



September 2013

Woodford Aerodrome Public Exhibitions

Harrow Estates have announced that, in preparation for their forthcoming planning applications, they will be holding two public exhibitions at Woodford Aerodrome, Chester Road, Woodford, SK7 1QR.

These will be on:

Friday 20th September 2013, 12 midday to 8.00pm and
Saturday 21st September 2013, 10.00am to 4.00pm

Woodford Neighbourhood Forum

It has been a quiet period over the summer whilst the consultation on the formation of the Woodford Neighbourhood Forum was proceeding. The SMBC Officers have now produced their report, which is available [here](#). They are recommending acceptance of the formation of the Woodford Neighbourhood Forum, but are undecided as to whether or not the Neighbourhood Area should include the Woodford Aerodrome Opportunity Site. They are therefore not making a recommendation on this point to the Council members. The applications will be discussed at an extraordinary meeting of the Bramhall and Cheadle Hulme South Area Committee on 13th September 2013, at the Environment and Economy Scrutiny Committee meeting on 19th September 2013 and at the Executive Committee meeting on 1st October 2013. The Executive will then formulate a recommendation for the full Council Meeting on the 17th October 2013.

This is obviously a significant decision for the Council, caught between the intention of the developers to maximise their investment and the wishes of local residents, who are in favour of development but in a sympathetic manner to complement and enhance the village of Woodford.

We would respectfully remind the officers and council members of the overwhelming support from the Woodford residents and their elected representatives. In a poll of Woodford residents carried out by WCC during July 2012, over 50% of households responded, 95% of which gave WCC a mandate to represent them on the Airfield development. The establishment of a Woodford Neighbourhood Forum was first proposed at the exhibitions held in September 2012 and was unanimously approved at the WCC AGM held in November 2012.

Mark Hunter, our local MP, and our local councillors, Brian Leck, Brian Bagnall and Paul Bellis, have all strongly supported, in writing, the inclusion of the aerodrome in Neighbourhood Forum Area. As [reported](#), in February 2013 the Rt. Hon. Don Foster MP, Parliamentary Under Secretary of State for Communities and Local Government, came to view the Woodford airfield and village and recommended the formation of a Neighbourhood Forum to include the Woodford Aerodrome Site. We have also had strong support from our neighbouring parishes of Poynton and Adlington.

A failure to approve the full Neighbourhood Area would therefore be a travesty of local democracy.

We await the outcome with interest.

Woodford Garden Village Stakeholder Workshop

Harrow Estates invited a limited number of local residents, as well as local elected representatives, to three workshops relating to their proposals for the development of Woodford Garden Village. The workshops, held at Woodford Aerodrome on 2nd July 2013, covered Landscape and Design; Community Facilities and Timing; and Transport and Movement. It was stressed that these workshops were not a pre-application consultation but rather an additional consultation.

A synopsis of the Workshops is available [here](#).

Woodford Aerodrome Latest

If you have been on the Stockport Planning Portal recently you may have seen planning application DC/053044

<http://planning.stockport.gov.uk/PlanningData/AcolNetCGI.gov?ACTION=UNWRAP&RIPNAME=Root.PgeResultDetail&TheSystemkey=118691>

which is described as follows.

'Request for Scoping Opinion - re-development of the Woodford Aerodrome site for a residential led mixed-use development including demolition and remediation; 950 dwellings; 8,361sqm of Class B1c commercial floorspace; 5 shops and approximately 1,000sqm of Class A1, A3 & A5 retail floorspace; a 650sqm Class A4 public house; a primary school; Use Class D1 floorspace; associated highways infrastructure, car parking, pedestrian/ cycle routes and public realm.'

WCC contacted SMBC Officers to determine the status of this document. Despite its title it is not a formal planning application but part of a statutory process, which SMBC explained as:

"A scoping opinion is a formal request by the developer which seeks to reach agreement regarding the nature and level of information which should be covered within an Environmental Impact Assessment to accompany a planning application. It is not an opportunity to comment on the nature of the development for which the scoping is sought.

Part 4 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 outlines the process for submission, assessment and adoption of Scoping opinions. The first stage of the process is for the Council to consider whether sufficient information has been provided by the developer to enable the authority to assess and adopt the opinion. In order to reach this position, the Council consults a number of internal and external consultees. These consultation requirements are outlined within the EIA regulations and I am satisfied that we have met these requirements. We are now awaiting responses to assist the Council in adopting a Scoping Opinion.

The authority has 5 weeks to issue the scoping opinion or such longer period that has been agreed with the applicant. If the authority fails to adopt the opinion within the prescribed period the developer can ask the Secretary of State to make a direction. The application expiry date is 27th September 2013. The application is fully delegated under the Council's adopted scheme of delegation".

However, we are concerned because of the discrepancies between these plans and the guidance given in the recent SPD. For example, approximately 950 dwellings are specified in the detailed Report, submitted by Nathaniel Lichfield & Partners on behalf of Harrow Estates/Redrow Homes, although the approved SPD recommended 750 to 850. The report also states that 'It is anticipated that the primary school will be completed by the occupation of the 450th dwelling', whereas the SPD required the primary school to be completed before the occupation of the 300th.

Additionally, Appendix 2, the illustrative Masterplan, shows the total development extending over a far larger area than is currently occupied by the two MEDS (the light brown areas on the plan showing where further phases of housing will be built in due course).

WCC believes that this clearly demonstrates the need for the Woodford Neighbourhood Plan to include the SMBC part of the Aerodrome.

Woodford Residents – Dates for your diary

Woodford War Memorial Community Centre AGM

Our Community Centre is 60 years old, gearing up for the next 60 years and would like your support!

Volunteers are needed to join the Management Committee, helping to run this historic Community Centre for the whole village to enjoy. The Committee works as a team to organise maintenance of the building and grounds, fundraising, facility hire, publicity and finances. No special skills required.

Please support them at the AGM on **Wednesday, 25th September 2013 at 7.30 pm in the Small Hall, when there will be complimentary cheese and wine.**

Visit the website or the Centre for the AGM Notice, including proposed changes to the constitution and Nomination Forms for membership of the Management Committee.

www.woodfordcom.com

woodfordbookings@googlemail.com

Woodford War Memorial & Community Centre, Chester Road, Woodford, Stockport, Cheshire. SK7 1PS
Registered Charity No. 520141

Help to Keep Woodford Tidy

Come and join us for the next 'Clean Up Woodford' day on **Saturday, 28th September 2013 at 10.00 am.**

Join us for a couple of hours to pick up litter and help to keep our environment tidy and litter-free. Volunteers should meet at the Woodford War Memorial Community Centre just before 10.00 am. Litter pickers and bags will be provided.



Woodford Community Council AGM – Advance Notice

This will be held on **Thursday, 14th November 2013 at 8.00 pm** in the Large Hall of the Community Centre. Further details will be circulated to all residents in due course.

SIGN UP FOR THE NEWSLETTER

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](#).

Note: we respect your privacy and no information or data gathered from the online forms will be passed to any third party.

Woodford Community Council thanks our sponsors

and invites you to visit their websites by clicking on their logos below:



Private client law firm dealing with residential and commercial
Conveyancing,
Probate, Wills and
Lasting Powers of Attorney



Southfield House
Private residential
care home

Contact the Editor at newsletter@woodfordcommunity.co.uk