At the Woodford Community Council meeting on Thursday 7th June it was agreed that a stronger, expanded Working Group should be formed to harness the strength and expertise of Woodford residents. One thing is certain - there is undoubtedly going to be a housing development on this site and we need a strong, cohesive team to coordinate and negotiate for the best outcome for the village and residents.

We are therefore looking for volunteers with enthusiasm and a desire to make a positive contribution, including those

with skills such as:

- relevant planning expertise
- architecture and construction
- negotiation
- press and/or PR experience
- fundraising
- legal - general, property, planning law etc

Don't be put off if you don't have those specific skills - a willing heart and mind will suffice!

If this is you or you know someone who would be interested then please contact us at info@woodfordcommunity.co.uk by Tuesday 19th June.

Want to comment now?

In the May Newsflash Woodford Community Council encouraged you to attend the Exhibitions and to express your opinions. Many completed the perhaps somewhat slanted questionnaires at the event. We have had a lot of feedback about the Exhibition, all of it negative, primarily relating to the proposed 950 homes.

There will be a very brief period of opportunity (6 weeks!) to comment on the SPD when it is published, possibly in July (although we know that our local SMBC councillors are, quite rightly, trying to persuade SMBC to delay publication until after the holiday period). It will be a lengthy, complex document, and is unlikely to be specific about numbers of properties to be built anyway. That will come as developers apply piecemeal for planning permission over the coming years.

We would urge you to express your concerns now - addressing them to our local MP, Mark Hunter, and SMBC Planning Department. We would appreciate you sending us a copy.

The contact details are:

Mark Hunter MP	mark.hunter.mp@parliament.uk
Paul Lawrence SMBC	paul.lawrence@stockport.gov.uk
Woodford Community Council	info@woodfordcommunity.co.uk

Clean Up Woodford Day

A big 'thank you' to the 21 hardy people who turned up on Saturday 9th June in miserable weather to litter pick and support the 'clean up Woodford' initiative. In addition to the 19 residents we had two visitors from Switzerland who pitched in to help.

Some 27 bags of rubbish later we had flasks of mulled wine to restore the very damp pickers! A good time was had by all, new friends were made and Woodford was spick and span.



It is vitally important to all the communities surrounding Woodford airfield that our views carry weight and that we can react promptly to changing events. For this, we need as many as possible to be signed up for the community newsletter. If a friend or an organization has forwarded this newsflash to you, please ensure that you continue to receive copies of all future newsflashes and newsletters by subscribing [here](#).

If you no longer wish to receive the newsletter and newsflashes you can unsubscribe [here](#).

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