



# Interim Analysis of Vision and Objectives 2015

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Part 1: Introduction, Information Gathering and Vision

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## Part 1: Introduction, Information Gathering to Date and Vision

### Introduction

During the summer of 2015, the draft Vision and Objectives developed for the Neighbourhood Plan were assessed for consistency with the evidence gathered to date from public consultation and information provided by studies conducted on our behalf by expert consultants.

This was an interim exercise aimed to reveal whether any adjustments were needed to the draft Vision and Objectives at this stage and to identify which issues required further consultation and evidence. To date this analysis has been applied to the Vision and four of the six objectives: Environment, Community, Employment and Development. A movement study is currently underway by external consultants and analysis of the Movement objective will be carried out when the results of this study are available.

The information gathered to date and used for this analysis arises from:

- Residents' Questionnaire conducted in August 2014
- Forum Workshop in December 2014 and subsequent report by external consultants, Kirkwells'
- Public Exhibition of draft Vision and Objective in June 2015
- Housing Needs Assessment conducted by AECOM July 2015

More details can be found on our website.

Other studies by expert consultants are underway and further public consultation is planned. The Vision and Objectives will be subject to further scrutiny once additional information from these activities is available.

### Information and Evidence Gathering to Date

#### Questionnaire, August 2014

A comprehensive questionnaire was distributed in August 2014 to everyone on the electoral roll for Woodford (1,200 people). 276 people responded to the questionnaire, although not all answered every question.

#### Numerical analysis of set questions

The questionnaire included questions with options to choose. In many cases more than one option could be chosen. The information has been used to show frequencies of response to each question. Expert advice suggested that statistical tests for significance need not necessarily be applied for simple frequency data, but it is clear that large differences will be more meaningful than small differences between numbers choosing options within a question.



### **Free Narrative Responses**

The questionnaire also included opportunities for free narrative responses and these have been incorporated in the analysis of data for each objective. All the responses are available to view in a separate document entitled WNF Questionnaire 2014 Narrative Responses.

### **Forum Workshop and Kirkwells' Report**

A Workshop for Forum members was held in December 2014 to start the process of developing a Vision and Objectives for the Neighbourhood Plan. The Workshop was facilitated by external consultants, Kirkwells, who produced a report of the outcome of the proceedings.

### **Public Exhibition, June 2015**

The draft Vision and Objectives were presented to the general public in an exhibition in June 2015 which was attended by 150 people. A short exit questionnaire was provided at the event which included questions about each Objective. 26 people in total responded to the questionnaire. This number is too small for meaningful analysis but provided a further flavour of public opinion.

### **Housing Needs Assessment by AECOM**

Technical support from AECOM<sup>1</sup> was commissioned through Locality<sup>2</sup> to provide advice on demographic, economic, market and social data at local level. AECOM produced a report entitled 'Neighbourhood Plan Housing Policy Advice: Woodford Neighbourhood Forum' in July 2015.

1. AECOM is a global network of experts including planning experts who have provided Housing Needs Assessments for local authorities, including Stockport Metropolitan Borough Council.
2. Locality is the national network of ambitious and enterprising community-led organisations, working together to help neighbourhoods thrive. They offer financial and technical support to help us achieve our ambitions.



## Our Vision

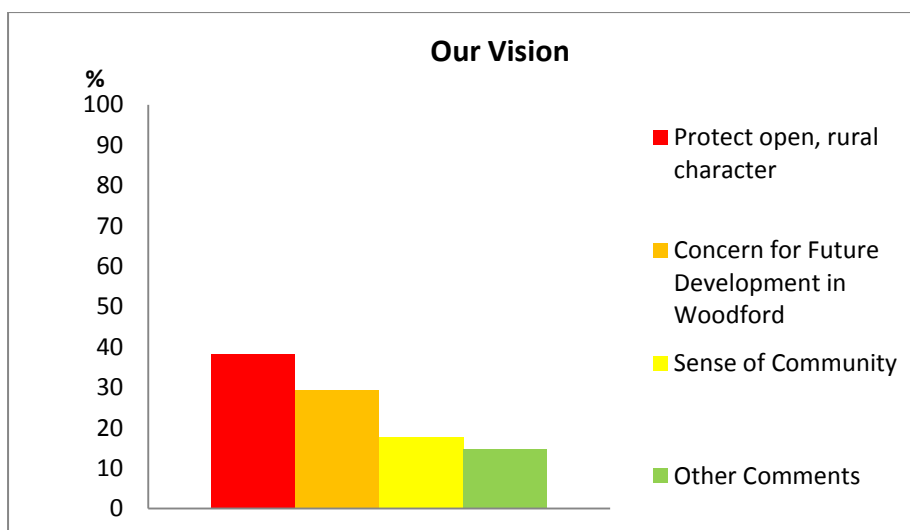
The draft Vision for Woodford emerged in the Workshop in December 2014 based on the results of the Questionnaire and discussions in the Workshop:

**“The Vision for the Woodford Neighbourhood Development Plan is to manage and instigate change whilst retaining and enhancing the village’s rural identity, character, quality of life and sense of community.”**

This Vision was presented at the public Exhibition in June 2015 and the questions asked in the exit questionnaire were:

What kind of village would you like to see? What is important to you? What makes our village special? What are your concerns?

Feedback from a very small sample who responded (26), gave a flavour of public opinion, which is shown in the bar chart below.



The results confirmed the impression gained from the earlier 2014 Questionnaire that the open, rural aspect of Woodford, concern about future development and a sense of community are important issues for residents. Responses referred to wishing to retain the open, rural, village character and green fields; changing little; restricting development to brownfield sites and protection from suburban sprawl; and wishing to remain a caring community.

Therefore, we suggest the following amended Vision (amendments shown in *italics*):

**“The Vision for the Woodford Neighbourhood Development Plan is to manage and *support beneficial* change whilst retaining and enhancing *Woodford’s* rural identity, character, quality of life and sense of community.”**



Please refer to separate documents on this website for:

Questionnaire 2014 Narrative Responses

A summary of progress to date in the Annual Progress Report 2015

Note that analysis of the Movement and Integration Objectives are on hold pending input from further studies and consultation.

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## Part 2: Environment

Please refer to Part 1 for details of the methodology used in information gathering exercises described.

### Environment Objective

The draft objective emerged from the December 2014 Workshop and subsequent rationalisation into themes:

Protect the area's Green Belt and preserve the open and rural character.

Protect the landscape and important views

### Questionnaire, August 2014

The questionnaire yielded data from the set questions and from the free narrative responses. The relevant numerical results from the set questions in the Questionnaire are presented first followed by the results from the free narrative questions.

### Numerical data from set questions

The numerical data from responses to the relevant questions are shown below:

#### A1 What brought you to Woodford in the first place?

The results were:

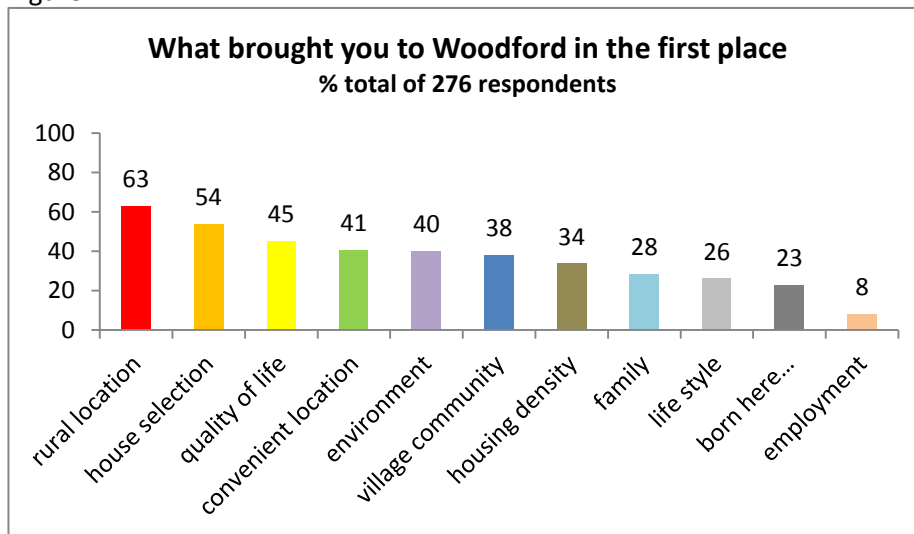
##### % total respondents

|      |                       |
|------|-----------------------|
| 22.8 | born here...          |
| 28.3 | family                |
| 8.0  | employment            |
| 39.9 | <b>environment</b>    |
| 53.6 | house selection       |
| 33.7 | housing density       |
| 40.6 | convenient location   |
| 26.1 | life style            |
| 45.3 | quality of life       |
| 63.0 | <b>rural location</b> |
| 38.0 | village community     |





Figure 1



Issues relating to the environment were key factors chosen. You might also argue that the environment in its broadest sense contributes to quality of life issues, in third place.

## A2 What are the good things about living in Woodford?

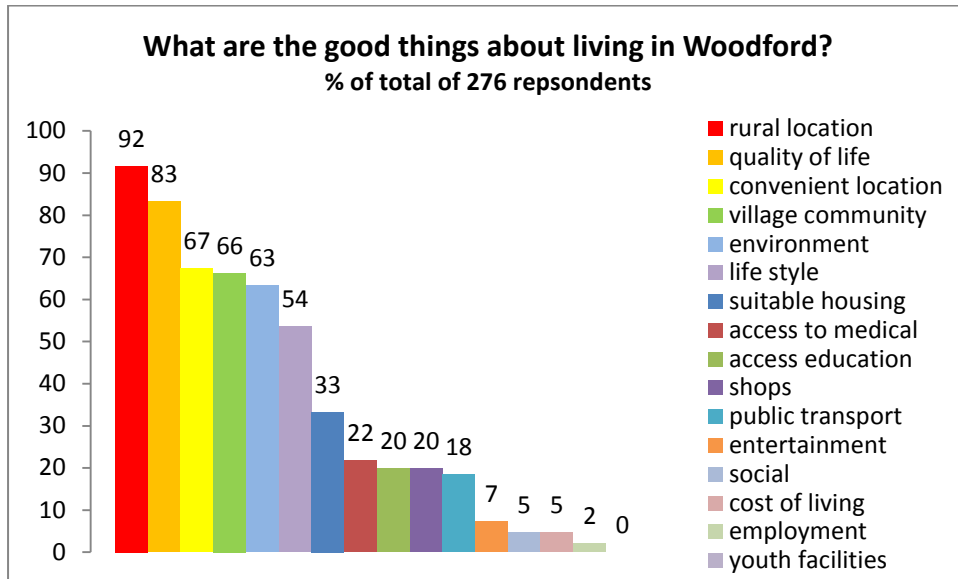
The results were:

% total respondents

|      |                          |
|------|--------------------------|
| 21.7 | access to medical        |
| 19.9 | access education         |
| 4.7  | social                   |
| 18.5 | public transport         |
| 19.9 | shops                    |
| 33.3 | suitable housing         |
| 2.2  | employment               |
| 91.7 | <b>rural location</b>    |
| 4.7  | cost of living           |
| 0.0  | youth facilities         |
| 7.2  | entertainment            |
| 63.4 | <b>environment</b>       |
| 67.4 | convenient location      |
| 53.6 | life style               |
| 83.3 | <b>quality of life</b>   |
| 66.3 | <b>village community</b> |



Figure 2



Rural location is at the top with 92%. Quality of life also attains a high score at 83%. Convenient location, village community and environment are next.

### A3 What could be done to improve living in Woodford?

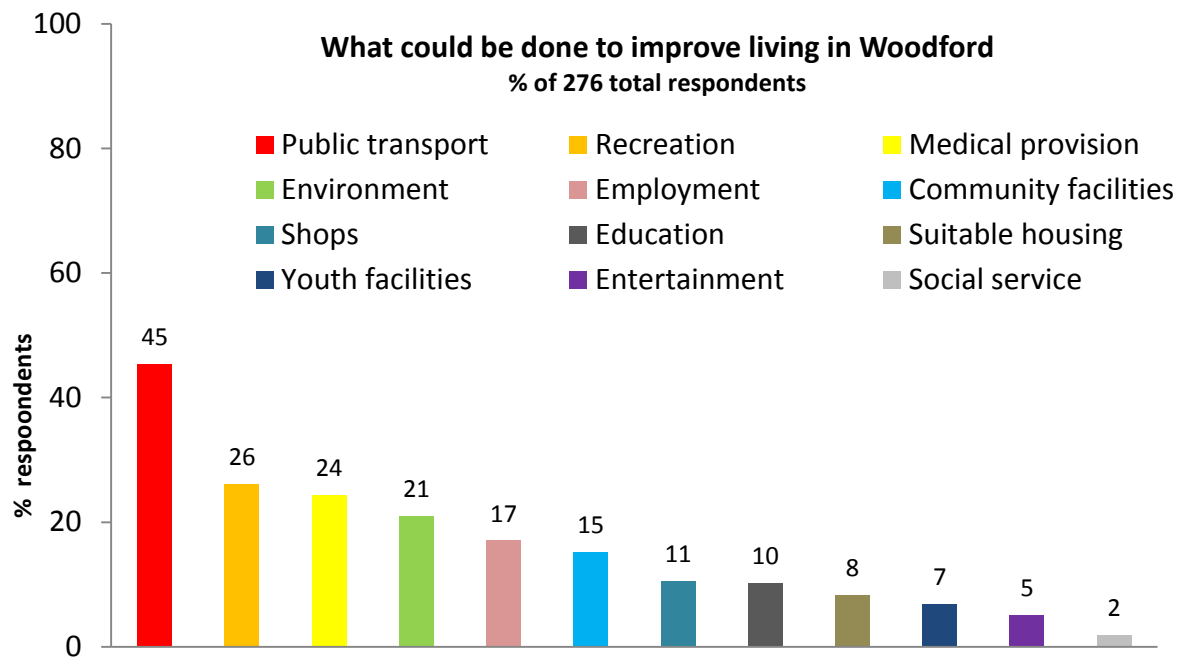
#### % total respondents

- 24.3 medical provision
- 10.1 education
- 1.8 social service
- 45.3 public transport
- 10.5 shops
- 8.3 suitable housing
- 17.0 employment
- 6.9 youth facilities
- 5.1 entertainment
- 21.0 environment
- 15.2 community facilities
- 26.1 recreation



## Woodford Neighbourhood Forum

Figure 3



Again in question A3 'What could be done to improve living in Woodford', environment is rated fourth with 21%, after public transport with 45%, and recreation with 26% and medical provision with 24%.

### C2 Should the plan enhance the quality of the built environment?

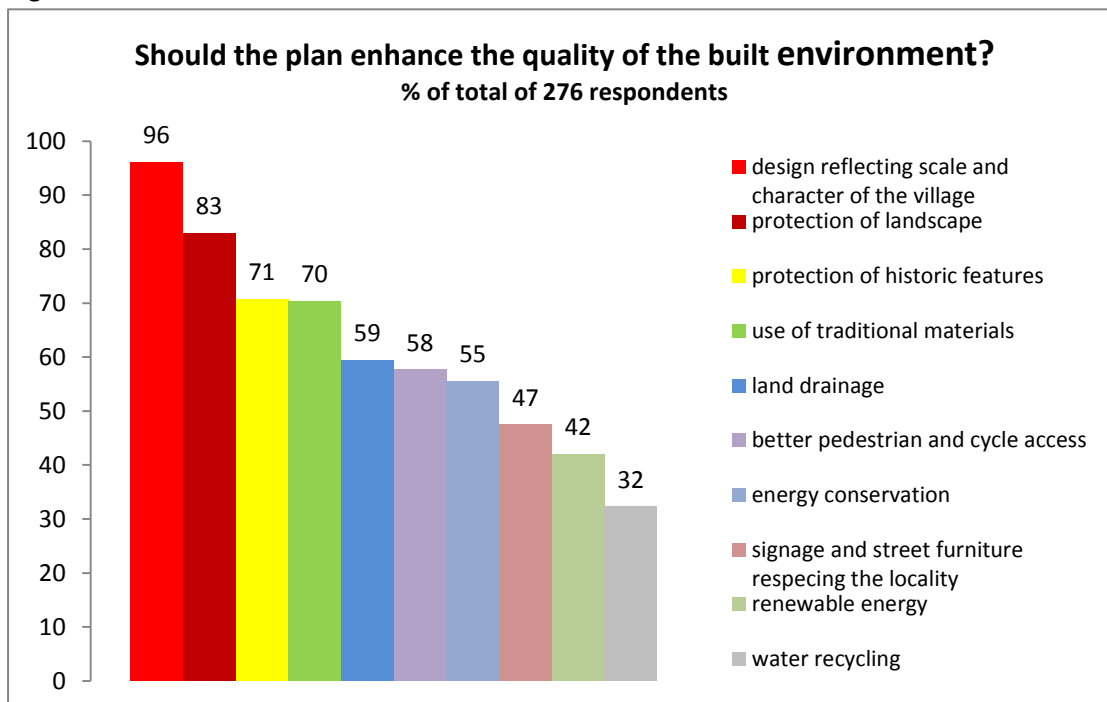
The results were:

#### % total respondents

|      |  |
|------|--|
| 96.0 | design reflecting scale and character of the village |
| 70.3 | use of traditional materials                         |
| 55.4 | energy conservation                                  |
| 57.6 | better pedestrian and cycle access                   |
| 47.5 | signage and street furniture respecting the locality |
| 70.7 | protection of historic features                      |
| 83.0 | protection of landscape                              |
| 59.4 | land drainage  |
| 42.0 | renewable energy                                     |
| 32.2 | water recycling                                      |



Figure 4



This question should probably have said 'How should the plan etc. but the protection of the landscape, 83%, and protection of historic features, 71%, are in second and third place after design reflecting the scale and character of the village at 96%. (These were multiple choice questions.)

Given that the word environment could be taken to encompass many of the aspects frequently selected, the key words are from these three questions are: environment, rural location, protection of historic features, protection of landscape, quality of life.

## Narrative responses to 2014 Questionnaire

From 814 total narrative responses, 111 which were relevant to the Environment objective are shown in the Appendix. They send us strong messages about protecting Woodford from over-development, and preserving Green Belt, open spaces, views and rural atmosphere. The full set of responses can be found in a separate document entitled WNF 2014 Questionnaire Narrative Responses.

## Workshop, December 2014, and Kirkwells Report

From this information Kirkwells derived the following four proposed Objectives relating to Environment. Interestingly, questions about the Green belt were not specifically asked in the questionnaire, only indirectly in terms of what might be expected of its qualities. However, it was frequently raised in narrative responses. You might say that this Objective is more specifically applicable to our Objective 3, Development, in that the policy does not specifically specify or determine landscape quality but essentially limits incursions which would detract from its quality. However, we have determined, in our consolidation of Kirkwell's Objectives into ours, that the Green Belt should be 'protected'.



### **Kirkwells' Objective 1 - To maintain the Area's Green Belt**

1. Bizarrely, this is probably the most difficult and easiest issue to deal with in the WNDP. Difficult, because what a Neighbourhood Development Plan can do in terms of defining Green Belt boundaries or producing planning policies that go beyond national Green Belt policy is severely constrained. Appendix 2 reproduces national policy in relation to Green Belt in full, it is important the implications of this policy are understood in full by those preparing the WNDP.
2. Easiest, because if the Steering Group choose to do so they could simply prepare a Neighbourhood Development Plan within the terms of existing Green Belt policy, avoiding the need for any policy development beyond national policy. Whilst this may help in one way, you could merely take national policy as read and produce a very simple WNDP; it may not in another, for example, in failing to meet "community aspirations" identified in para. 10 above of wanting to be in charge of the big, strategic issues.

### **Kirkwell's Objective 2 - To preserve the rural character of the area**

3. In the normal course of events maintaining the Green Belt would help preserve rural character. The key concern raised in the workshop is that with such large-scale development proposed at the Aerodrome this character is under threat.

### **Kirkwell's Objective 5 - To protect the local landscape and important views**

4. The neighbourhood plan could look to conserve and enhance the existing landscape; and to identify views worthy of protection.

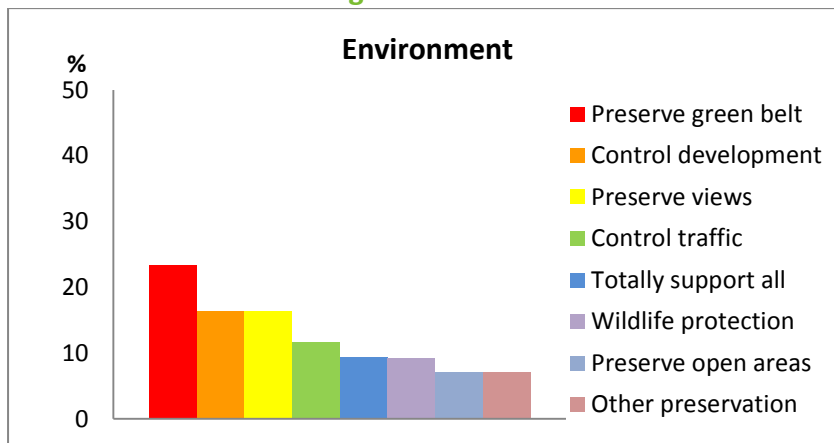
### **Kirkwell's Objective 9 - To protect the area's open spaces**

5. The Green Belt status of the area currently protects all the extensive open areas in the WNDP Area. One opportunity for the Neighbourhood Plan would be to identify more local green spaces for protection.

## **Public Exhibition, June 2015**

The draft vision and objectives were presented to the general public in an exhibition in June 2015 which was attended by 150 people. A short exit questionnaire was provided at the event which included questions about each objective. The question asked under Environment was: What is important to you?

There were 26 respondents to this which questionnaire which is too small for meaningful analysis but a flavour is provided by the bar chart below.



With respect to the Environment policy, the three most frequent responses were preserve Green belt, control development, and preserve views

## Future actions and further consultation

On the basis of this interim analysis of information gathered to date, we are taking a number of actions to gather further evidence in order to develop our Environment policy, including a landscape study/audit, wildlife and habitat surveys, and a review of historic buildings. A number of these actions can involve community volunteers alongside specialists. We intend to invite people to tell us what are their favourite views and green spaces and post images and their reasons for choice on our website, providing a further opportunity for community involvement.

(Note: Regarding Kirkwell's Objective 9 we have chosen to include open spaces in our Objective 2, Community see Interim Analysis of Vision and Objectives – Part 3.)

## Appendix – Questionnaire 2014 Narrative responses relating to Environment

Note: duplicated responses are shown when the responder answered for more than one person in the household. Further narrative responses can be found in a separate document entitled WNF 2014 Questionnaire Narrative Responses.

### Section C – Protecting Our Environment

C2 Should a Neighbourhood Plan aim to enhance the quality of the built environment by promoting the following? Other, please specify

1. Space i.e. not cramming houses in
2. Stop hedge removal – keep native hedges. Stop building of walls, railings & block paving of 100% of front gardens
3. Don't make Chester Road a death trap by adding more traffic.
4. protection of green belt and wild life
5. Sensible traffic infrastructure!



## Woodford Neighbourhood Forum

6. The environment could well be a priority
7. Currently, Woodford is fairly unique – adding a large number of ‘new build’ will destroy its ‘flavour’ and just make us another Wilmslow, Bramhall or Poynton.
8. Keeping to promises
9. Keeping the village atmosphere and the green open spaces extremely important.
10. C1 above is a poor question as can’t say “No” but change is inevitable and can be for the better and sometimes scale is required to raise enough cash for the existing facilities
11. Should have done something to protect the BAE space and ensure any development on this area was in keeping with Woodford’s size and rural appeal
12. Developments in Woodford will largely spoil its character
13. We are fortunate in Woodford to have lots of green spaces. I feel it should be a priority to protect these open areas from development as they are crucial to the rural nature of the village
14. Buildings and perimeter boundaries should reflect the rural character of the village, particularly on the lanes

C3 Are there any buildings, places or views which you believe are important to protect?

15. Chester road –fields which the houses overlook near Deanwater
16. Church, Pub, Valley near the Deanwater, keep as much open space as possible
17. Woodford Church, Davenport Arms, Local farms and associated views
18. The Church
19. The Church
20. The Church
21. The general open views
22. Views to Alderley Edge
23. Community centre
24. Avro Heritage
25. Avro Heritage
26. Views to hills
27. Views to hills
28. Fields Jenny lane, Moor Lane, Church Lane, people love these areas to walk in.
29. Pub, Church, Community Centre
30. Views/vistas to the Peak District from Wilmslow and Chester Roads.
31. Green Belt and green spaces surrounding village
32. Church and surrounding area. Cricket club and all surrounding area
33. The Church, views of the hills and open fields
34. The views that back onto Lyme Park, any properties that have an open view onto the fields and hills. It was why they were purchased in the first place. The church and surrounding area and the local pub and community centre
35. Woodford church and vistas from churchyard and all locally historically important property
36. The Community Centre, but this needs modernising, leaving as much greenery as possible
37. Woodford Church, Thieves Neck pub, views to hills, green space between pub & Church Lane/Blossoms Lane



## Woodford Neighbourhood Forum

38. The church, the pub
39. Fred Perry Way, church, pub, Budgens, Woodford Centre
40. Church, Community Centre, some of the aviation site to retain historical link eg the control tower
41. views towards the Peak District
42. Church, Community Centre
43. Church, old school. View of Lyme Park hills & houses which were farms beyond
44. main Avro factory building could be made into flats for elderly
45. The Church
46. Existing Green Belt important
47. The open space afforded by the BAE site.
48. Once the BAE site is developed – NO further development on land in Woodford to be allowed except to replace existing properties – one for one.
49. The Church and surrounding area. The general open views.
50. Woodford Church and surrounding area
51. BAE/Woodford Church/ Views both sides – over to Derbyshire and into Cheshire.
52. Preserve the existing patchwork of fields and hedges with mature trees.
53. There are fantastic countryside views in this area – Lyme Park, White Nancy etc – it would be criminal to spoil them
54. Feel of green belt and open lands
55. Views from footpaths from Bridle Road and Bridle Way towards the hills.
56. Church views to Lyme Park, Alderley Edge, Woodford legion, Scout Hut and Cricket Club
57. Views from Church Lane over to the hills. View from Wilmslow Road to Alderley Edge. Churchyard, views, old cottages and buildings such as Pub
58. “Open greenness” and rural feel is a key feature and attraction to Woodford
59. Woodford Church. Views of Lyme Park from the Church and Wilmslow Road
60. Church, Woodford Recreation Centre, Community Centre, Fields/land around Church and Blossoms Lane
61. Simply that the open spaces and semi-rural nature of Woodford needs protecting.
62. BAE SITE! I understand you have stated it is not included in this questionnaire but it is a large area of Woodford
63. The site is historically important – maybe a visitor centre – to bring money back into the community which would then support activities
64. British Aerospace, Woodford
65. Retain green belt. Retain magnificent views of the hills. Avro Heritage centre.
66. Church. Pub. Community centre. Views eastwards towards the Pennines.
67. Open views over fields and Peak District
68. All green spaces
69. Views towards the Eastern Pennines
70. All the green belt, farmland and farm buildings
71. Anything green and open
72. Houses in Woodford back on to open fields – this is essential to maintaining the character of Woodford
73. All the remaining green spaces and views across to the hills





## Woodford Neighbourhood Forum

74. Views of the Pennine hills from Blossoms Lane and Church Lane. Views across the open fields that form the centre of the village
75. All green spaces, hedgerows, trees etc
76. Views of distant hills
77. Church. Woodford has wonderful views and the surrounding countryside which should be protected
78. All of the Greenbelt is important to protect. That is why we live in Woodford for the semi-rural atmosphere
79. Rural views, all
80. Views over the Pennines. Green Belt. Vulcan bomber. Local pub (Thief's Neck). Chestnut trees on Chester Road. Local shop
81. View from Chester Road and towards Adlington and the hills and Alderley Edge

C4 The space below is provided to allow you to make your own comments on protecting the environment.

82. No large number of buildings to protect the character /environment of village
83. No large number of buildings to protect the character /environment of village
84. Protection of the woodford oaks
85. Keep the green restrict new housing estates
86. Roads just not big enough to take more traffic
87. Local roads need to be carefully monitored to avoid them becoming 'rat runs' as development starts and contingency plans need to be in place.
88. No building on green belt
89. We cannot stop change and new housing coming to the area unfortunately but it is important we keep Woodford as a village atmosphere and enhance it by new development adding outdoor areas and cycle lanes to make the most of the beautiful village we are losing
90. important we retain the rural nature of the area
91. Get MAELR (A555) Relief Road completed asap
92. BAE was a farm and should be returned to a farm either for food or solar panels producing renewable energy
93. Traffic is the single most iniquitous threat to quality of life and the environment. The impact of development at BAE, Poynton and Handforth cannot be underestimated Traffic management in Woodford requires careful planning (the bypass is irrelevant as traffic needs to access and egress it thus creating havoc on local roads.) The Poynton 'experiment' is ridiculous for the amount of traffic expected post 2018
94. Woodford has been on the edge of the Greater Manchester conurbation. The road in particular will put an end to this and Woodford is very likely to become fully urbanized
95. Building policies need to be consistent throughout – both for individual home owners looking to make changes, as well as new enterprises. Currently that does not feel the case – large conglomerates always seem to get their own way regardless, whilst individuals are constantly hampered by red tape and bureaucracy
96. Only allow development on existing 'brown field' sites
97. We do not need a small town on our doorstep



## Woodford Neighbourhood Forum

98. Keep the Garden Centre as it is. No change of use to build housing estate or retail park. Stop building all the houses. This will generate thousands of extra vehicle causing more pollution. However no matter how much protesting is done, in the current climate, it is just getting overturned by Ministers. The Government and local Council should be looking at converting more brownfield sites giving tax relief o builders who accommodate this. The whole purpose of greenbelt was to stop towns merging together. Woodford is in danger of becoming just one big urban sprawl joining Poynton Bramhall, Woodford and Handforth together
99. Some sacrifices may be necessary to gain value from development to support positive change and improvements to core facilities for the younger and older residents, in particular
- 100.I believe conservation is important and the green areas around Woodford are not only popular with local wild life but also cyclists, runners, walkers, dog owners and horse riders etc
- 101.PROTECT THE GREENBELT AREA !!!!!
- 102.Stop building
- 103.We must not build on green belt. It should be protected and we should use brown field sites and derelict buildings only
- 104.The environment will be ruined by the size of the BAE development, so why bother trying to protect the rest. The BAE development should be limited to the 2 MEDS areas and not spread across the airfield
- 105.We are losing green field sites to the North (A555), East (BAE) and West (Handforth East): this will create pressure on/destroy wild life habitats in these areas over the next 15 years whilst projects are ongoing. Please can extra protection be given to the land to the south of the village and remaining green spaces
- 106.Tree planting for carbon offsetting and traffic pollution capture. Small areas of farmland set aside for biodiversity. Retain old and encourage planting of new native hedgerows
- 107.The Forum should consider making the existing Woodford (village) a protected area. There are many areas throughout the UK who have this status which insures protection of the environment which we cherish living in an open place which all too readily could be lost over the next decade by developers who have little or no respect for our village
- 108.We should endeavour as vehemently as possible to protect the Green Belt especially from East Cheshire planned housing development

H4 Please use the space below if you have any further comments about anything that has not been covered in the survey

- 109.We need to 'hang on' to our green fields and open spaces as we will be surrounded by housing estates and busy roads. We have to fight to keep the village as it is.
- 110.People live in Woodford for a reason – please don't change it any more. It's quiet, small and slightly rural. That's why people choose here over bigger towns or even villages like Bramhall
- 111.Security – Police services. Outlook – residents and landowners to take more pride in the environment. Adopt a 'village in bloom' attitude

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## Part 3: Community

Please refer to Part 1 for details of the methodology used in the information gathering exercises described below.

### Community Objective

The draft objective emerged from the December 2014 Workshop and subsequent rationalisation into themes:

**Protect and enhance community and recreational facilities and open space**

### Questionnaire, August 2014

The questionnaire yielded data from set questions and from free narrative responses. The relevant numerical results from the set questions in the Questionnaire are presented first followed by the results from the free narrative questions.

### Numerical data from set questions

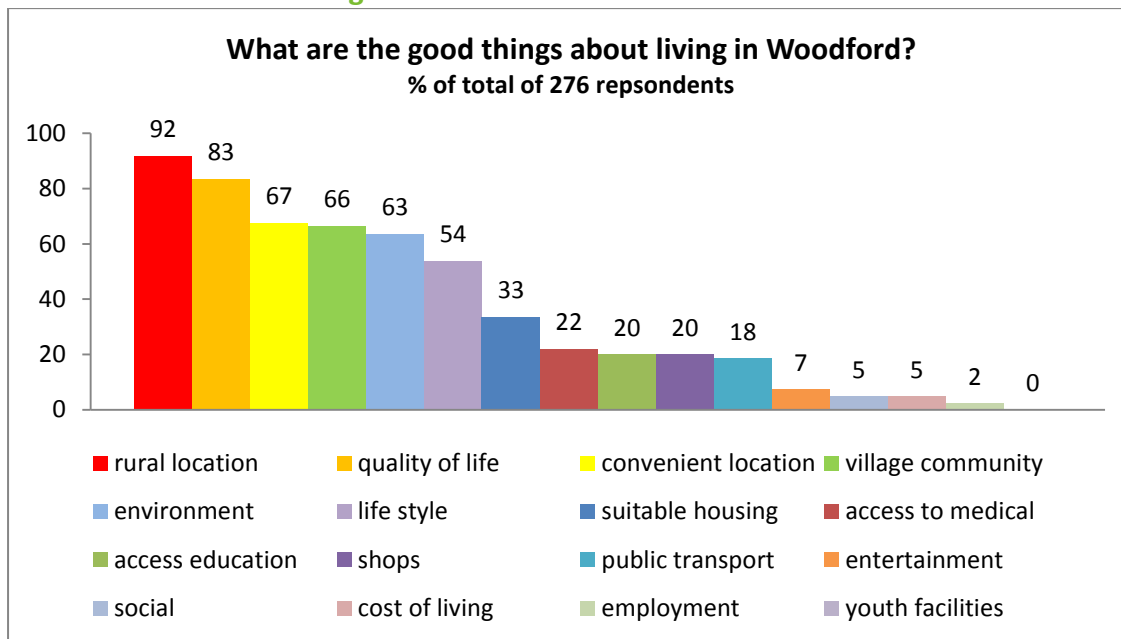
#### A2 What are the good things about living in Woodford?

The results were:

##### % total respondents

|      |                          |
|------|--------------------------|
| 21.7 | access to medical        |
| 19.9 | access education         |
| 4.7  | social                   |
| 18.5 | public transport         |
| 19.9 | shops                    |
| 33.3 | suitable housing         |
| 2.2  | employment               |
| 91.7 | rural location           |
| 4.7  | cost of living           |
| 0.0  | youth facilities         |
| 7.2  | entertainment            |
| 63.4 | environment              |
| 67.4 | convenient location      |
| 53.6 | life style               |
| 83.3 | quality of life          |
| 66.3 | <b>village community</b> |

Figure 1



When asked what brought people to Woodford in the first place 'Village Community' was right in the centre of the 11 options with 38% saying important. In question A2, which expresses people's actual experience rather than their perception originally as an outsider, 'Village Community' takes fourth place with 66%, only just behind 'convenient location'. As noted previously, 'village community' can feed into 'quality of life' which was second at 83% (Figure 1).

### A3 What could be done to improve living in Woodford?

The results were:

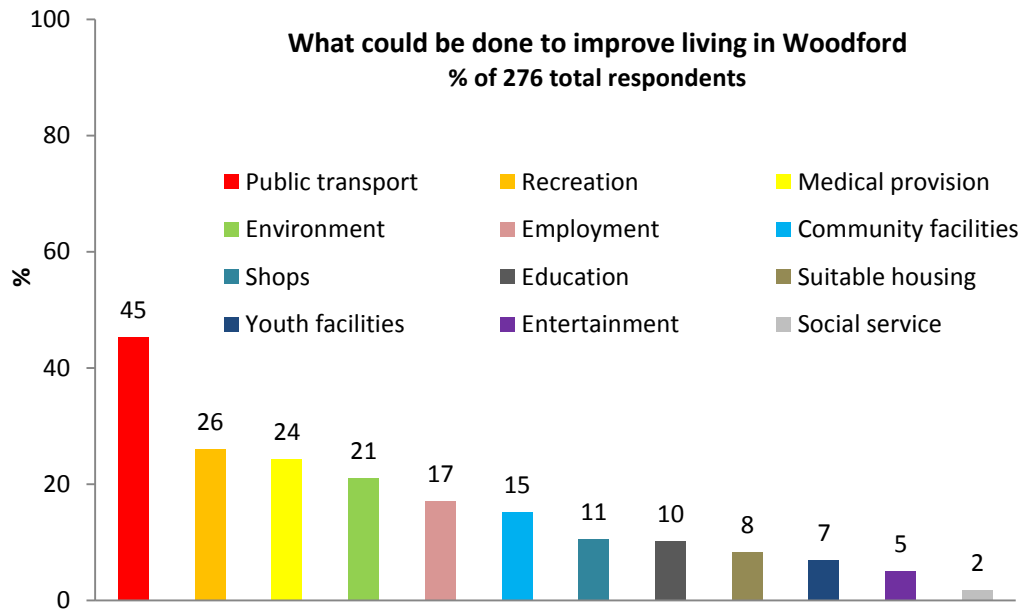
#### % total respondents

- 24.3 medical provision
- 10.1 education
- 1.8 social service
- 45.3 public transport
- 10.5 shops
- 8.3 suitable housing
- 17.0 employment
- 6.9 youth facilities
- 5.1 entertainment
- 21.0 environment
- 15.2 **community facilities**
- 26.1 **recreation**

Figure 2



## Woodford Neighbourhood Forum



The Community objective embraces community facilities and recreation. Recreation is second in the ranking of choices selected. Community facilities are a little lower down the ranking than other choices but these are covered by other Objectives (Figure 2).

### B1 What should the Neighbourhood Plan aim to encourage?

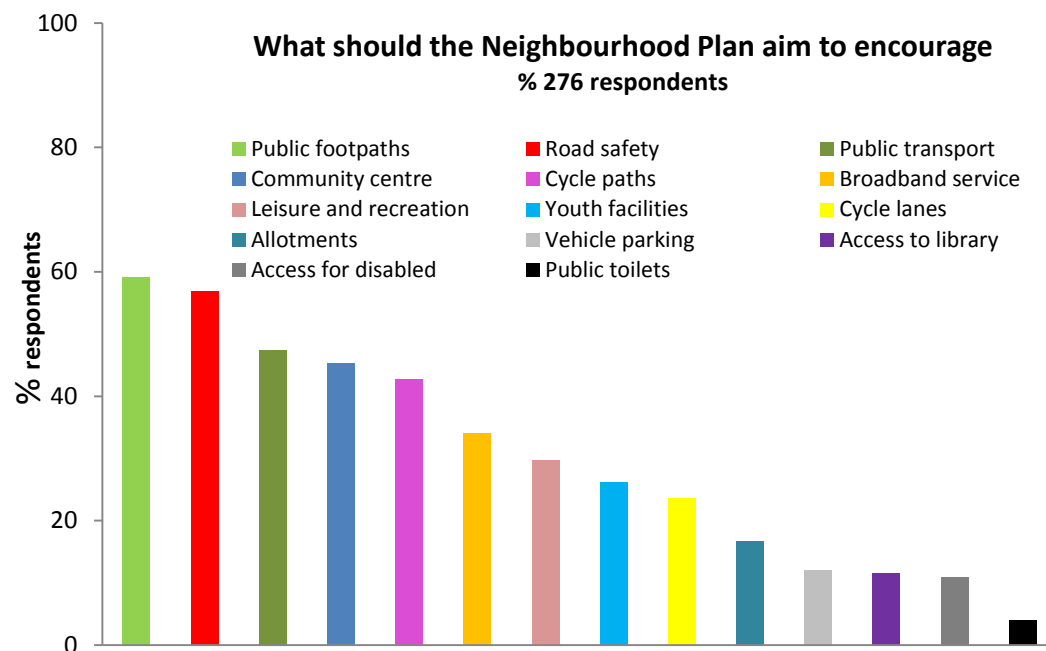
The results were:

#### % total respondents

|      |                         |
|------|-------------------------|
| 16.7 | allotments              |
| 47.5 | public transport        |
| 34.1 | broadband service       |
| 56.9 | road safety             |
| 12.0 | vehicle parking         |
| 4.0  | public toilets          |
| 59.1 | public footpaths        |
| 29.7 | leisure and recreation  |
| 10.9 | access for disabled     |
| 26.1 | youth facilities        |
| 11.6 | access to library       |
| 45.3 | <b>community centre</b> |
| 42.8 | cycle paths             |
| 23.6 | cycle lanes             |



Figure 3



When asked what the Plan should encourage, footpaths, road safety and public transport were the top choices. These are covered by other objectives. With respect to the Community objective we note that the Community Centre was highly ranked in fourth place at 45% (Figure 3).

### Questionnaire 2014, free narrative responses

Out of a total of 814 free narrative responses, the word community appears 59 times, 38 of these referring to the Community Centre. A sense of community comes over as important to many people and there is strong support for the Community Centre, with a large number and variety of suggestions for improving the buildings, facilities and activities. The suggestions are too numerous to list here but are shown in the Appendix. They include social and sporting activities, more activities for young and older people, clubs, cafes, post office, medical centre, allotments, parks, play areas and many more. Other comments say everything we need is near-by, they like it as and prefer to keep Woodford quiet.

### Workshop, December 2014, and Kirkwells Report

There was a balance in favour of making greater provision for sporting, social and community activities, largely directed towards retired residents, although this may be because the balance of respondents (almost 55%) were aged over 56. This led Kirkwells to propose the following objective:

#### **Objective 10 – To protect and enhance recreation and community facilities**

6. The need to enhance and protect existing recreation provision.



## Woodford Neighbourhood Forum

7. The WNDP could look to identify sites for protection (e.g. pubs, community and recreation facilities); it could also identify area for enhancement, and what those enhancements should be.

In addition to this Objective, Kirkwells introduced Objective 9 concerning Open Space, see below. Although there is not a topic 'open space' in the Questionnaire which preceded the Workshop, we believe that Open Space is identified in the NPPF as valuable in terms of 'promoting healthy communities' and it is in this section 8 where this is expressed, for instance, point 73: 'Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities' and 76 'Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them'. Local Green Space can be designated where it meets specific criteria under the NPPF – see para 77. This might be a cricket pitch, a quiet shady corner, or an attractive grass verge. So we need to consider how we can determine which open spaces the community consider of value, again use our web site to invite views.

### **Objective 9 – To protect the area's open spaces**

8. The Green Belt status of the area currently protects all the extensive open areas in the WNDP Area. One opportunity for the Neighbourhood Plan would be to identify more local green spaces for protection.
9. National planning policy has introduced a very strong protection for local green spaces. This is contained in paragraphs 76 and 77 of the National Planning Policy Framework:

## **Public Exhibition, June 2015**

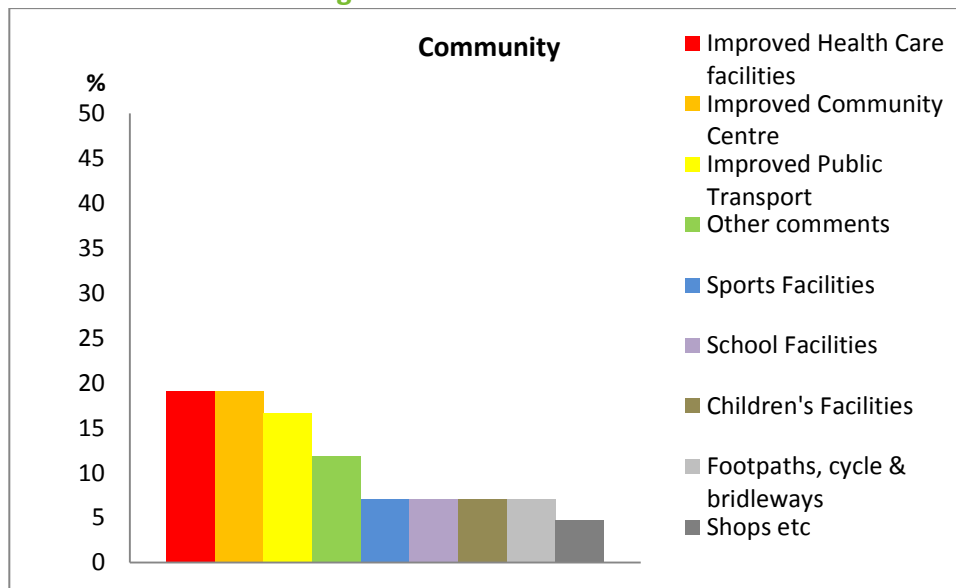
The draft vision and objectives were presented to the general public in an exhibition in June 2015 which was attended by 150 people. A short exit questionnaire was provided at the event which included questions about each objective.

The questions asked under the Community objective were:

What services would you like to see and how should existing services and facilities be developed?

Community was also mentioned under 'Vision' (in around one fifth of responses) and was one of three key topics raised.

There were 26 total respondents to the questionnaire. This number is too small for meaningful analysis but a flavour is provided by the bar chart below.



The Community Centre, alongside healthcare facilities were the top issues raised (appearing in approx. one fifth of responses). The Community Centre also rated equal first with 'inclusion of the Aerodrome in the Plan area' (both also in approx. one fifth of responses).

## Future actions and further consultation

We may have tended to focus this particular Objective on the Community Centre and issues relative to its inadequacies when the community grows. Should we maybe consider this on a broader basis and return to the village community of which the facilities play a part? Should our Objective reflect the rich variety of activities and social interactions which are available in various forms for all ages, i.e. think about assets rather than just facilities themselves? (Kirkwells refer to recreational provision.) Moreover, the availability of these 'assets' to the enlarged community can only help integration. Thus maybe the objective should be reworded as follows:

*Preserve and enhance recreational assets and open space to promote a healthy community*

The NPPG provides the following notes on designation of Local Green Space:

The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.





## Woodford Neighbourhood Forum

We do not need to restrict ourselves to consideration for recreational use under the community Objective? We could ask the community to provide feedback on any areas which they think fulfil any of the criteria given in the NPPG:

beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife;

That way we might find this aspect popping up in the Environment Objective (as beauty, tranquillity or wildlife preservation) as well as the Community Objective (as recreation, or historic significance). There is quite a lot of overlap with this one into several objectives, broadly under Quality of life.

## Appendix - Questionnaire 2014 Narrative responses relating to Community

B1 Which of the following do you think that the Neighbourhood Plan should aim to encourage?  
Other, please specify

- 112. Woodford is special because it is like it is now
- 113. Community Centre could do with a tidy-up. Isn't necessary to be any bigger
- 114. Keeping it quiet, spacious and rural

B10 What Facilities would encourage more local use of the Woodford Community Centre?

- 115. Provision of a public library
- 116. Development of activities on the field e.g. skateboard park, benches, tennis court
- 117. Bowls
- 118. Improve field
- 119. Improve field
- 120. Activities for the young
- 121. Reduction in cost of hiring
- 122. Variety of clubs bridge quizzes sewing etc
- 123. Family fundays
- 124. Cafe
- 125. The Lancaster Club at BAE used to have a Crown Green Bowling square? and a tennis court?
- 126. Travelling library provision perhaps.
- 127. Tennis
- 128. Coffee/cake shop where people could meet. Little playground area to walk dogs.
- 129. A broader range of activities for all age groups
- 130. A park in the grounds or sports facilities
- 131. young people activities - youth clubs!!
- 132. a good play area for children
- 133. allotments
- 134. Needs more promotion and open-ness. Maybe more youth facilities.
- 135. Medical Centre
- 136. The Community Centre is small and very tired. Needs modernising.



## Woodford Neighbourhood Forum

- 137. Community cafe. Encourage people on their own to meet up. Upgrade of the playground for small children
- 138. Youth club facilities, computer access hub, table tennis, bowling green
- 139. More facilities for children
- 140. The Community Centre needs a facelift
- 141. Seems to be well used, well organised and well supported.
- 142. Revamp the building and car park. Full time staff/manager!
- 143. Upgrade the building
- 144. Classes during the day
- 145. With the increase in population from BAE site I think use will grow - may need more parking so that there is no parking on the road when events are on
- 146. Small meeting room. Showers and changing room. Tea shop. Outdoor gym. Screen and projector. Perimeter track. Community garden
- 147. We should not forget the Community Centre is a Memorial Hall which should be used by local residents in line with its charity status and objective. There are many opportunities within this framework which are not considered
- 148. Bowling green. More activities for men
- 149. More clubs (badminton, pool, darts etc), lower price for Woodford residents to hire for private party, summer fairs etc. on field

### B12 What Activities would encourage more local use of the Woodford Community Centre?

- 150. Return of the farmers' market, craft fairs, exercise classes
- 151. Afternoon Club for Older People
- 152. Keep fit/pilates
- 153. Sporting activity for younger people
- 154. Hog roasts /dances etc
- 155. Hog roasts /dances etc
- 156. Better advertising of events email?
- 157. Table tennis and yoga
- 158. Crown Green Bowls and tennis court
- 159. Better bus service
- 160. Tennis, youth clubs, art and exercise classes. Pre-school classes
- 161. See B10
- 162. Somewhat
- 163. Marketing – communication
- 164. Bridge
- 165. IT courses for more senior citizens
- 166. Because of the state of the building, do not feel encouraged to find out.
- 167. More bridge
- 168. More keep fit clubs, Playgroups subsidised. Coffee/tea club, Bingo, Meals for elderly like in Bramhall
- 169. Youth club for the kids
- 170. Fitness classes, children's activities/clubs



## Woodford Neighbourhood Forum

- 171. More activities for youths to stop them hanging around Woodford Rec and Tesco Express in Bramhall.
- 172. Bring and buy sales, antique sales, car boot, room hire, gigs, dancing and concerts.
- 173. Art classes and social meetings during the day
- 174. Keep offering a broad spectrum of events/clubs. With more families moving into the area could more be offered to youngsters – brownies, rainbows etc
- 175. Clubs for locals e.g. gardening, walking, photography
- 176. More recreational facilities
- 177. Baby and toddler groups
- 178. As stated in B10 (see charity status) there are many activities that could be developed but unfortunately the direction is on events, band nights, weddings (proposed) which cause nuisance to the majority of residents – against the pleasure of a few who live outside the Woodford village
- 179. I know some of the activities that go on through the church magazine. Not sure if I am aware of everything
- 180. Expanding the present activities in terms of the number of persons involved

### B14 What sporting provision would you like to see developed?

- 181. Running track/Football pitches
- 182. Tennis court-the one at the Davenport can be used by the public-could this happen at Woodford? Basket ball hoop – football net, more extensive children's play area
- 183. Bowling Green
- 184. Tennis
- 185. Better facilities for cyclists
- 186. Athletics
- 187. Tennis courts
- 188. Tennis courts
- 189. Tennis courts
- 190. Tennis, keep fit classes
- 191. Cycle paths
- 192. Woodford Recreation Centre/sportsfield
- 193. Tennis courts, park facility, cycle paths
- 194. Football club, tennis courts for use of local residents
- 195. swimming, riding, gymnastics, cycling
- 196. A sports centre with indoor racket courts, basketball, netball, football etc
- 197. Avro Golf Course – to 18 holes & all associated facilities
- 198. More football pitches, tennis courts and a bowling green, plus a running track.
- 199. Sports facilities especially football
- 200. Football pitch
- 201. General facilities, more for children, social centre
- 202. More use of the Community field – football, playground – there was nothing for my children when growing up eg small park
- 203. Football club, crown green bowling



## Woodford Neighbourhood Forum

- 204.Classes held in the evening
- 205.Sports club
- 206.More use of field behind Community Centre
- 207.Private leisure centre/pool. Enlarge carpark and facilities at Woodford Rec
- 208.more open spaces for walking and riding
- 209.None. Keep it quiet, rural and woody
- 210.Sports fields/athletics facilities
- 211.I am not a cricketer but it would be good if Woodford cricket club is able to continue Seems to be the poor relation compared with Bramhall CC. I don't think it should be allowed to fade. Other than that we have good access to all sports within a few miles
- 212.A bowling green, tennis courts
- 213.Keep fit classes
- 214.Tennis
- 215.The large field is currently underused but could provide a range of recreational activities.  
We need to get 'outside the dots' and use the open space for residents
- 216.Tennis court, golf and horse riding
- 217.Tennis, bowls, football
- 218.Existing facilities adequate for current requirements

B17 If facilities for such social/community activities need improving, could you suggest how and where this might be achieved

- 219.Better park, festivals, craft fairs, farm events flower shows
- 220.Better transport facilities
- 221.Keep fit/pilates
- 222.Use halls for clubs i.e. tumbletots, pre-school activities
- 223.Use halls for clubs i.e. tumbletots, pre-school activities
- 224.Decent play park for all ages
- 225.Tennis club with social evenings
- 226.Upgrade the Community Centre Play area
- 227.Youth Group, or ensure they can access 'Mill' in Bramhall
- 228.Need a more vibrant running of the Community Centre, though I have no suggestion how to achieve that other than by employment of an active manager
- 229.There are facilities for elderly and pre-school but nothing in between for people whose children are teenagers but not elderly themselves
- 230.After school clubs, play area, all weather football pitch, BMX track, youth club (
- 231.More outdoor facilities
- 232.Toddler groups, holiday activity clubs, table tennis
- 233.nursery facilities
- 234.don't know
- 235.more activities at Community Centre
- 236.Using the Community Centre and the Church and a united front by all the existing sports clubs in the area to encourage wider participation
- 237.Needs primary school facilities
- 238.New building, professional staff and opportunities and programs for people



## Woodford Neighbourhood Forum

- 239. Make more funds available so people could run daily groups from community centre
- 240. We pay enough rates
- 241. Community Centre has the potential to be a hub serving the local community if the facilities could be focussed on Woodford's needs
- 242. More activities in school holidays – camps and sports groups
- 243. Funding for improving/extending existing facilities at community centre
- 244. Improve/extend the community centre.
- 245. There are excellent sports and educational activities provided locally
- 246. Woodford scout and guide hut very run down and dirty
- 247. This might be an upside of the BAE development – new primary school, play area etc so there will be opportunities to run events in new buildings on site which should help to build links between old and new Woodford
- 248. Community Centre
- 249. Bowling green. Off road cycling routes
- 250. Local child minding services, walking club for under 10s, bicycle lessons and safety
- 251. Suggest pre-school classes and activities
- 252. No. additional building required

B17 If facilities for such social/community activities need improving, could you suggest how and where this might be achieved

- 253. Better park, festivals, craft fairs, farm events flower shows
- 254. Better transport facilities
- 255. Keep fit/pilates
- 256. Use halls for clubs i.e. tumbletots, pre-school activities
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- 267. nursery facilities
- 268. don't know
- 269. more activities at Community Centre
- 270. Using the Community Centre and the Church and a united front by all the existing sports clubs in the area to encourage wider participation
- 271. Needs primary school facilities
- 272. New building, professional staff and opportunities and programs for people
- 273. Make more funds available so people could run daily groups from community centre



## Woodford Neighbourhood Forum

- 274. We pay enough rates
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- 282. Community Centre
- 283. Bowling green. Off road cycling routes
- 284. Local child minding services, walking club for under 10s, bicycle lessons and safety
- 285. Suggest pre-school classes and activities
- 286. No. additional building required

B18 If facilities for elderly residents need improving, could you suggest how and where this might be achieved.

- 287. Library closer than Bramhall, possibly more little shops, more bus stops
- 288. Better and more Frequent Public Transport
- 289. Guest speakers at the community centre
- 290. See B12
- 291. Is the Community Centre used for U3A?
- 292. Weekly lunch club – small hall at Community Centre plus transport for those who need it
- 293. Where – Community Centre?  
How – Invite retirees to meetings to see what they want & let them organise it themselves
- 294. Community volunteer service for shopping, transport etc
- 295. meeting place with activities – lounge, comfortable
- 296. Local bus service, local delivery from local shops.
- 297. Probably through the Community Centre, which would certainly have to be enlarged.
- 298. clubs/bingo/meals. Get everyone together to look after people living alone.
- 299. Sheltered accommodation for the elderly
- 300. See above, but the Centre may need to be modernised, extended, rewired and upgraded
- 301. Footpaths need to be resurfaced and crossing points made safe and easy
- 302. Community Centre to negotiate
- 303. Funding for improving/extending existing facilities at community centre
- 304. A park for bowling and walking. A lake for wildlife
- 305. In increasing the activities of the community centre

B19 The space below is for you to make any other comments on improving community services

- 306. Weekly general waste collections



## Woodford Neighbourhood Forum

307. For a small community there is a good range of services locally (sporting/entertainment/recreational activities) BUT, and importantly, do enough local residents use them to ensure they keep going? It is up to residents to get involved to make a strong and vibrant community!
308. The Community Centre is not actively used by local residents. Locals must be encouraged to 'self help'
309. Woodford is semirural location but I cannot ride my bike with child on busy hectic road as it is too dangerous. Cycle lanes would help to get to places away from busy road and to the lovely parts of rural Woodford.
310. less noise & antisocial behaviour at the Community Centre
311. Would be nice to see another pub and a restaurant in Woodford as very limited choice at present
312. Visitors' to local residents to assess their needs (if any) and ensure care is at hand if needed. Many seniors are too proud to ask for assistance
313. I am very little involved and have given the issue no thoughts
314. The play equipment at the Community Centre needs upgrading
315. Make getting in touch with community centre better, they never get back to you
316. No dog fouling – fines should be imposed. Litter collection. Best garden competition for the village?

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## Part 4: Employment

Please refer to Part 1 for details of the methodology used in the information gathering exercises described below.

### Employment Objective

The draft objective emerged from the December 2014 Workshop and subsequent rationalisation into themes:

**Encourage and develop appropriate opportunities for sustainable employment**

### Questionnaire, August 2014

Evidence to enable us to understand the nature of current businesses and employment in Woodford was initially derived from the Questionnaire. Information was derived from frequency of answers to set questions and from narrative responses relevant to this objective.

### Numerical data from set questions

#### G1 What type of employment should the Plan encourage?

When asked which types of employment should be encouraged, the most popular choices were small shops, tourism, pubs and restaurants (Figure 1).

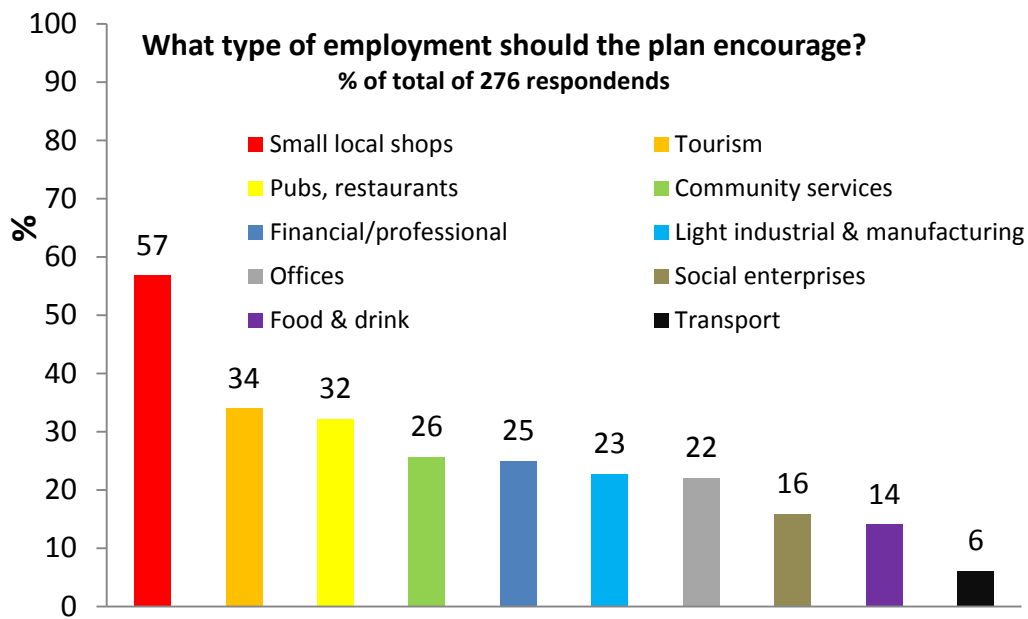
#### % of total respondents

|      |                        |
|------|------------------------|
| 34.1 | tourism                |
| 6.2  | transport              |
| 14.1 | food & drink           |
| 25.7 | community services     |
| 22.1 | offices                |
| 15.9 | social enterprises     |
| 32.2 | pubs, restaurants      |
| 25.0 | financial/professional |
| 56.9 | small local shops      |
| 22.8 | light ind'al & mfg     |





Figure 1



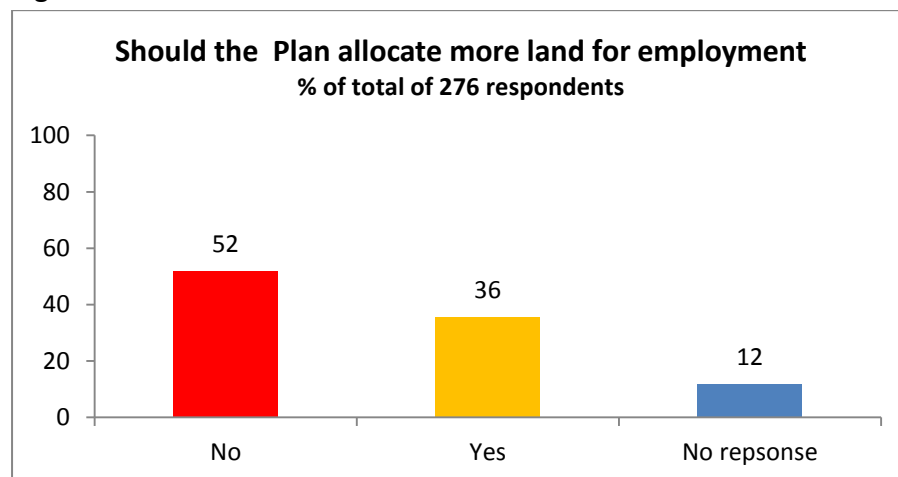
### G2 Should the Plan allocate more land for employment?

There were more responses saying “No” to whether the Plan should allocate more land for employment, just over half (52%), compared with those saying “Yes”, one third (36%) (Figure 2).

% of total respondents

35.5 Yes  
51.8 No

Figure 2



### G3 Which types of site should be allocated for employment use?

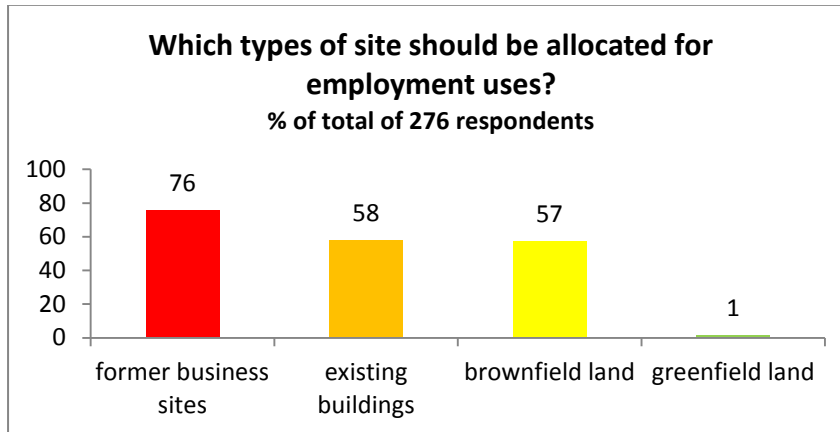
There was a strong preference for previously used or brownfield sites rather than green field sites (Figure 2).



% of total respondents

- 75.7 former business sites
- 57.2 brownfield land
- 58.0 existing buildings
- 1.4 greenfield land

Figure 2



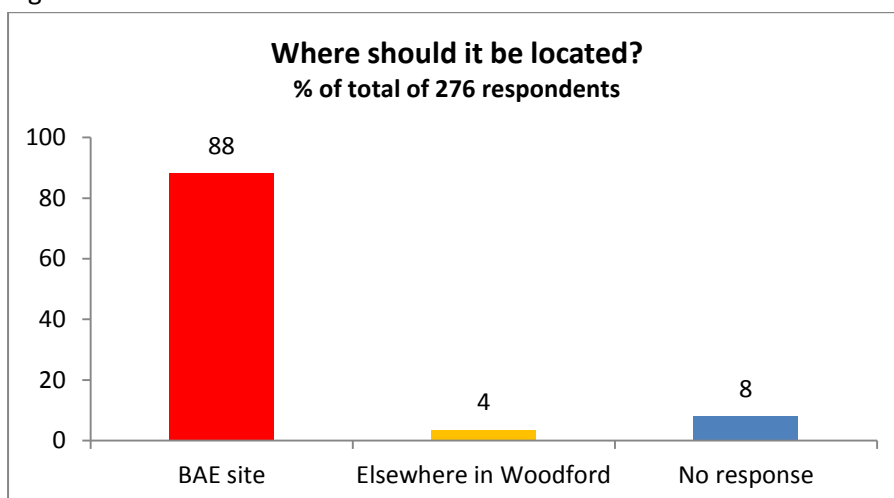
#### G4 Where should it be located?

Essentially employment was directed to the BAe site (Figure 3) although we know that limited employment (if not employment uses) is intended to be included in the new development (School, Care Home, Retail).

% of total respondents

- 88.4 BAE site
- 3.6 elsewhere in Woodford

Figure 3





### G5 Should existing sites be protected from change of use?

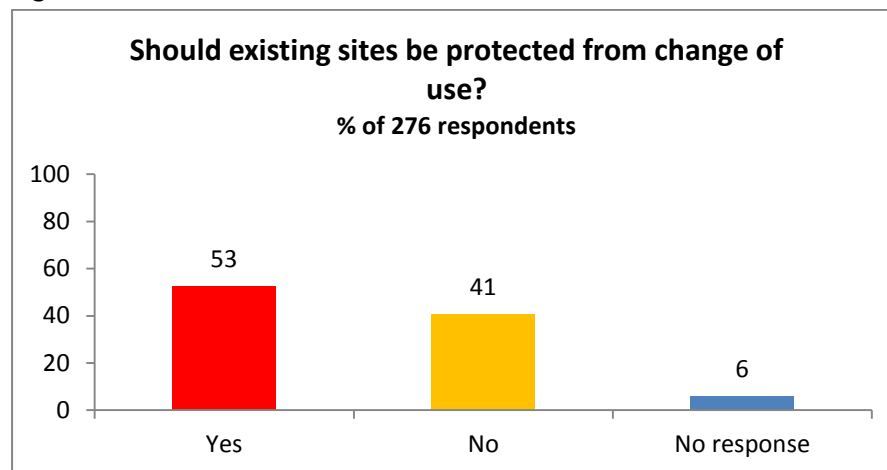
Just over half of respondents (53%) wished existing employment sites to be protected from change of use (Figure 4).

% of total respondents

52.5 Yes

40.6 No

Figure 4



### Narrative responses to 2014 Questionnaire

There were 39 free narrative responses relating to employment. These were largely consistent with the answers to set questions. The general impression from narrative responses is that residents see no pressing need for additional employment in Woodford, indeed 14 responses indicated a preference for keeping it residential. In addition, there were several references to focussing on the former BAe site for employment opportunities. Several responses suggested employment relating to farming and rural activities, which were not options offered in the set questions. Relevant narrative responses are shown in the Appendix.

### Workshop, December 2014, and Kirkwells Report

To clarify, the figure of 60% reported by Kirkwells was the percentage of responses to that particular question (rather than the percentage of total respondents reported above).

“43. Almost 60% of respondents did not feel the plan should allocate land for employment uses.”  
(Kirkwells report)

Whatever the evidence to the workshop, there was the feeling that employment opportunities should be encouraged to a certain extent, noted by Kirkwells as ‘limited local employment opportunities’ (see para 51 g, Questionnaire – Report of Survey). This emerged as an objective - Encourage and develop appropriate opportunities for sustainable employment. This was then ‘tested’ in the exhibition.

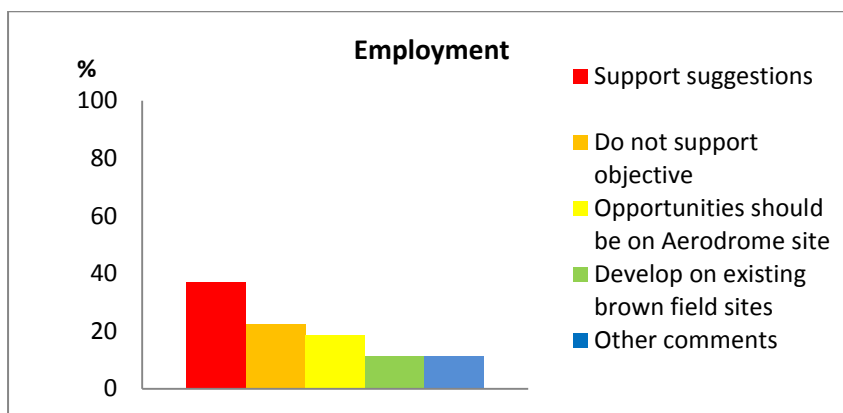


## Public Exhibition, June 2015

The draft Objective was presented: “Encourage and develop appropriate opportunities for sustainable employment.”

The exit questionnaire asked: Do you support this view? How do you think new and growing businesses should be encouraged and facilitated? Should our Plan allocate space for new businesses?

Responses represent a very small sample but give a flavour of opinion suggesting that that one third were in favour of encouraging business and allocating new space (see bar chart below).



New space within the Plan area may not be possible, except by the retention of existing premises, brownfield land or in the conversion of existing property (as in G3). Although our Plan relates to the Neighbourhood Area only, there were some responses which suggested that any employment should be located on the Aerodrome site and therefore out of our Area. Other responses suggested the use of brownfield sites, which may imply support for some continued employment within our Area.

## Future actions and further consultation

The Objective has been reviewed against the evidence gathered to date.

A number of the questions in the Questionnaire 2014 related to land and facilities for employment and did not specifically consider the nature and scale of employment in the village. Further evidence should be gathered in this respect.

It might be more appropriate for our objective to ‘seek to protect, maintain and enhance opportunities for sustainable employment’ or simply to ‘seek to protect and support local employment’ which would align with the constitutions ambitions but not specifically seek to ‘develop’. So we would actively maintain employment sites such as Bodycote if possible (as G5, no change of use), and even encourage, for instance, redundant agricultural buildings to provide employment, if such a change of use was being sought (as an alternative say to residential conversion).



The following revised draft objective is proposed:

*Seek to protect and support local employment*

A survey aimed specifically at businesses will be conducted and will provide further information for policy development.

## **Appendix - Questionnaire 2014 Narrative responses relating to Employment**

G1 What types of employment should the Plan encourage?

1. None
2. Farming
3. Agricultural jobs and farm shop. Rural crafts/courses. BAE property should have been kept as is to create business and jobs
4. Although not huge volumes of the above
5. Don't need to work in Woodford. Keep it quiet and homey – It's not Bramhall
6. Day time 9-5 employment. No evening noise
7. Agriculture/farming/plant nurseries – anything that will help sustain use of the land and keep us a rural/semi-rural community
8. Diversification of agricultural businesses provided compatible with the rural ambience
9. None. Sufficient in immediate locations, e.g airport
10. Farming, equine services

G7 What would encourage new businesses to locate in Woodford?

11. Encourage employment opportunities on ex BAE site
12. Not sure we need new business in Woodford
13. Not sure we need new business in Woodford
14. The ideal would be to relocate the Flight Sheds onto the BAe edge of the Adlington Industrial Estate – but this is not in the Council's self-interest
15. 'Reasonable rents' / charges
16. Grants
17. IT development is key – this will attract high worth employment to the area and does not require a large amount of construction
18. If they were given lots of money
19. Enough premises already here to fill. No need for any more. Cheaper rent Bramhall village
20. Do not change Woodford
21. Existing location to major routes/motorway
22. Good broad band allows people to run businesses/work from home – don't necessarily need business premises

G8 The space below is for your comments on jobs and the local economy



## Woodford Neighbourhood Forum

23. We moved to Woodford because we liked the area due to fewer houses and rural
24. BAe site brownfield site more than enough
25. I would imagine most people of working age in Woodford commute to somewhere else – What is wrong with that?
26. BAE Manchester was in the forefront of the use of composite materials. Stockport Regeneration could be exploring emerging technologies and encouraging them – print manufacturing will be massive in 20 years time and local !
27. Residents need to use local businesses to encourage them to be successful and remain here.
28. See recent national survey re the effect of poor broadband on local economies – now considered to be 4<sup>th</sup> service & yet no date is available for the installation of fibre-optic availability – until this is sorted out the local community will not be in a position to flourish in the modern world
29. Woodford is and will be primarily residential
30. Keeping jobs in the local area will ensure young people remain and Woodford does not become a 'commuter dormitory'
31. Woodford is essentially residential. There is no compelling case to change its character
32. Woodford is an oasis from 'life'. Please don't turn it into another town
33. Better bus links to Poynton
34. Reality is that Woodford is a 'commuter belt' and therefore the majority of residents will look for work in Manchester or further afield and so the plan should reflect this fact
35. There is no real need to develop any large scale employment in the village, as there are plenty of existing buildings in Stockport
36. 850 houses would force the need for more everything: doctors, schools, banks, PO, petrol station etc
37. There will be many construction jobs available and once this work is finished there will be work in the new schools and businesses on BAE and Handforth East all within walking distance. The additional population should help support local businesses in Bramhall and Cheadle Hulme etc so hopefully all positive on that front.
38. Woodford is a small semi rural community. It does not need more housing, businesses and jobs
39. Employment should be encouraged on the ex-BAe site

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## Part 5: Development

Please refer to Part 1 for details of the methodology used in the information gathering exercises described below.

### Development Objective

The draft objective emerged from the December 2014 Workshop and subsequent rationalisation into themes:

**Provide variety and mix that meets local needs and manage infilling and backlot development, including residential, employment**

### Questionnaire, August 2014

The questionnaire yielded data from the set questions and from the free narrative responses. The relevant numerical results from the set questions in the Questionnaire are presented first followed by the results from the free narrative questions.

### Numerical data from set questions

#### Section E: Identifying Housing Needs

A further series of questions focussed on identifying housing needs. The results are relevant to the review of this objective. The actual numbers of people who responded, as opposed to % response, help to give us an idea of the number of locals with current and future housing needs in Woodford.

#### **E3 Are there any adults or couple(s) in the property who wish to stay in Woodford but consider the current property unsuitable for their longer term needs?**

There was a low response rate to this question (less than a third) but 42 people said there were adults in the household who wished to move but stay in Woodford (15% of total respondents) (Figure 8).

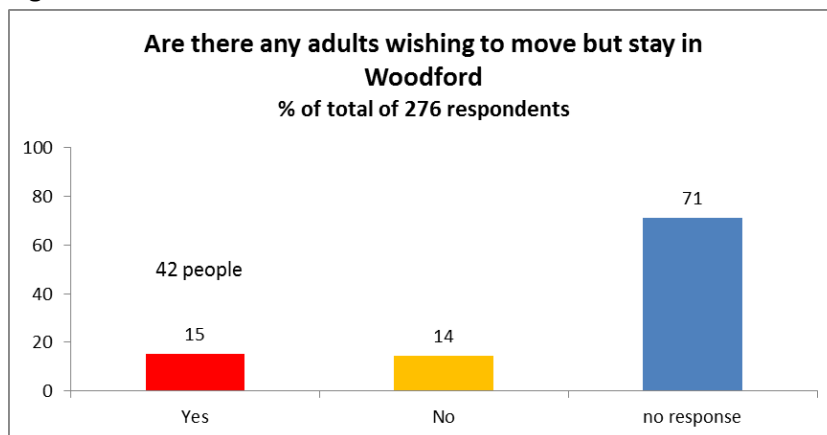
Results: Number of respondents shown in bold in left hand column

| <b>Number</b> | <b>% of 276 total</b> |     |
|---------------|-----------------------|-----|
| <b>42</b>     | <b>15.2</b>           | Yes |
| <b>40</b>     | <b>14.5</b>           | No  |

(71% No response)



Figure 8



**E6 Are there any adults or couple(s) living in the property needing their own home in Woodford which they are currently unable to obtain?**

Again there was a low response rate to this question (just over a quarter) but 18 people said there were adults in the household needing their own home (7% of total respondents).

Results: Number of respondents shown in bold in left hand column

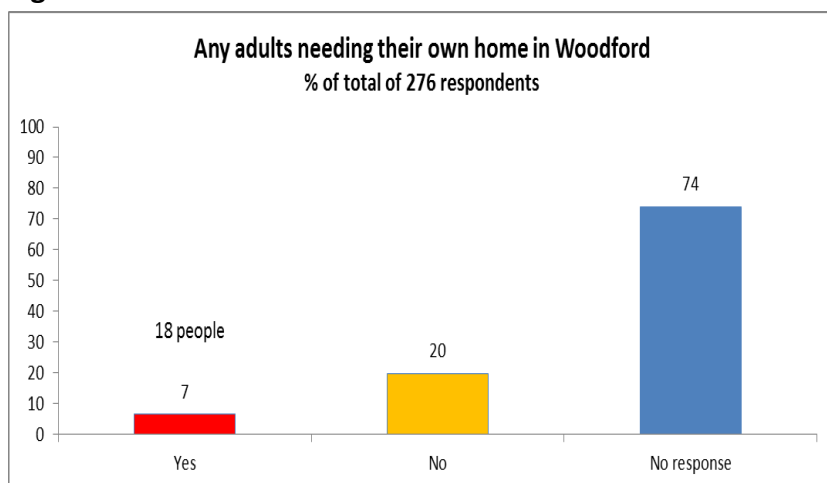
**Number**    % of 276 total

**18**        6.5                      Yes

**55**        19.9                      No

(74% No response)

Figure 9



***What type and size of home are they seeking?***

There was a very low response rate to these subsidiary questions under E6, as would be expected because only those answering yes to the initial question would go on to the detail of what was required. Out of the 8% who responded there was a preference for owner occupied (17 people) and 2-bedroomed (16 people) homes (Figures 10 and 11). Note: the bar charts for these data show the actual number of people with requirements as this is more useful information than the percentage.





## Woodford Neighbourhood Forum

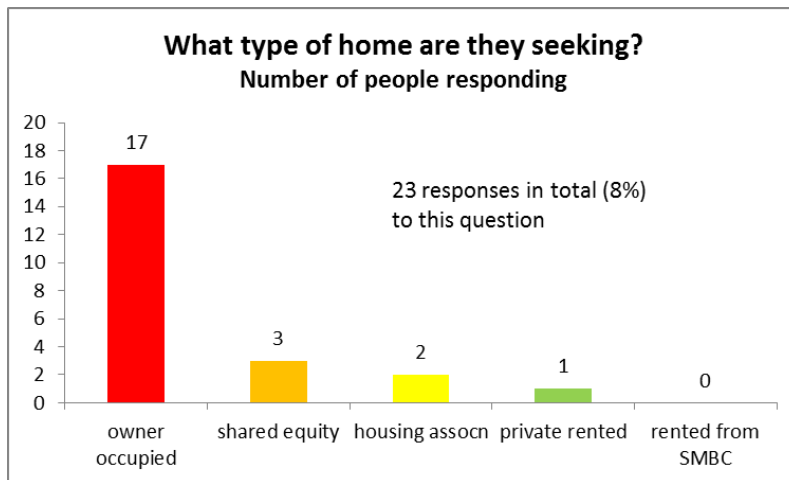
### *What type of home are they seeking?*

Results: Number of respondents shown in bold in left hand column

**Number**    **% of 276 total**

|           |            |                     |
|-----------|------------|---------------------|
| <b>17</b> | <b>6.2</b> | owner occupied      |
| <b>2</b>  | <b>0.7</b> | housing association |
| <b>1</b>  | <b>0.4</b> | private rented      |
| <b>0</b>  | <b>0.0</b> | rented from SMBC    |
| <b>3</b>  | <b>1.1</b> | shared equity       |

**Figure 10**



This showed that 17 people were looking for an owner occupied home

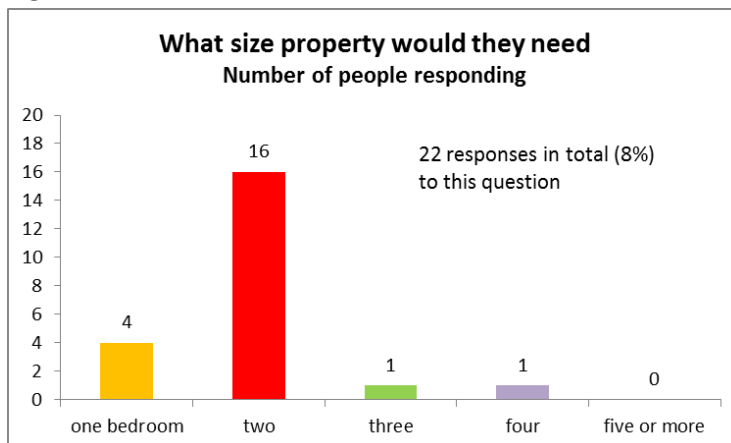
### *What size of property would they need?*

Results: Number of respondents shown in bold in left hand column

**Number**    **% of 276 total**

|           |            |              |
|-----------|------------|--------------|
| <b>4</b>  | <b>1.4</b> | one bedroom  |
| <b>16</b> | <b>5.8</b> | two          |
| <b>1</b>  | <b>0.4</b> | three        |
| <b>1</b>  | <b>0.4</b> | four         |
| <b>0</b>  | <b>0.0</b> | five or more |

**Figure 11**



This showed that 16 people were looking for a 2-bedroomed home.



## Woodford Neighbourhood Forum

### **E7 Is there anyone in the house, who is not currently in need of their own home but is likely to want one in Woodford in the next five years? (e.g. a teenager who may leave home)**

This was a further question in this series. Again there was a low response rate to this question (less than one third) but 28 people said there was someone in the household who would need their own home in the next five years (10% of respondents) (Figure 12).

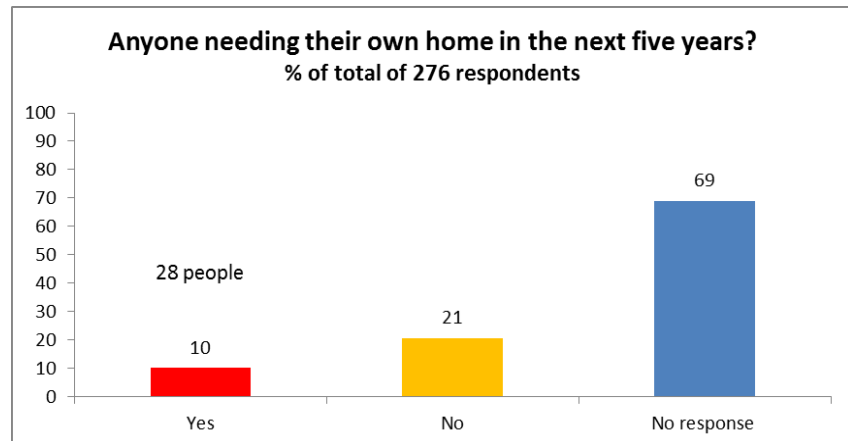
**Figure 12**

Results: % total 276

10.1 A Yes

20.7 B No

69% No response



### ***What type and size of home are they seeking?***

As for E6, there was a very low response rate to these subsidiary questions under E7, as would be expected because only those answering yes to the initial question would go on to the detail of what was required. Out of the 10% who responded there was a preference for owner occupied (16 people) and 2-bedroomed (15 people) homes (Figures 13 and 14). Note: the bar charts for these data show the actual number of people with requirements as this is more useful information than the percentage.

### ***What size of property would they need?***

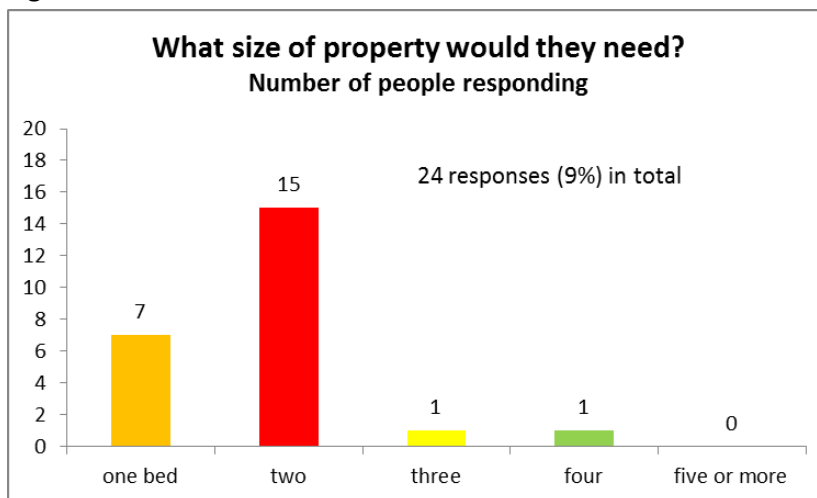
Results: Number of respondents shown in bold in left hand column

Number % of 276 total

|           |            |              |
|-----------|------------|--------------|
| <b>7</b>  | <b>2.5</b> | one bed      |
| <b>15</b> | <b>5.4</b> | two          |
| <b>1</b>  | <b>0.4</b> | three        |
| <b>1</b>  | <b>0.4</b> | four         |
| <b>0</b>  | <b>0.0</b> | five or more |



Figure 13



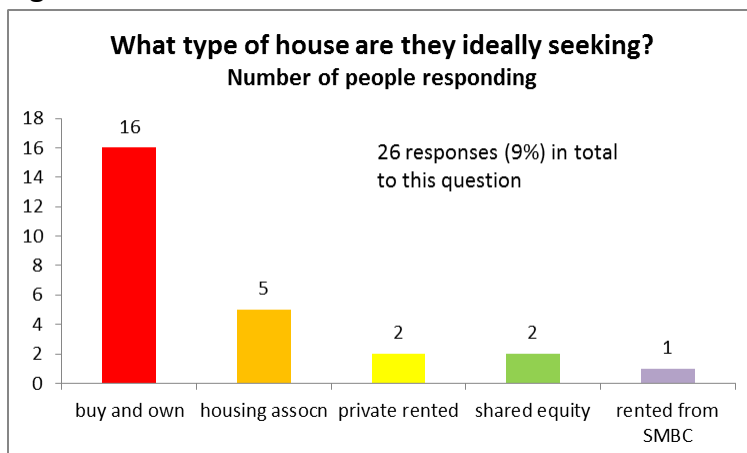
This showed that 15 people were looking for a 2-bedroomed property.

***What type of property are they seeking?***

Results: Number of respondents shown in bold in left hand column

| Number | % of 276 total |                     |
|--------|----------------|---------------------|
| 16     | 5.8            | buy and own         |
| 5      | 1.8            | housing association |
| 2      | 0.7            | private rented      |
| 2      | 0.7            | shared equity       |
| 1      | 0.4            | rented from SMBC    |

Figure 14



This showed that 16 people were looking for an owner-occupied home.

Analysis of the Section E questions is difficult because the instructions for completing the questions proved to be ambiguous. However, it can reasonably be concluded that there is a proportion of the Woodford population who, either now or within five years, wish to move within Woodford. These would appear to be either older persons seeking to downsize or younger persons wishing to remain or return to the area. The most popular type of property indicated is two-bedroom, owner occupied.



## Section F: Provision of Housing

### F1 Should the Plan allocate land for local need?

Just over half (57%) of respondents agreed (Figure 1).

Result:

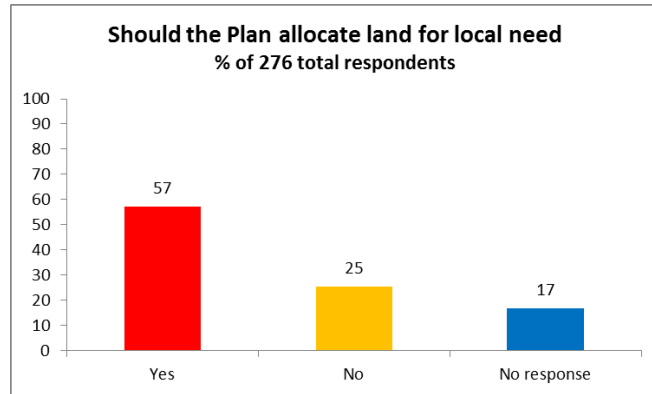
% total 276 respondents

57.2 A Yes

25.4 B No

(17% No response)

Figure 1



### F2 Should the Plan allocate land for self-build?

Views were evenly divided on this question, just under half of respondents saying yes (46%) and a similar number saying no (45%) (Figure 2).

Results:

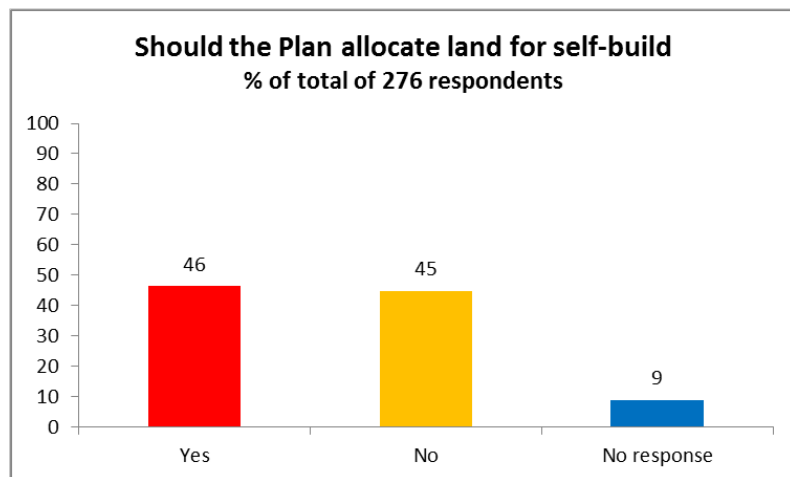
% total 267 respondents

46.4 A Yes

44.9 B No

(9% No response)

Figure 2





### F3 Should potential developers reserve land for self-build?

There was a trend toward a no vote with 49% saying no and 40% saying yes (Figure 3).

Results:

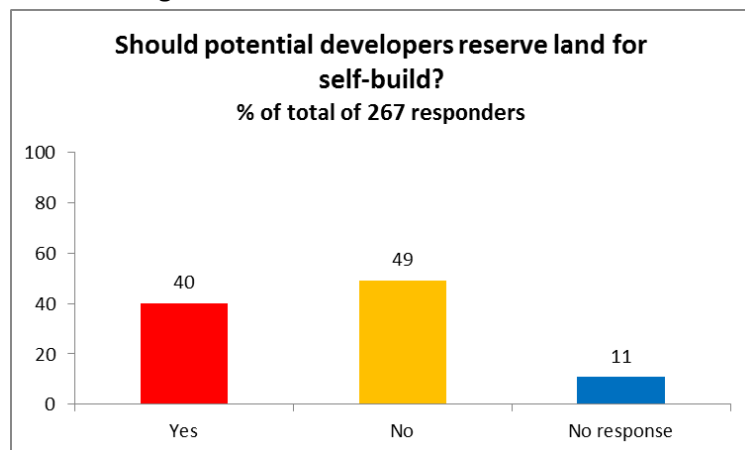
% total 276 respondents

40.2 A Yes

49.3 B No

(11% No response)

Figure 3



### F4 What would be an acceptable number within the Neighbourhood Area?

There was a clear vote for no more than 50 new homes. More than two thirds (69%) of respondents wanted no more than 50 new homes, while less than one fifth (14%) wanted no more than 100. However, the lowest option in this question was “No more than 50” while free narrative and other responses indicated that a zero or lower maximum would have been chosen by some responders if it had been available. Further consultation will aim to fine tune this number in further categories between 0 and 50 (Figure 4).

Results:

% total 276 respondents

68.8 A no more than 50

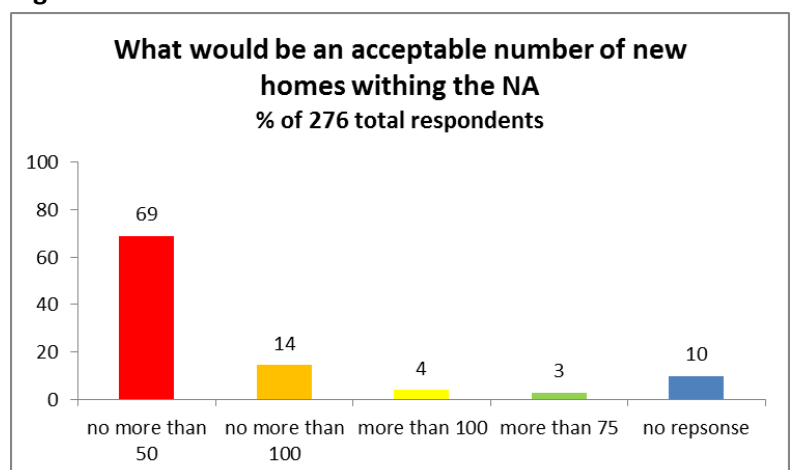
3.3 B no more than 75

14.5 C no more than 100

3.6 D more than 100

(10% No Response)

Figure 4



### F5 What would be an acceptable scale for housing?

There was a preference for no more than 10 in any one development. Just over half (54%) of respondents wanted no more than 10, while fewer wanted up to 25 (16%) or up to 50 (18%) (Figure 5).



Results:

% of total 276 respondents

54.0 A no more than 10

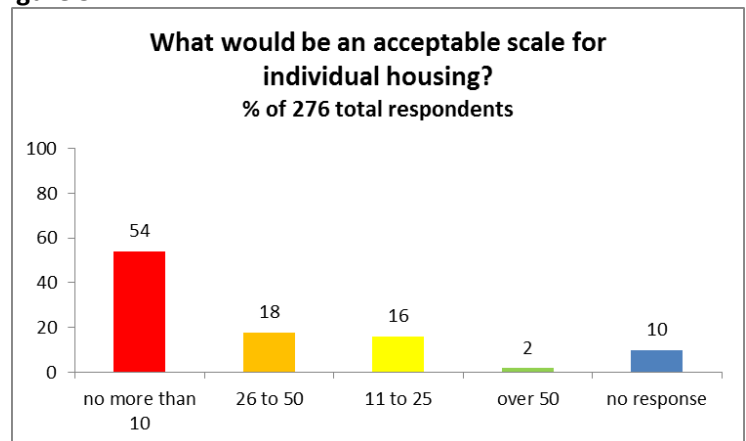
17.8 B 26 to 50

15.9 C 11 to 25

1.8 D over 50

(10% No response)

Figure 5



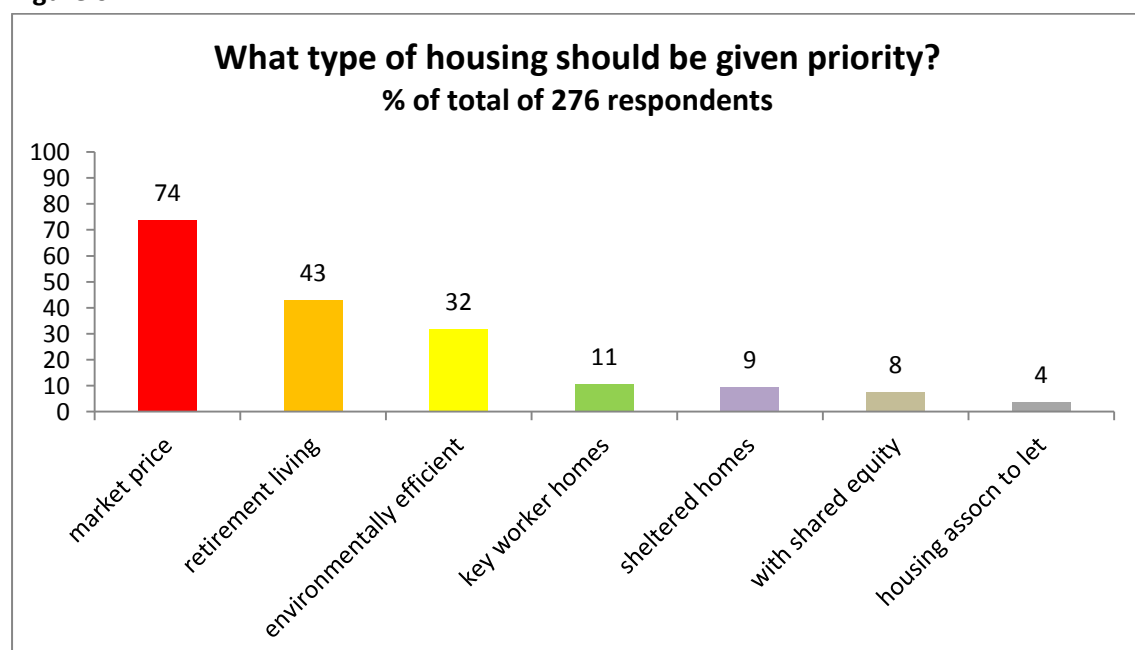
### F6 What type of housing should be given priority?

The most popular option was for houses sold at market prices. Nearly three quarter of respondents (74%) chose this option, just over a third (37%) chose retirement living and a similar number (36%) chose environmentally efficient homes (Figure 6).

Results: % total 276 respondents (Note people were able to, and did, tick more than one option)

- 73.9 A market price
- 3.6 B housing association to let
- 9.4 C sheltered homes
- 7.6 D with shared equity
- 10.5 E key worker homes
- 32.2 G environmentally efficient
- 42.8 H retirement living

Figure 6





### F8 Should backfill be considered suitable?

There was a clear vote against backfill development. Over two thirds (68%) of respondents said no, while less than a fifth (17%) said yes (Figure 7). This has been noted during the review with the result that backfill has been removed from the objective.

Results:

% total 276 respondents

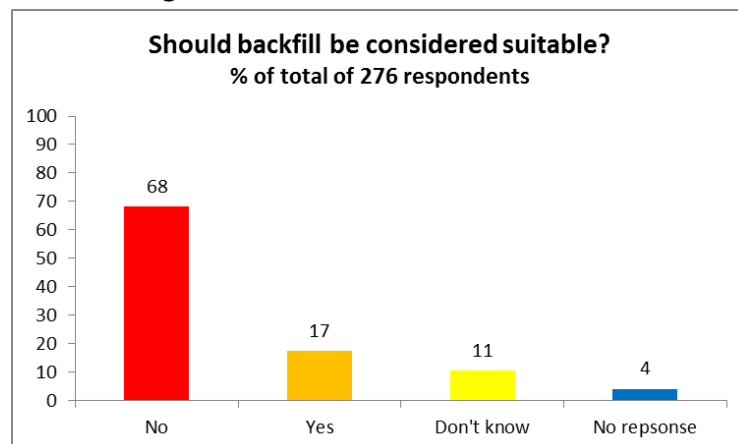
17.4 A Yes

68.1 B No

10.5 C Don't know

(4% No response)

Figure 7



### Questionnaire 2014, free narrative responses

Out of a total of 814 free narrative responses, the frequency of relevant key words was: BAE 78; housing or houses 66, development 57, home 5.

A large number of narrative responses took the opportunity to object to the size of the development on the Aerodrome and Handforth sites and point out the potential problems it may create for the existing settlement, including increased traffic, load on services and facilities and spoiling the rural atmosphere. These can be found in the document on narrative responses but are not repeated here. The section below aims to concentrate on comments relevant to any future housing development in the existing settlement and to some extent development in its wider sense.

189 relevant free narrative responses are shown in the Appendix. They send us a very clear message that an overwhelming majority of residents wish to protect the Green Belt and restrict further development (Green Belt was specifically mentioned in 48 responses in total). Many suggest that with the large development on the Aerodrome site and the proposed very large development next door in Handforth, no further housing development should be proposed in the existing settlement (33 responses). Many responses say restrict development to the Aerodrome site, no building in Green Belt or no building in Woodford.

Others views expressed do not rule out further development altogether and suggest building on brownfield sites only (18 responses), limited infill (10 responses) in keeping with existing ribbon development, but no large developments or housing estates.

When asked for suggestions for locations for further development a variety of locations are put forward including: near Community Centre and Church, Woodford Road, Chester Road, Wilmslow Road, Moor Lane, Jenny Lane, Church Lane, Blossoms Lane.



## Woodford Neighbourhood Forum

By contrast, when asked for suggestions for areas that should not be developed, many of these very same areas are put forward for protection. It seems that each road or lane has those who would accept development there and those who wish to protect it from development.

One response pointed out that there is no housing for adult children who wish to remain in the area. Another response suggested that some sacrifices may be necessary to provide for younger and older residents.

## Property sales in Woodford

In order to obtain information about the expected rate of turnover of houses in Woodford, the data in Table 1 below were extracted from the Zoopla website, showing the annual sales of houses in Woodford.

**Table 1**

| Road                             | Total Properties | Last 12 months | Last 5yr Sales | Last 10yr Sales | Last 20yr sales |
|----------------------------------|------------------|----------------|----------------|-----------------|-----------------|
| Blossoms Lane                    | 13               | 0              | 0              | 1               | 3               |
| Bridle Court                     | 8                | 1              | 1              | 3               | 8               |
| Bridle Road                      | 68               | 2              | 11             | 26              | 40              |
| Bridle Way                       | 11               | 0              | 0              | 2               | 7               |
| Chester Road                     | 118              | 4              | 21             | 35              | 57              |
| Church Lane                      | 57               | 3              | 11             | 19              | 36              |
| Foden Lane                       | 5                | 0              | 0              | 1               | 1               |
| Jenny Lane                       | 32               | 0              | 4              | 8               | 16              |
| Kingstreet                       | 7                | 0              | 1              | 3               | 5               |
| Moor Lane                        | 128              | 7              | 26             | 43              | 74              |
| Old Hall Lane                    | 16               | 1              | 3              | 5               | 9               |
| Wilmslow Road                    | 23               | 0              | 1              | 4               | 10              |
| Woodford Road                    | 67               | 4              | 11             | 19              | 34              |
| Woodhall Close                   | 5                | 0              | 3              | 4               | 5               |
| <b>Totals</b>                    | <b>558</b>       | <b>22</b>      | <b>93</b>      | <b>173</b>      | <b>305</b>      |
| Average sales per year in period |                  | 22             | 18.6           | 17.3            | 12.2            |

This shows that 22 properties have changed hands over the last 12 months and the average over the last five years has been 19 per year. We have, as yet, no data on the type of property coming on to the market to assess whether it matches the demand for 2-bedroom, owner occupied houses. Further consultation may reveal whether there is a long waiting list for this type of property.





## Workshop, December 2014, and Kirkwells Report

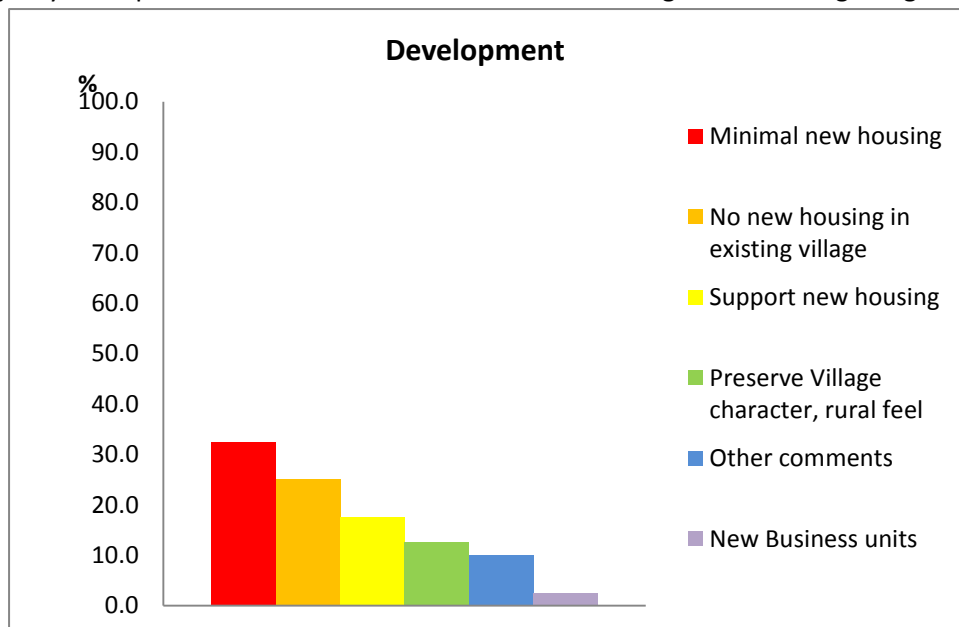
The report produced by Kirkwells following the Forum Workshop in December 2014 acknowledged the potential problems for young people being able to afford to buy a home in Woodford and for older people wishing to downsize. It was suggested that housing development policies need to provide for a variety and mix of houses to meet local needs, giving rise to the draft development objective. The report also noted that the NPPF guidelines allow limited infill housing in villages within Green Belt. (Note that Woodford is not classed as a village in planning terms but as a settlement comprising ribbon development in Green Belt.)

## Public Exhibition, June 2015

The draft vision and objectives were presented to the general public in an exhibition in June 2015 which was attended by 150 people. A short exit questionnaire was provided at the event which included questions about each objective. The questions asked were:

What are your views about any further development in Woodford? What sort of village would you like to see? What specific needs should housing address?

There were 40 responses to these questions from 26 total respondents to the questionnaire. This number is too small for meaningful analysis but a flavour is provided by the bar chart below. The majority of respondents wanted minimal or no new housing in the existing village of Woodford.



This result is not inconsistent with the findings of the August 2014 questionnaire.



## Housing Needs Assessment by AECOM

Technical support from AECOM was commissioned to provide advice on demographic, economic, market and social data at local level. AECOM produced a report entitled 'Neighbourhood Plan Housing Policy Advice: Woodford Neighbourhood Forum' in July 2015. This report provides the following conclusion "Based on the data presented in the report on the quantity of dwellings required and the market affecting those quantities, AECOM recommend that housing need for Woodford in the period 2011 – 2026 is in the range of 20 to 25 additional dwellings."

In addition, the report noted that one potential scenario is for Woodford's housing needs to be met by the Woodford Aerodrome development. This option was frequently raised by residents in responses to free narrative questions in the 2014 Questionnaire.

## Future actions and further consultation

The input from consultation and technical advice obtained to date appears to support the revised development objective. Further consultation will aim to provide further detail on housing needs in Woodford and explore preferred options for its provision, particularly with regard to whether future needs should be met in the existing settlement or in the new development on the Aerodrome site or both.

## Appendix for Part 5 - Questionnaire 2014 Narrative responses relating to Development

**Section A - About Woodford:** If you consider that there are other advantages or disadvantages, please comment below

1. Woodford is perfect as it is
2. No housing for adult children leaving home who would like to stay in the area
3. like it as is
4. like it as is
5. No improvements are necessary
6. We moved to Woodford because we like it as it is
7. protection of the green belt & wildlife habitat
8. Having more homes will make the peaceful Woodford more busy

C2 Should a Neighbourhood Plan aim to enhance the quality of the built environment by promoting the following? Other, please specify

9. Space i.e. not cramming houses in.
10. Don't make Chester Road a death trap by adding more traffic.
11. protection of green belt and wild life



## Woodford Neighbourhood Forum

12. Currently, Woodford is fairly unique – adding a large number of ‘new build’ will destroy its ‘flavour’ and just make us another Wilmslow, Bramhall or Poynton.
13. Keeping the village atmosphere and the green open spaces extremely important.
14. C1 above is a poor question as can’t say “No” but change is inevitable and can be for the better and sometimes scale is required to raise enough cash for the existing facilities
15. We are fortunate in Woodford to have lots of green spaces. I feel it should be a priority to protect these open areas from development as they are crucial to the rural nature of the village
16. Buildings and perimeter boundaries should reflect the rural character of the village, particularly on the lanes

C4 The space below is provided to allow you to make your own comments on protecting the environment.

17. No large number of buildings to protect the character /environment of village
18. No large number of buildings to protect the character /environment of village
19. Keep the green restrict new housing estates
20. Roads just not big enough to take more traffic
21. No building on green belt
22. We cannot stop change and new housing coming to the area unfortunately but it is important we keep Woodford as a village atmosphere and enhance it by new development adding outdoor areas and cycle lanes to make the most of the beautiful village we are losing
23. important we retain the rural nature of the area
24. Building policies need to be consistent throughout – both for individual home owners looking to make changes, as well as new enterprises. Currently that does not feel the case – large conglomerates always seem to get their own way regardless, whilst individuals are constantly hampered by red tape and bureaucracy
25. Only allow development on existing ‘brown field’ sites
26. Some sacrifices may be necessary to gain value from development to support positive change and improvements to core facilities for the younger and older residents, in particular
27. I believe conservation is important and the green areas around Woodford are not only popular with local wild life but also cyclists, runners, walkers, dog owners and horse riders etc
28. PROTECT THE GREENBELT AREA !!!!!
29. Stop building
30. We must not build on green belt. It should be protected and we should use brown field sites and derelict buildings only
31. We are losing green field sites to the North (A555), East (BAE) and West (Handforth East): this will create pressure on/destroy wild life habitats in these areas over the next 15 years whilst projects are ongoing. Please can extra protection be given to the land to the south of the village and remaining green spaces
32. The Forum should consider making the existing Woodford (village) a protected area. There are many areas throughout the UK who have this status which insures protection of the



## Woodford Neighbourhood Forum

environment which we cherish living in an open place which all too readily could be lost over the next decade by developers who have little or no respect for our village

### Section F – Provision of Housing

F7 Where would you suggest would be the best location for housing developments?

33. Woodford BAe with access not onto Chester Road
34. On the airfield site
35. Current Brownfield site at BAE Systems
36. Not in this area
37. Brownfield land
38. Near community centre and church
39. Not in Woodford
40. On the ex BAE site
41. Westminster!!!
42. BAe site
43. BAe site
44. BAe site
45. BAe site
46. Along SEMMS
47. To replace office site
48. Adjacent to the Garden Centre? The large plot on Wilmslow Road opposite the Old Vicarage
49. Brownfield site
50. Not on any green belt
51. Church Lane area
52. There are plenty of derelict houses not being used or empty buildings. There are not many rural areas left
53. Any brownfield or small industrial sites which become available
54. Woodford Road, opposite Golf Course entrance. 2). Patch of land behind Jenny Lane houses leading towards the by-pass
55. None outside if the BAE site – too many planned there already
56. infill on main roads
57. Chester Rd/Wilmslow Rd
58. The BAE site since this is an integral part of Woodford with significant brownfield land available
59. not sure – existing footprints, brownfield sites
60. Church Lane/Blossom Lane
61. East of Bridle Road. No other large areas exist away from Green Belt; Infills
62. To the rear of the Community Centre
63. Along Chester Road between the Church and the river Dean
64. Woodford Airfield
65. Towards Bramhall or Dean Row
66. Along Woodford Road
67. Airport land
68. Within existing free land in Woodford and on edges of plan.



## Woodford Neighbourhood Forum

69. In-fill plots. Land between Jenny Lane/Woodford Road/Moor Lane/Chester Road.
70. Stockport – use of wasteland, old warehouses, brownfield sites.
71. Nowhere! Leave things as they are.
72. BAE site
73. Not aware of space for housing development outside of BAE site
74. brown site land first.
75. Wilmslow road towards Macclesfield
76. Not much space for housing development outside of BAE site
77. Ideally none in Woodford. – Bramhall
78. BAE
79. Brownfield sites
80. Infill. Allocate one site possibly off Moor Lane. 3-5 acres.
81. None
82. Moor Lane, left at T junction with Jenny Lane – field at present but a small cul de sac would not impact too much
83. Ribbon development and infill
84. Poynton and Adlington
85. No remaining locations!
86. On BAE site
87. BAE site and any brownfield sites in Woodford. Ticked yes to F1 to F3 with the proviso that these are on brownfield sites only
88. Brownfield sites only
89. Not in Woodford, too small, pressure on infrastructure
90. Since Woodford will be swamped by the major developments i.e. aerodrome and Handforth, we should not infill on existing green space
91. Not in favour of any additional housing
92. Between Blossoms Lane and Handforth or on East Cheshire area of BAe site
93. Farm land behind odd numbers on Bridle Road

F9 Are there any specific locations where houses should not be built?

94. Greenbelt
95. Not on any greenbelt or other green area 'brownfield' sites only
96. Greenbelt
97. On the green belt
98. Alongside Manchester Airport Relief Road should be avoided
99. Woodford
100. Green belt land
101. Woodford (Exc BAe site)
102. Woodford (Exc BAe site)
103. Green belt
104. Green belt
105. Green belt
106. Green belt
107. Green belt



## Woodford Neighbourhood Forum

- 108.Green belt
- 109.Green belt
- 110.Green belt
- 111.On any greenbelt
- 112.Anywhere there are existing vistas to the Peak District
- 113.Green Belt
- 114.Green Belt
- 115.Any open fields
- 116.Greenbelt land
- 117.Fields around BAE site after that development goes ahead. Leave as much field as possible, which if houses built considerably this can be achieved.
- 118.large green area around church, behind pub
- 119.Moor Lane
- 120.on farmland
- 121.Brownfield sites should be exhausted before any greenfield site is released for building
- 122.perhaps, depends on location & access
- 123.green field!
- 124.Green belt. Fields. Sports grounds. Community Centre
- 125.in the green belt
- 126.green belt
- 127.green belt
- 128.green belt
- 129.Existing green belt areas
- 130.Land to the rear of Bridle Way and Bridle Road
- 131.Not on open countryside
- 132.Too many to list here – agriculture actually should have more protection from development
- 133.Along the main Woodford Road – Chester Road/Wilmslow Road
- 134.They should not be built to ruin the pastoral feel of the area
- 135.Along Woodford Road
- 136.Green belt
- 137.On farm land behind houses on Moor Lane, or any fields. Let's keep the village open and green belt
- 138.All green belt land
- 139.Farm land
- 140.Areas away from public transport points or facilities
- 141.Don't know of any
- 142.The area between Dairyhouse Lane – bypass – Blossoms Lane as this has a lot of wildlife plus is used by walkers, youths, families, runners, fishermen and remote control aeroplane users.
- 143.Don't know of any
- 144.Woodford
- 145.We need to keep fields – living here, although close to Bramhall/Poynton, there is a feeling of living in the countryside
- 146.Green belt land
- 147.The vicinity of Church Lane and Blossoms Lane
- 148.Yes, not in Woodford, it is too small



## Woodford Neighbourhood Forum

- 149. Fields which houses currently back on to
- 150. Green belt/green field sites
- 151. All greenfield sites in Woodford
- 152. Any green field locations
- 153. Green field locations
- 154. In Woodford to prevent the whole area being developed. The plans already in the pipeline for 1000 on the aerodrome and 1000 in Handforth should cater for all housing need beyond 2030
- 155. No more housing in Woodford due to overcapacity of BAe site
- 156. BAe site, behind Bridle Road and Chester Road
- 157. Green belt land
- 158. Behind Bridle Road (field adjacent to BAe) plus fields around Bridle Way
- 159. Between Moor Lane and Mill Lane/Blossoms Lane currently Green Belt

F10 The space below is for any other comments on housing

- 160. Leave Woodford as it is for the local environment
- 161. No development outside BAe site
- 162. Why would you need to encourage any house building when 850 are to be built on BAE site?
- 163. Woodford is a mixed community including ribbon development and small businesses – this pattern should be maintained as the BAE site is redeveloped
- 164. Woodford is a village and any housing needs to be in keeping with that
- 165. I know the Neighbourhood Area does not include the BAE site but surely it makes sense to have Woodford's housing needs met by the BAE site development rather than by green space in existing Woodford.
- 166. Gaps between houses on existing roads but not encroaching on land behind
- 167. As little development as possible to retain character of Woodford
- 168. Significant green buffer zones should be maintained between Woodford & Poynton, Handforth etc
- 169. These questions for me are irrelevant. BAE will have 700++, why build any more!!
- 170. Woodford "ribbon" mode is good – lots of infill areas available
- 171. All kinds of housing is needed but the biggest gap is social housing and energy conservation
- 172. Houses need to 'fit-in' with local look. Consistent policies used for planning permission.  
Regard given to Residents' views
- 173. I don't believe there is a 'need' for further housing development in Woodford. It would alter the main benefit of living here (the semi-rural aspect of the environment)
- 174. The whole exercise was built on the basis of Woodford Airport land. I would vehemently disagree that development outside the area in question.
- 175. There must be consistency of policy
- 176. There is enough building going on at Dean Row, Total Fitness and BAE, we will be surrounded. Far too much traffic.
- 177. We shall have more than enough housing when the BAE site comes on stream. We do NOT want Woodford to be covered in houses and thereby lose farm land, birds and animals. We don't want a town and all the traffic chaos that would bring.



## Woodford Neighbourhood Forum

- 178. Very concerned re the impact of the Handforth Dean housing plan on Woodford. BAE is small by comparison with this
- 179. More affordable houses that are in keeping with the area
- 180. No more houses please. People buy in Woodford due to its rural location but still close to village + easy access to Wilmslow etc. More houses change this and will impact land around people's property. Land of which was probably part of the appeal of buying. As a young person I would not aspire to stay in Woodford if it becomes more built up. If I wanted built up our generation would go to the city.
- 181. Concern that Woodford will soon become another location for a further large housing estate.
- 182. Site for development. Jenny Lane round on to Woodford road up to the cinder track
- 183. No more major developments
- 184. As a community I think we are doing our bit to assist house building targets for SMBC and CEC. There should be no further developments in the village until 2030 when we can fully assess the impact of these major changes
- 185. New housing should be restricted to BAE site and brownfield sites in old Woodford
- 186. The BAe site and Cheshire Growth Village at Handforth East present Woodford with enormous challenges with infrastructure and traffic. As the impact of the Handforth site has not been taken into account by the relief road there should be no further development in Woodford at all!
- 187. Any new housing must be in keeping with village and semi-rural environment. Additional traffic would be a danger for children
- 188. Apart from minor infill, all Woodford housing needs can and should be met by the aerodrome development
- 189. No need for more development with BAe site development taking place

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