



Woodford BAE Systems Site

**Bramhall and Cheadle Hulme South Area Committee
Thursday October 14th 2010.**

Paul Rubinstein

Service Director - Regeneration



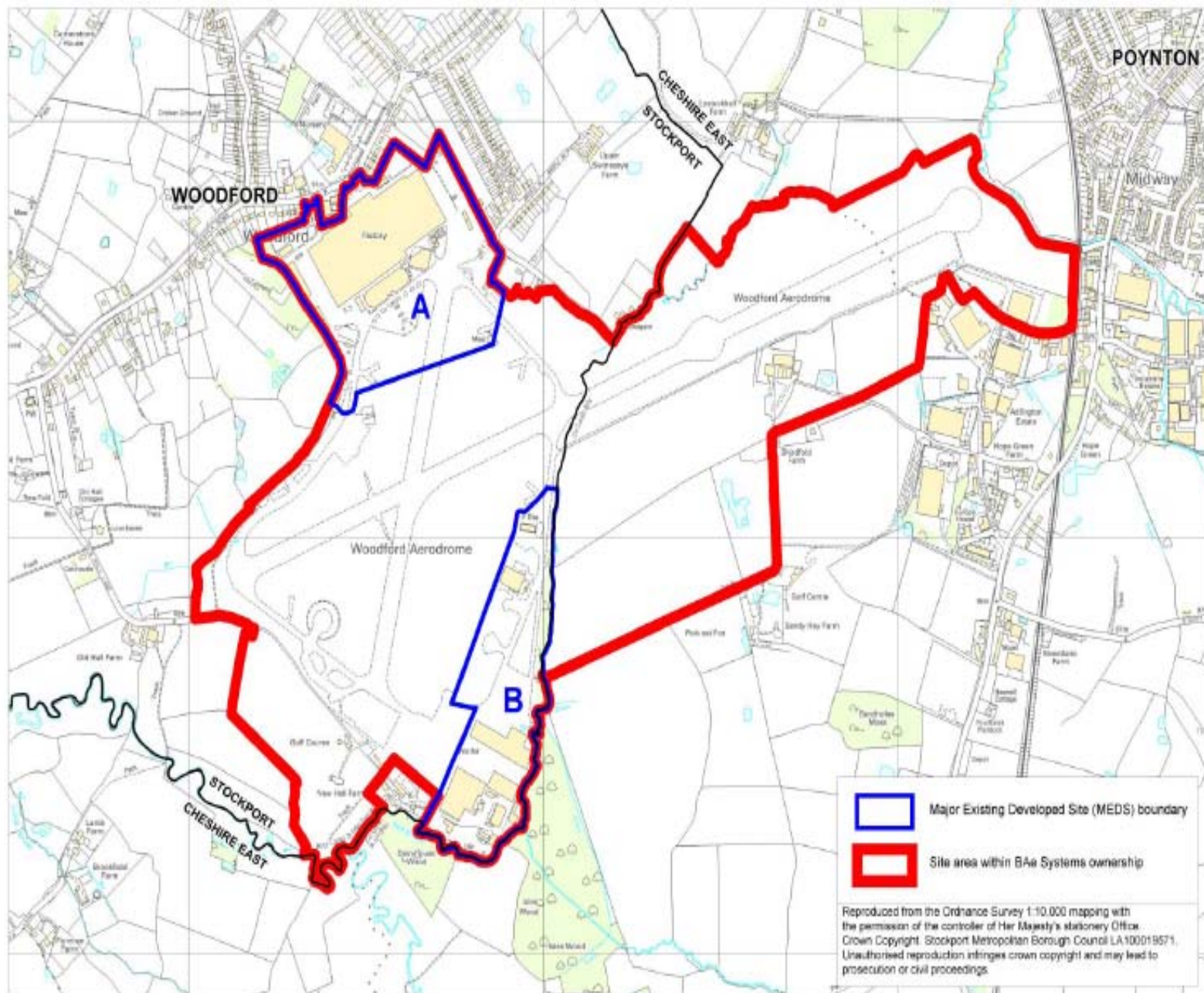
STOCKPORT
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Figure 10 Woodford Aerodrome MEDS (areas A and B) and BAE Systems owned site area



Progress So Far

- Initial discussions with BAE began in 2008
- Core Strategy - Preferred Options Consultation October 2009 Including:
 - Public event at Woodford Community Centre
 - Written representations
- Woodford identified as Opportunity Site in Core Strategy
- Progress reported to Area Committee in May 2010
- Core Strategy at 'Examination In Public' stage



Background Information

- Site due to close Summer 2012 (subject to Strategic Defence Review Oct 10)
- Total Site Area 204 hectares (504 acres).
- Approximately 42 hectares (103 acres) of the site are developable.
- Site is within the Green Belt.
- Most of the site in Stockport Metropolitan Borough.
- Eastern undeveloped area in Cheshire East
- Working with BAE and Cheshire East over the redevelopment of the site.



Planning Policy

- UDP allocation as Major Existing Developed Site (MEDS) within the Green Belt.
- The Draft Core Strategy has identified Woodford Aerodrome as an Opportunity Site
- Supplementary Planning Document is currently being prepared



Supplementary Planning Document (SPD)

- A project plan has been prepared and agreed between Stockport Council and BAE Systems
- SPD will identify the appropriate level of development and will include a masterplan
- **Evidence Gathering:**
 - 1. Historical Development of the Site*
 - 2. Understanding The Area*
 - 3. Housing*
 - 4. Employment*
 - 5. Other Appropriate Uses*
 - 6. Transport*
 - 7. Sustainability / Energy*
 - 8. Future Runway Uses*
 - 9. Heritage and Conservation*
 - 10. Use of Open Space*
 - 11. Landscape and Visual Impact Assessment*
 - 12. Local Infrastructure – Schools etc*
 - 13. Development Appraisals*



Main Development Issues

- Quantum and Type of Development
- Viability
- Highways
- Public Transport
- Community infrastructure
- Demolition and remediation costs



SPD Timescale

- Until Jan 2011 - Evidence Gathering
- June 2011 - First draft SPD consultation
- July 2011 - Masterplan Design Process commences
- Nov 2011 - Consultation on revised draft SPD including masterplan
- Jan 2012 - Final amendments to SPD
- March 2012 - SPD Adoption
- March 2012 - Site Closure



Public Consultation

Woodford Community Council AGM : 25/11/10

Formal SPD Consultation

- June 2011: First Draft Consultation
- November 2011: Consultation following amendments and masterplanning



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Area Committee Consultation

Bramhall & Cheadle Hulme South Area Committee

- October 2010 – Summary of Project Plan
- January 2011 – Update Report
- March 2011 – Update Report
- June 2011 – Draft SPD
- Nov 2011 – Revised SPD



Questions

- Question 1
- Has the decision to sell the land been confirmed?
- Another site that the BAE owned had ceased production but they have still kept the land for 15 years with no redevelopment.
- Will this really happen? Are the Council just wasting time and money on a decision that has not been made yet.
- I have information that BAE have leased part of the land till 2018.



Questions

- Question 2
- Could we be given a guarantee that the site will remain secure if it is no longer used as an aerodrome?
- Can we also be guaranteed that this will remain the norm if it is to be redeveloped to deter fly tipping, travellers occupying areas of the site etc?



Questions

- Question 3
- Could not at least part of Woodford BAE be kept as a museum and park for the people of Woodford? Keeping the heritage of aerospace alive and giving the young people of Woodford somewhere to play and picnic.
- Also is there any chance that the Lancaster Club could be kept along with the Bowling Green? This is a great club and it seems such a shame that it and the green will be bulldozed to the ground.



Questions

- Question 4

We have been led to understand that the site owners are in negotiation with developers to build up to 900 houses. If this is correct it will greatly change Woodford as a village by doubling the number of residents.

- How would the infrastructure cope with this expansion? The extra traffic, would there be extra doctors, dentists? Also school, shops and post office?
- There are rumours circulating that Woodford Community Centre could be taken for a new school? This needs to be clarified as the centre is owned by the residents of Woodford.
- Is there provision to save the Heritage centre, the original Avro hanger and other items that might be of historical interest?



Questions

- Question 5
- It is rumored that BAE Systems are in negotiation with developers to build 900 houses. If this is correct it will put an unacceptable strain on the existing and already overloaded road system not only in Woodford but in the wider area.
- The long discussed MAILER by pass is still only a distant hope as is the link between the Hand forth Dean by pass and Manchester Airport it is simply not acceptable for further development in this area to be agreed upon, until adequate roads are in place [not planned or promises but actually in place].



Questions

- Question 5 Continued
- Will all of the Stockport Councillors agree to refuse any planning approval on the BAE site until the previously mentioned roads are in place?
- What plans are in place to provide the necessary facilities for an additional 900 families, i.e. doctors dentist schools etc.
- Woodford residents have long enjoyed a semi rural atmosphere house prices reflect this benefit, a development of circa 900 new houses will have a negative effect on house prices, will compensation for this devaluation be considered by the developers and BEA Systems when discussing the sale price.



Questions

- Question 6
- I understand that when AV Roe were given permission to develop the Woodford site as an Aerodrome in the 1920's specific provisions were put in place to return the site to farmland/green belt status in the event that the Aerodrome closed.
- How different are the proposed developments from this original plan to restore the site to farm land and if they are different when was the plan changed and with what public consultation?



Questions

- Question 7
- I believe there is a proposal for 400 plus houses on this site. If this is the case my concerns would be that we do not have the infrastructure for so many properties. The roads are already congested and with this amount of people we do not have schools or doctors surgeries to cope.
- If we have to have houses would it not be better to have less and develop the land for recreational activities.



Questions

- Question 8
- In 2000 the Government announced 17 wind farm sites in the push to generate 20% of our electricity from renewables by 2020. So far only two sites are near completion and the turbine blade manufacturer Vestas have given up UK blade manufacture and 400 UK jobs because of the weak home market.
- Will local and central Government look at the opportunities for designing, producing and servicing turbine blades on the Woodford site rather than lose the hangers and runway to residential development?



Questions

- Question 9
- If a large housing estate were to be built there, what consideration and answers have been given about the potential huge impact of young children needing pre-school and primary education in the area, and getting them to their respective schools daily?



Questions

- Question 10
- Would it not be sheer stupidity to permit ANY development, commercial and/or 450 to 900 houses, on the BAE site until the MAELR relief Road is fully completed?



Questions

- Question 11
- We do not wish to see any housing or office development on this land at all. We would propose some sort of Country Park with walks etc, no development please

