

Woodford Community Council Newsletter

Edition 3:- April 2011

This newsletter is concerned with [Airfield Matters](#) and with [Woodford Matters](#). Prominent in the latter category is the staging of *The Diary of Anne Frank* by the Woodford Community Players (May 4th to 7th). Support your local community and enjoy a night out for as little as £7.50 (box office 0161 439 7535). As for matters concerning the airfield, much has happened and the next few months will be critical in this regard, for it is within that timespan that any influence we can bring to bear will be made. As usual, use **Ctrl & click** on any item underlined to jump directly to the relevant text.

AIRFIELD MATTERS

The Woodford Working Group

The **W.W.G** has been formed from a number of parish and community councils representing Woodford, Poynton, Adlington, Pott Shrigley and Mottram St Andrew. The group is *non-political*, with all members committed to the avoidance of any political kudos, and with the sole aim of achieving the best possible outcome from the redevelopment of the airfield for all the surrounding communities. Apart from all the usual professionals, the group is blessed with planning expertise in the form of a professor of urban land use and a chief planning officer from the old Macclesfield council. So with all that expertise, what has the **W.W.G** been involved in during its first few weeks of existence?

W.W.G

A coalition of the
airfield communities

Woodford Working Group meets the planners

One of the key recent events concerning the airfield was the meeting on March 31st between the Woodford Working Group and top planners from *both* Stockport *and* Cheshire East. Amongst the many interesting points to come to light were the following:-

- 1) The Supplementary Planning Document (SPD) concerning the airfield is the main responsibility of SMBC, but SMBC have promised to co-operate fully with Cheshire East, and the Cheshire planners acknowledged that this was indeed happening.
- 2) SMBC are planning to work with other agencies with the aim of achieving the “best in class in terms of sustainability”. Stress was placed on the interests of the *wider community*.
- 3) The SEMMMS bypass has never been officially approved but it is not beyond hope that the business case for it can be reworked, with possible fund sources coming from the GM transport fund, the Department of Transport, and from other innovative financial arrangements.
- 4) A major **Public Involvement Programme** has been announced. A **public exhibition (w/c 23rd May)** will highlight the numerous factors to be taken into account, will give an analysis of both the history and present day situation of Woodford, and will explain all the development principles that need to be considered for any major redevelopment. More importantly, a **Design Workshop (w/c 13th June)** – will give representatives of the local communities the chance to put forward their ideas in an iterative process which will, over a period of several days, reject some of the wilder ideas and begin to settle upon a consensus approach which has a chance of approval from all the interested parties. Of key importance is the fact that the workshop will be run by an *independent* facilitator. **W.W.G** hope to be one of the groups invited. Other groups will represent doctors, the teaching profession etc, so that all needs are considered.

The questions to be resolved


The **W.W.G** has not simply spent its time listening to the views of the great and the good in the planning world, with a view to meekly accepting their decisions, whatever they may be. Instead, the challenge has gone out to the constituent councils:- *What are you for and what are you against? Can we reach agreement?*

Speaking as a member of one of the constituent councils, I can report that a challenge such as that above inevitably caused some serious internal debate. Numerous questions arose, including:-

- *Within the airfield, where should development take place? What effect will development at any one site have on traffic congestion in the locality?*
- *Are we happy with 100% residential development or do we want some commercial development with a view to securing local jobs?*
- *Can the development of the SEMMMS bypass be secured? Will it make it easier to attract commerce?*
- *Will a new bypass cause congestion pressure points to build elsewhere?*
- *Can the attraction of “new” Woodford be enhanced by the inclusion of some green belt (e.g. a village green) within its area.*
- *Can the green belt that remains (approximately 400 acres out of 500!) be protected against future development? Does the same hold true for green belt “within” the village?*
- *Should there be a “heritage museum”? Will there be sufficient commercial return for such a museum, or would its future be best assured by being located alongside Concorde etc at Manchester Airport?*
- *Can any form of aviation continue on the site given the proximity of housing, and the restriction on flight paths imposed by Manchester airport?*
- *Can the planning guidelines for the new village contain a design code to ensure that standards are maintained no matter how many years the development takes?*

The steps ahead.

Given the nature of the questions to be decided, it has been surprising just how much agreement there is amongst the various communities. The debate is still ongoing, but we hope to reach a consensus within the next few weeks, and we will report back well in advance of the **Design Workshop**, which promises to be of key importance in the development of the airfield. In the meantime, there are a number of items which require consideration, namely:-

 <p>Does Bramhall want to be represented on the W.W.G. ?</p>	<p><i>Representation for Bramhall</i> Hundreds of people have turned up at meetings held in Bramhall concerning the airfield. Aspects of the airfield redevelopment, such as the SEMMMS bypass, are of key interest to Bramhall residents, and yet the fact is that Bramhall has no parish or community council, and is not represented on the Woodford Working Group. This is not to say that Bramhall’s views will not be taken into account at the Design Workshop for it is not too late for some sort of representation from Bramhall. Send any suggestions or proposals to the editor, and these will be passed on to WWG chairman Phil Hoyland.</p>
<p>Do we want our kids to cycle on traffic free roads?</p>	<p><i>Ideas for land usage.</i> Approximately 400 out of 500 acres are green belt and will not be touched by any commercial or residential development. The ideal solution for green belt land which lies next to heavily built up areas is for it:-</p> <ul style="list-style-type: none"> - to have multiple uses which fit in with a rural setting - to give a reasonable return to the land owner. <p>Now is the time to let those creative juices flow. Is there a cricket team interested in the village green? Is it worth considering a new community centre which can serve multiple interests? Are any of the local golf clubs interested in expanding? Is there a need for football or rugby pitches? Can parkland involving afforestation and water features be developed and if so how does it pay for itself? If you (or your club or society) have any ideas concerning the 400 acres of green belt which are about to become available, then NOW is the time to make your voice heard! As an example of suitable</p>



land usage, click [here](#) to read the submission from CycleWilmslow who wish to see footpaths and cycle routes developed to link the various communities. CycleWilmslow is an excellent local organisation dedicated to promoting the cause of cycling. Amongst many other things, it produces an excellent map showing all the cycling routes in the locality (this may be downloaded [here](#))



Can local golf clubs expand?

Buckshaw Village



Could a trip to Buckshaw village help us to decide what we want?

Buckshaw Village This is one place which may serve to stimulate ideas. It is a village near Chorley in Lancashire, which used to be the site of a BAE Royal Ordnance Factory before it was redeveloped as a village over the last decade or so. The same consultants (Cass Associates) who advised BAE on the development of Buckshaw village are advising on the redevelopment of Woodford. Did all their ideas on Buckshaw work to perfection or is there room for improvement? Various local councillors have already been invited to Buckshaw, but given the fact that it is *our* village which is about to be transformed then surely *we* (the public) should be invited too. It can't be too difficult to organise a coach trip, and we might even make a little bit of money on the side for community funds. Anyone interested?

WOODFORD MATTERS

The **Woodford Community Players** are staging *The Diary of Anne Frank* at the Woodford Community Centre from Wednesday, May 4th to Saturday, 7th May. All performances are in the evening (i.e. no matinee) and start prompt at 7.30pm. The publicity for the play talks of “*a powerful and emotive piece of drama not to be missed*”. All you need to do is dial 0161 439 7535 to reserve your seats. Seats are a mere £7.50 (or £8.50 if you wish to be a little more posh). Support your local community – *call now!!*



Anne Frank

Woodford Litter Day Many thanks to the residents who joined WCC members on Saturday, 2nd April 2011 to pick up litter and help improve our environment. Some 16 volunteers covered all the roads and pavements in Woodford and also worked hard clearing ditches and footpaths, where rubbish such as bottles and cans had obviously accumulated over a long period. In all, 38 bags of waste were collected.

Thanks are also due to Jamie Luck, Area Conditions Officer with Stockport MBC, for providing the equipment and arranging for the waste bags to be collected.



Even Woodford needs tidying!

Spring Photo Competition

A reminder that the photography competition is still open. *Oliver's Restaurant* have very kindly agreed to donate a meal for two as the prize. The theme of your photograph should be that of “spring” and you need to submit your photo no later than 31st May this year. Details of the competition are given at www.woodfordcommunity.co.uk/competition .

Selected photographs will be added to the community website. Existing photos may be seen [here](#)



Lambs of all hues enjoying the sun!

The village diary may be accessed [here](#)

Previous newsletters may be read [here](#)

Editor Frank Brown may be contacted on 0161 439 3602 or at newsletter@woodfordcommunity.co.uk

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