



WOODFORD GARDEN VILLAGE, CHESHIRE

CASE STUDY

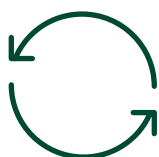


A part of



Barratt Redrow

Woodford Garden Village, Kent



Sensitive regeneration of a 205-hectare former industrial site



Creation of over **50 acres** of parks, play areas, meadows and a traditional village green



A design that celebrates the site's **aviation heritage** through its layout, landscaping and architecture



Over **1,000 new homes**, including later-living apartments and affordable housing, with a further 540 homes proposed



A **new primary school** (opened 2022), local centre with shops, and community facilities



£9.6 million of community investment, enhancing local infrastructure and amenities



A thriving new community

Woodford Garden Village is one of the North West's most significant brownfield developments

This landmark Barratt Redrow development is transforming the former Woodford Aerodrome site into a thriving new community surrounded by green space.

Designed in line with garden village principles and Redrow's 'Better by Design' philosophy, Woodford Garden Village combines timeless Arts & Crafts inspired homes with sustainable infrastructure, biodiversity enhancements and spaces that connect people with nature.

[Read more](#)

This new community demonstrates Barratt Redrow's placemaking skills at their very best. Designed in keeping with the original garden cities of the early 20th century, Woodford Garden Village makes it easy for people to connect with nature, is easily navigated on foot or by bicycle and links effortlessly with the surrounding neighbourhood.

Key facts:

- 920 new homes and 104 later life apartments, with a further 540 homes proposed
- Over 50 acres of public open space including areas of play, football pitches, parks, meadowland and a village green
- A pub/restaurant is open at the front of the site along Chester Road with work also underway on a new local centre with shops and commercial premises
- £9.6m community investment including £3.5m for a new primary school
- Situated at the southern Greater Manchester / Cheshire border



History

This 205-hectare site was previously home to Woodford Aerodrome, with a long history of aircraft manufacturing dating back to the 1920s, including production of many British aviation wonders like the Lancaster Bomber, Vulcan Bomber and Nimrod.

When the facility closed in 2011, Barratt Redrow's strategic land, remediation and infrastructure delivery arm, Harrow Estates, bought the site and led the planning of a comprehensive vision, working closely with Stockport Metropolitan Borough and Cheshire East councils, whose boundaries the site straddled, as well as the local community.

One of the largest brownfield sites in the North of England, situated at the southern tip of Greater Manchester and on the edge of some stunning Cheshire countryside, it was acquired without planning consent.

Creating the masterplan took a combination of expertise and vision and a close working relationship with both the community and the two forward thinking local authorities over the course of two years, while remediation of the site then took a further 12 months.

In January 2015, Stockport MBC granted a hybrid application, giving outline consent for up to 775 homes, together with additional provision of extra care units, a primary school, a pub and new retail and commercial floorspace, and detailed consent for the first phase of 145 new homes and a village green.

The history of the site's aviation use is reflected within the site layout, including tree-lined boulevards which permeate through the village as a 'memory' of the previous runways. Names of some of the aircraft built here and the people associated with them are now street names, along with the aptly named Airfield Park, while playground equipment in phase 1 incorporates propeller designs. Propeller motifs also adorn the Woodford Road/ Chester Road roundabout. The [Avro Heritage Museum](#) has been created within the former aerodrome fire station and is home to a beautifully restored Vulcan bomber.



Placemaking

True to Redrow's placemaking principles, which provide a framework for the delivery of beautiful, landscape-led communities, Woodford Garden Village provides the opportunity for customers to lead more sustainable lifestyles.

The development is characterised by a network of 'green streets', which link the new village green, playing fields and play areas, and out to the open countryside beyond, encouraging active modes of travel such as walking and cycling. These green streets and parkland spaces forms the green spine of the village and offer the opportunity for a range of formal and informal play, recreation and sport.

Housing layout encourages a spirit of neighbourliness and community. Wide streets and clearly defined spaces make the development easy to navigate, whether by foot, bicycle or car, while the strong pedestrian and cycle links ensure the development is well integrated with the original Woodford village and the wider area. Shared spaces and traffic calming measures encourage low vehicle speeds, while homes face directly onto streets and green areas for safety.

Within this, Redrow's Arts & Crafts inspired Heritage Collection complements existing housing in the local area and reflects the local character of Woodford and surrounding settlements. With everything from one to five-bedroom properties, affordable housing, plus extra care and retirement living provision, Woodford Garden Village offers a full range of dwellings to meet local need.

As well as linking to the surrounding neighbourhood and existing amenities, the development itself will be well served. The Aviator pub and a new primary school opened both opened their doors in 2022 while work is also underway on a district centre with shops and other commercial uses.



Timeline

- 2011 Woodford Aerodrome closes
- 2012 Harrow Estates produces Supplementary Planning Document to support the emerging Local Plan, subsequently adopted by Stockport MBC
- 2013 Series of public workshops and exhibitions help shape planning applications submitted later that year
- 2014 Stockport's planning & highways regulatory committee resolve to grant hybrid application giving outline consent for whole site and detailed consent for first 145 homes and village green
- 2015 Decision notice issued by Stockport MBC and demolition and remediation work commences; Avro Heritage Museum opens on site in former airfield fire station building donated by BAE Systems
- 2016 Redrow begins selling new homes at Woodford Garden Village and opens a show village of seven fully furnished homes; village green created
- 2020 Legal completions reach 300
- 2022 The Aviator public house and Woodford Primary School open their doors
- 2023 Planning permission is granted for a new local centre, which will include shops and other commercial spaces.
- 2024 Anchor Hanover Group completes the first of 104 later-life apartments
- 2025 The 750th home is completed, and an outline planning application is submitted to Stockport Council to extend Woodford Garden Village by 540 homes

[See the full range of homes on offer at Woodford Garden Village](#)

Woodford Garden Village features a wide range of homes across several outlets, with everything from spacious, easy to maintain apartments to £1.25m-plus large, luxurious four and five-bedroom detached homes.



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