



March 2019

## GMSF Consultation Closes 23:59 on 18<sup>th</sup> March 2019

### Have your say

#### Via the online portal

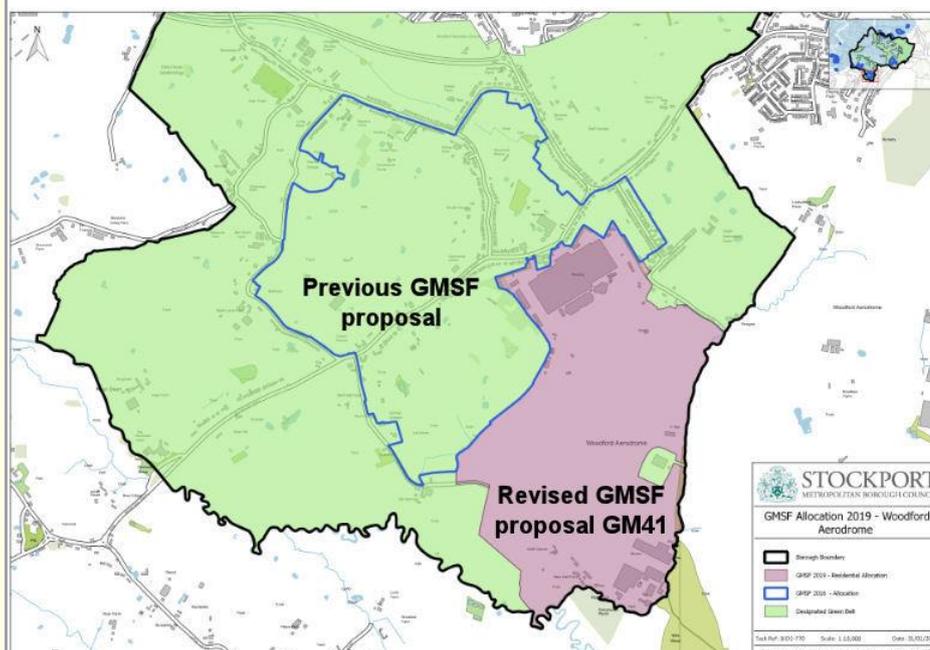
- Go to: [www.gmconsult.org](http://www.gmconsult.org) where you can view the revised draft GMSF
- You **must** fill in the information about yourself, for your response to be valid.
- Then complete any or all of the following sections as you wish and press 'submit'. You can partially complete, press 'save' and return another time.

#### Via email or post

- You **must** include your name and postal or email address and whether you are an individual or representing an organisation.
- **email comments to:** [planningandhousing@greatermanchester-ca.gov.uk](mailto:planningandhousing@greatermanchester-ca.gov.uk)
- or **post to:** Planning Team Consultation GMCA, Churchgate House, 56 Oxford Street, Manchester M1 6EU

Each member of your family over 13 years old can complete a separate letter. Wherever possible provide a different email address for each person submitting a response.

## GMSF Proposals for Woodford



The previous GMSF proposal has been deleted and all of Woodford would remain in Green Belt, apart from GM 41 which would be developed for 750 homes in addition to the 920+ already with planning permission on the aerodrome site (Redrow).

You can view details of the GMSF proposal for Woodford on pages 327-329 of the GMSF document.

## Woodford Neighbourhood Forum comments

You can view Woodford Neighbourhood Forum's draft response on the website:

[www.woodfordnf.co.uk](http://www.woodfordnf.co.uk)

The WNF draft response includes points relating to the revised Woodford proposal and general points about the GMSF strategy, including questions about the validity of the housing number predictions, duration of the plan and the viability of proposals for development on Green Belt land.

**Here are some points which you might consider making along with any of your own thoughts:**

### **GMSF Question 10: Is the approach that we have outlined in the plan reasonable?**

1. Green Belt land plays a very important role in the environment, health and the economy. It should not be released for housing or commercial development.
2. GMSF cannot enforce brownfield first because Green Belt land is released and loses its protection as soon as the plan is adopted and is at risk from developers. Strong policy is needed to prevent this.
3. Reducing the plan period from 19 to 15 years would remove the need to release Green Belt land now in an uncertain climate for population and the economy.
4. Ambitions for high levels of growth should be curtailed until the significant problems with overcrowding, traffic congestion, air pollution and health are resolved.
5. GMSF should not propose large areas of warehousing on Green Belt land, which tends to encourage a small number of low paid, low skilled jobs and generates road traffic, particularly heavy goods vehicles.
6. All previously developed sites, poorly used commercial premises, empty houses and dilapidated houses should be identified and used.
7. The proposals for infrastructure are not developed in sufficient detail to support the proposals for development. Infrastructure needs to be sorted out and delivered in the region before any further development is considered, otherwise it will do more harm than good.

### **GMSF Question 123: Do you agree with the proposed policy GM Allocation 41: Woodford Aerodrome?**

8. We strongly support the removal of the proposal for Woodford in former draft GMSF (OA20).
9. The current proposal would be overdevelopment in Woodford. The resulting total of 1,700+ new dwellings on the aerodrome site would overwhelm local infrastructure, especially roads.
10. Development on the aerodrome site with two access point on Chester Road is currently capped at 940 homes due to traffic and emergency access issues. Profound improvements in public transport would be needed to reduce car use in this inaccessible location and seem unlikely. We note that public transport for the Redrow site has yet to materialise. Therefore, a link to the Poynton Relief Road (PRR) would be essential.

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It is vitally important to all the communities surrounding Woodford 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.