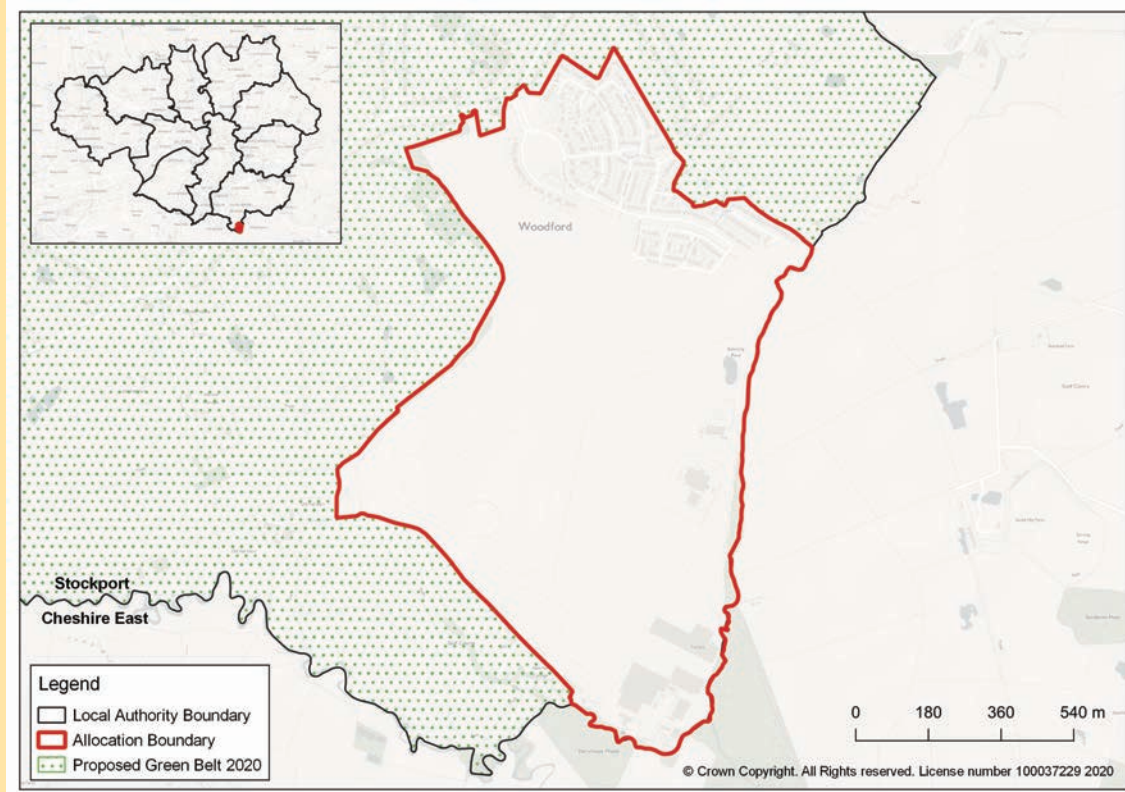


## Policy GM Allocation 37

### Woodford Aerodrome



Picture 11.50 GMA 37 Woodford Aerodrome

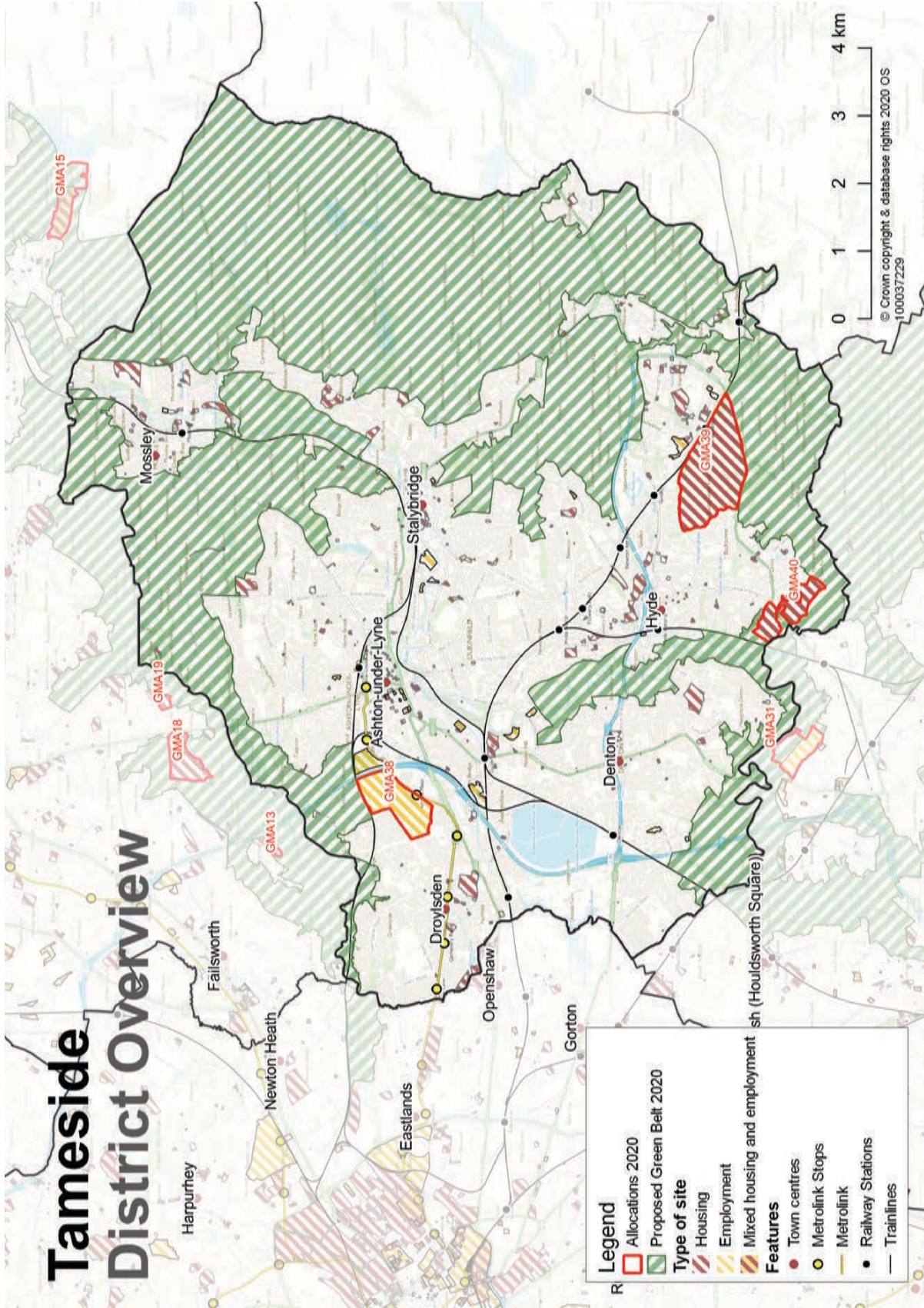
Development of the site will be required to:

1. Deliver 750 homes on the site in addition to those already consented at the site;
2. Make provision of a minimum of 45% affordable housing on site and across a range of housing types, including provision for all-age affordable accommodation;
3. Make a provision for at least 11 custom/self-build plots within the site;
4. Be preceded by a comprehensive masterplanning exercise approved by the Local Planning Authority, which establishes a clear phasing strategy as part of an integrated approach to infrastructure delivery that supports the scale of the whole development;
5. Include measures to promote sustainable travel including production of a Travel Plan and appointment of a Travel Coordinator to develop, implement and monitor the Travel Plan;
6. Make provision for upgraded cycle and footpaths within the site and new cycle and footpaths to connect with the existing local network;
7. Accommodate and contribute to the delivery of a bus rapid transit route through the site, including provision of suitable entry/exit points at the site boundary and a high quality busway through the site, including stops, either segregated from or with priority over other road users;
8. Provide an access point to the site from the existing development at the former aerodrome site;
9. Enable within the site the provision of access to the site via a new junction from the Poynton Relief Road;
10. Make improvements to local transport infrastructure to mitigate for the impact of the development, facilitate appropriate access to the site and incorporate enhancements to public transport, along with direct and high quality pedestrian and cycle routes in the area;
11. Significantly enhance the value of existing community facilities within the allocation and the wider Woodford area, including through the provision of additional sporting facilities and improving or supplementing the existing Woodford War Memorial Community Centre;
12. Make provision for suitable and publicly accessible open space and green infrastructure within the site;
13. Ensure views are retained of the Peak District National Park to the south-east and east of the site;
14. Be designed to minimise any adverse impacts on the remaining Green Belt, including the use of landscaping and carefully designed buffer zones that will manage the transition, and create strong defensible boundaries between the edge of strategic allocations and the new Green Belt boundary;
15. Ensure boundary treatments reflects local characteristics and include the planting of a new generation of mature native hedgerows and trees;
16. Contribute to the area's special landscape qualities and key sensitivities in line with Policy GM-G 1 'Valuing Important Landscapes'. Development should restore positive landscape characteristics and features that reinforce scenic quality and distinctiveness;
17. Protect and enhance biodiversity interests, through securing measures to improve linkages and habitat value within the site, this could be through retaining and enhancing existing landscape and natural features (e.g. trees, hedgerow, watercourses, water bodies, pollination species and priority habitats) in order to achieve biodiversity net gains in line with Policy GM-G 9 'A Net Enhancement of Biodiversity and Geodiversity';

18. Avoid siting development on the prominent elevated slopes and ridgeline above the River Dean, which is visible both to and from locally designated landscapes in Cheshire East;
19. Ensure a high quality of design, creating visually attractive development, which establishes a strong sense of place by means of architecture, layout, landscaping and materials;
20. Contribute towards the provision of additional school places generated by the development by facilitating the provision of a further one form entry to the new primary school already proposed to be located on the wider site, together with an appropriate contribution to secondary school provision, SEND provision and health provision generated by the development;
21. Ensure provision of suitable and appropriate drainage measures, to be delivered through sustainable drainage systems. Surface water should be managed as close to its source as possible and on the surface where practicable to do so. Measures such as rainwater recycling, green roofs, water butts and permeable surfaces will be encouraged mitigating the impact of potential flood risk both within and beyond the site boundaries, whilst ensuring potential is minimised for urban diffuse pollution to affect the surrounding watercourses and water bodies; and
22. Protect and enhance heritage and archaeological assets and their setting within the surrounding area including the Grade II\* listed New Hall Farm House and New Hall Cottage, and the Grade II listed structures Garden Wall to North and East of New Hall Farm and New Hall Cottage, Barn to South East of New Hall Farmhouse, Old Hall Farm and Barn at Old Hall Farm.

- 11.349** The proposed area for removal from the Green Belt includes the land already under development under the existing permission at the former Woodford Aerodrome site. A c. 20Ha site within the proposed allocation is an extension to the existing development, helping to support improved community, health and education facilities. It also provides an opportunity to improve public transport links in the area by means of a bus rapid transit route. The route for the proposed Bus Rapid Transit will provide enhanced connectivity from Hazel Grove to Heald Green and Manchester Airport, linking from the proposed Poynton Relief Road to the east of the site through to Chester Road at the north of the site.
- 11.350** The site is within the Woodford Landscape Character Area. In addressing the impact on landscape characteristics, specific regard should be had to the Stockport Landscape Character Assessment and Landscape Sensitivity study, Greater Manchester and National Character Area Opportunity statement.
- 11.351** The provision of affordable housing in this area will help to address the significant shortfall of such dwellings in this area of Stockport. In addition, the site provides the opportunity to deliver much-needed all-age accommodation, as identified in the most recent Housing Needs Assessment and as promoted in the Council's "All Age Living Prospectus – Healthy, Happy, Homes".

- 11.352** The development of the Poynton Relief Road provides an opportunity to improve access to the site. However, access to the relief road will require robust testing. In the event that a route in from that direction is considered to be acceptable, contributions will be sought towards its construction.
- 11.353** An assessment of the transport implications and impacts of the proposed development along with potential interventions to mitigate them is set out in the Localities Assessment for this allocation. Development proposals should reflect those findings in order to ensure that impacts are kept to an acceptable level.
- 11.354** Suitable design and delivery of appropriate measures will ensure development takes account of the climate and ecological emergencies by addressing the requirements of all relevant thematic policies in GMSF.
- 11.355** The site contains habitats classified as high ecological value according the Natural Environment survey completed for the emerging Woodford Neighbourhood plan, this is due to the abundance of habitat and species defined in section 41 of the NERC Act within the site.
- 11.356** The Grade II\* listed New Hall Farm House and New Hall Cottage, and the Grade II listed structures Garden Wall to North and East of New Hall Farm and New Hall Cottage, Barn to South East of New Hall Farmhouse, Old Hall Farm and Barn at Old Hall Farm are all located in close proximity to the south-western boundary of the allocation. There are also a number of non-designated heritage assets in the same vicinity. Any development of the allocation will be required to respect the setting of these heritage assets and capitalise on opportunities to draw on the contribution that they make to the character of the area. The completion of a Heritage Impact Assessment will be required.
- 11.357** Open space should be provided, with reference to latest information available and local plan policies as the minimum requirement for the site.



Picture 11.51 Tameside District Overview