





# New homes proposed for Heald Green

## The Existing Site

The site contains two distinct areas which are:

- The land to the north, which comprises previously developed land
- The land to the south, which comprises greenfield land and which contains a number of mature and semi-mature trees

However, the site is surrounded on all sides by existing and consented developments including:

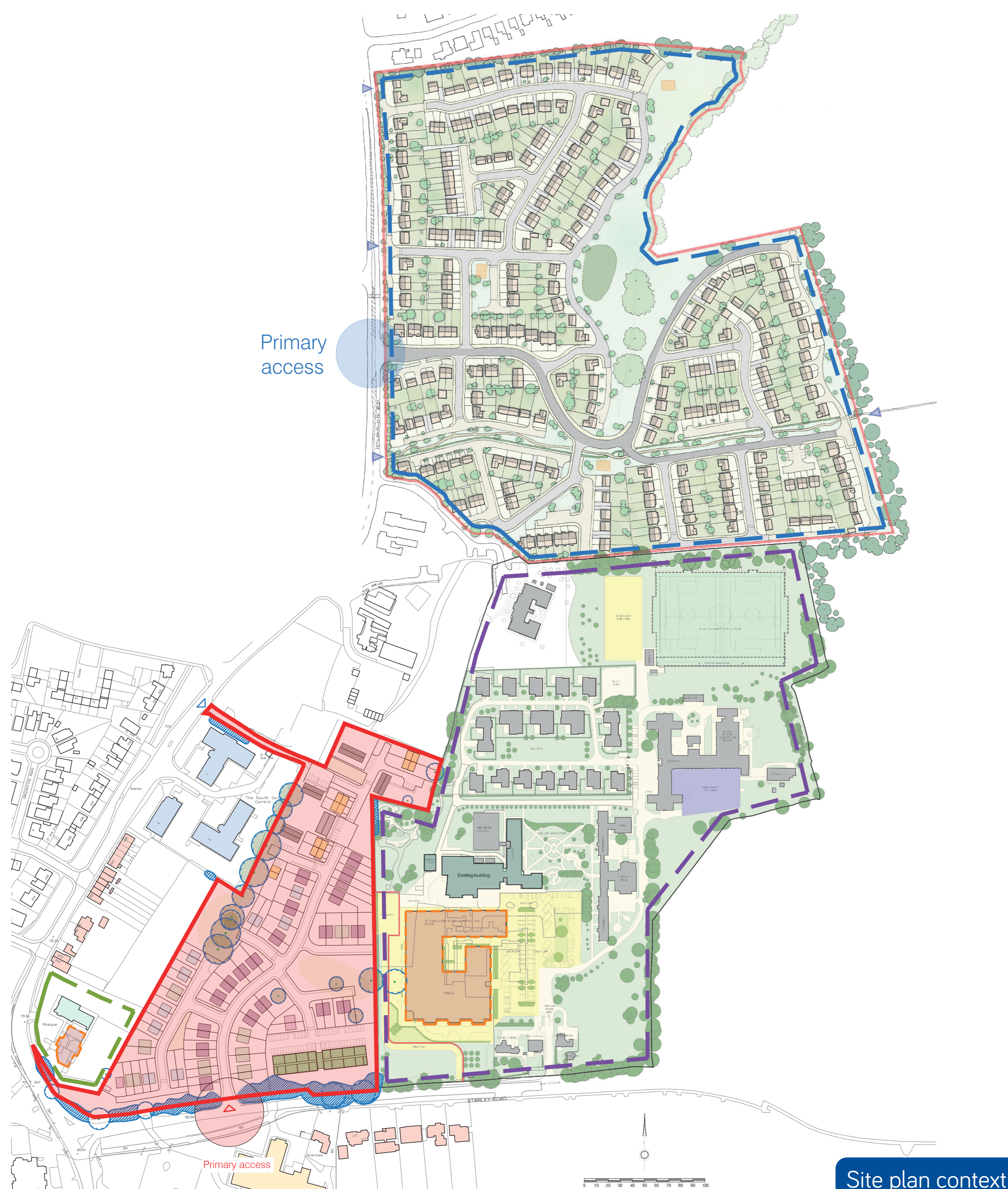
- Cheadle Mosque
- Outwood House
- Hallmark Hotel and other residences on Stanley Road
- Griffin Lodge (a grade II listed building)

- Bloor Homes development for 325 homes
- Seashell Trust campus

All of these developments are located within the Green Belt.

Despite being located within the Green Belt, around 50% of the site is previously developed land, used as airport parking. We believe the site has the potential to be put to more beneficial use.

The developers believe that making use of this site for much-needed housing in the area will help to safeguard more sensitive Green Belt land from encroachment in the future. It is acknowledged that there is an urgent need to address Stockport's housing shortage and the Council's preference to redevelop previously used land.





# New homes proposed for Heald Green



Computer generated image of the proposed development

## Our Proposals for Heald Green

The proposal site is located to the east of Wilmslow Road and north of Stanley Road, at the south-east border of the residential suburb of Heald Green. Access to the site for vehicles and pedestrians will be via a new entrance off Stanley Road.

The proposals would help to unlock the potential of the current site, creating much needed homes whilst enhancing the visual appearance of the area. Sustainable transport options including walking, cycling and public transport provisions will help to strengthen the site's environmental credentials. We will be installing pedestrian and cycle routes to connect with Wilmslow Road.

A number of community benefits will be delivered as part of the application. These include:



The delivery of 150 much-needed homes with 73% affordable housing provided by GreatPlaces



Delivery of 27% of the proposed housing at market value by Clowes Developments



Regeneration of a partially brownfield site, which is currently underutilised as airport car parking



Aim to generate a net biodiversity gain on the site



An investment of over £30 million into the local economy



The creation of 465 temporary jobs during the build timeframe.



£170,000 in Council tax revenue for SMBC annually



Emphasis on high-quality, landscape-led design



# New homes proposed for Heald Green

greatplaces  
HOUSING GROUP

Clowes\*  
DEVELOPMENTS



## Sustainability

The developers are committed to limiting the environmental impact its communities have. We are always exploring ways in which we can make our homes more environmentally friendly from the initial build right through to occupancy.

## Social Sustainability

We believe this project can provide genuinely affordable homes for those with the greatest housing need which would assist in supporting increased quality of life. This includes providing homes for those with disabilities or mobility issues and in accordance with Nationally Described Space Standards.

The site's design will be landscape-led to include green spaces to encourage social cohesion, community welfare and promoting health and wellbeing.

## Environmental Sustainability

This proposed development effectively re-uses a partial brownfield site, which would reduce pressure on other greenfield sites in Stockport. The site has a good choice of sustainable travel modes and will introduce a new cycle path across the development, linking onto Wilmslow Road.

Great Places has introduced a large-scale solar panel programme and currently, over 900 of their homes have solar panels. Infrastructure will be put in place to provide electric vehicle charging points at key locations.

The developers will work in partnership to use sustainable construction methods and materials throughout the build.



# New homes proposed for Heald Green

## Landscaping

As part of our proposals for Heald Green, Great Places and Clowes Developments will be allocating significant resources into the landscaping provision that will accompany the plans. Most of the hedgerow around the proposal site will be retained and, wherever possible, existing trees will be retained.

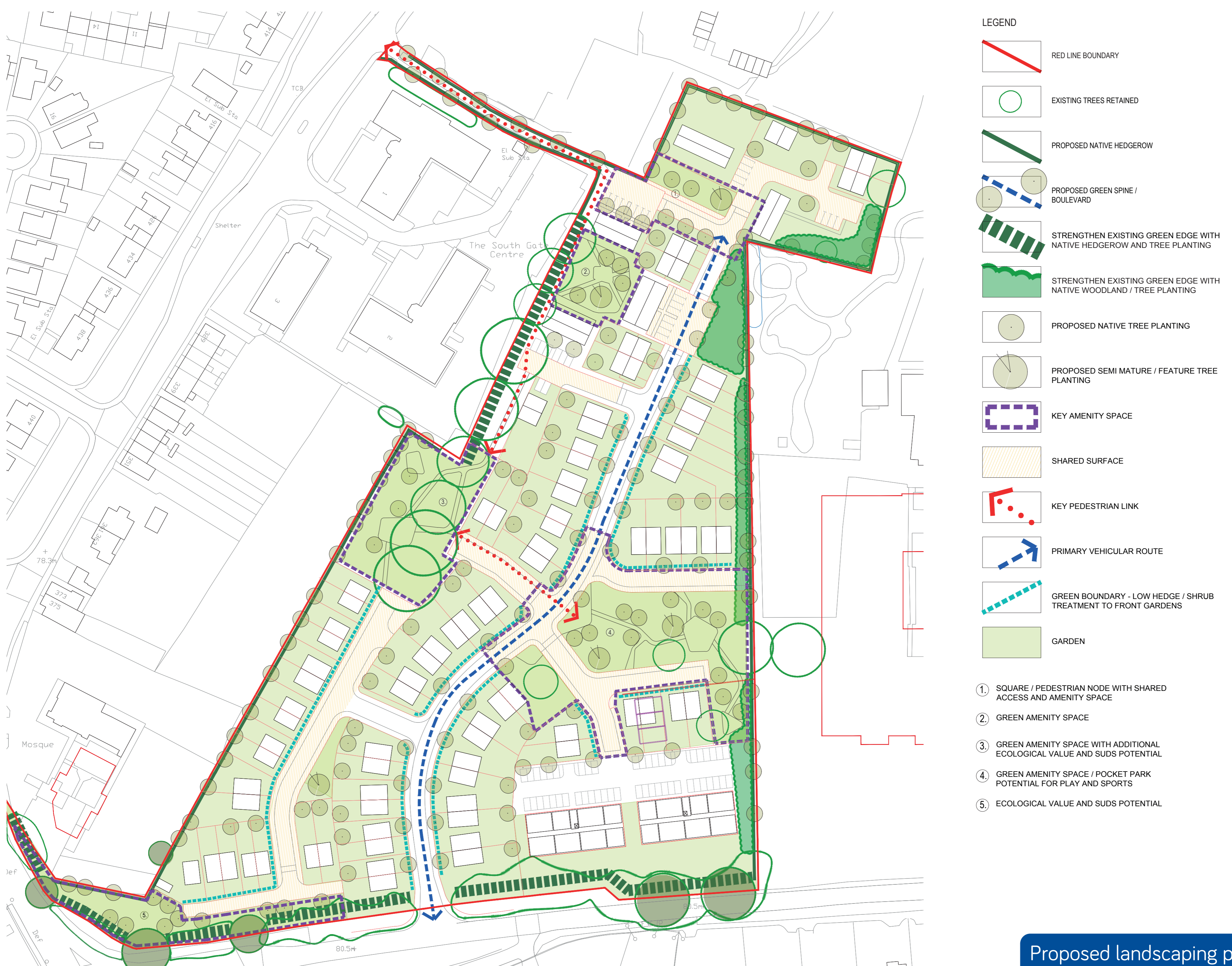
Detailed thought will be given to the landscaping provision of the site, with a view to creating a healthy green neighbourhood. Green open spaces and new trees planted within the site will establish the desired natural and welcoming feel we are striving for.

We understand the importance of preserving the natural green space in the area, and the important role it plays in enhancing the aesthetic of Heald Green. That is why we have included, as part of the proposals, plans to plant 2,500 trees both within the site and the surrounding areas. The aim is to generate a biodiversity net gain as well as enhancing the visual appearance of the site.

## Forestry Commission

As is permitted by the Forestry Act 1967, Clowes Developments undertook some selective felling of trees within the southern part of the site, upon acquiring the land in 2020. Whilst we maintain that felling was undertaken lawfully, the Forestry Commission has issued a Restocking Notice, requiring trees to be replanted at the site, which has been appealed to the Secretary of State. Irrespective of that Notice, as noted above our plans include provision for the planting of 2,500 trees both on this site and at strategic locations throughout the wider Borough which are to be agreed with the Council.

Whilst the loss of any trees as part of the development process is unfortunate, we firmly believe that the environmental and social sustainability benefits of this proposal are significant and outweigh the loss of existing trees at the site.



Proposed landscaping plan



# New homes proposed for Heald Green

## House Types and Tenure

Great Places is proposing to provide 110 affordable homes with a mix of tenures including:

- Affordable rent
- Shared ownership
- Private rent
- Supported housing

These will be a combination of family homes, bungalows and apartments comprising of:

Type	Four bed houses	Three bed houses	Two bed houses	Three bed bungalows	Two bed apartments	One bed apartments
Number	16	41	18	7	8	20

Clowes Developments is proposing a single block of 40 apartments, for private sale, comprising of 20 one bed apartments and 20 two bed apartments.

## Car Parking

Sufficient onsite car parking will be allocated to each property in line with the parking standards adopted by Stockport Council. Provision will also be made for visitor parking.





# New homes proposed for Heald Green

greatplaces  
HOUSING GROUP

Clowes\*  
DEVELOPMENTS

## About us

**Great Places Housing Group** is one of the fastest growing housing associations in the north of England. Our mission is to establish dynamic neighbourhoods which can meet the diverse needs of modern communities and to improve the lives of those who look to purchase/rent a home with us.

We are one of the largest housing associations in the north of England, managing over 24,000 homes across the North West and South Yorkshire. Great Places has been operating in Stockport for a number of years and has a great understanding of the needs of the local area. Our proposals for Heald Green will be designed with the local community in mind and provide a wide range of people with the opportunity to move into a home perfect for their situation whilst creating a highly accessible and energetic community. Find out more at [www.greatplaces.org.uk/](http://www.greatplaces.org.uk/).

**Clowes Developments** is one of the UK's largest and strongest privately-owned property investment and development organisations, dedicated to a simple aim: to build a lasting legacy of strong, sustainable places that will enable future generations to prosper. Find out more at [www.clowes.co.uk](http://www.clowes.co.uk).

Computer generated image of the proposed development

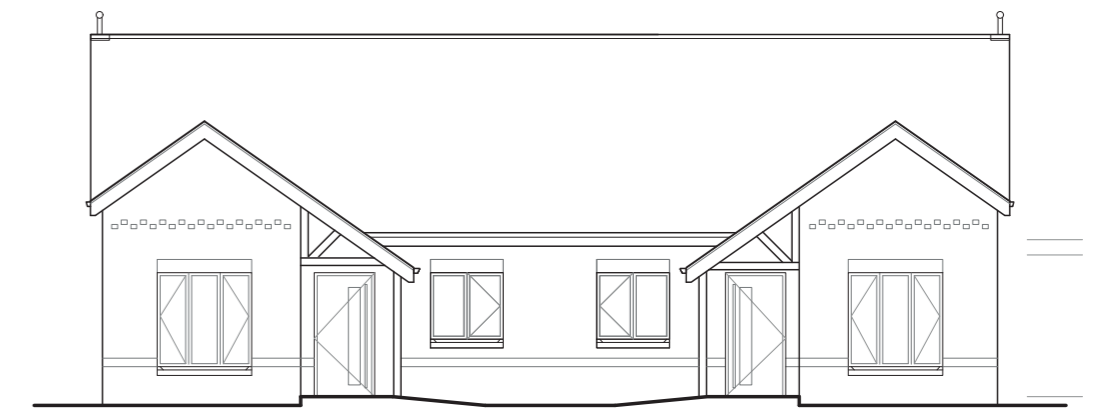




# New homes proposed for Heald Green

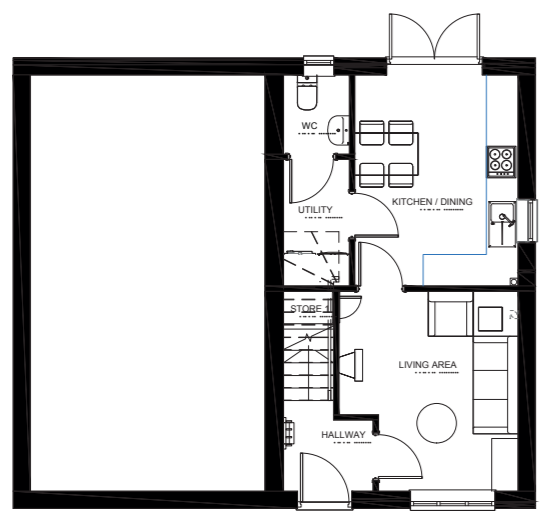
## Sample house types

### Two bed bungalow

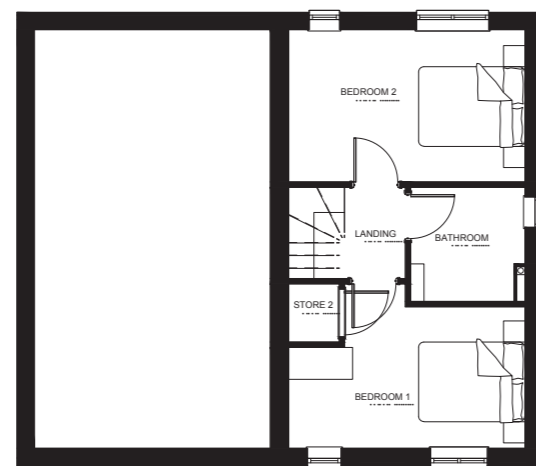


Front Elevation

### Two bed home



Ground Floor



First Floor

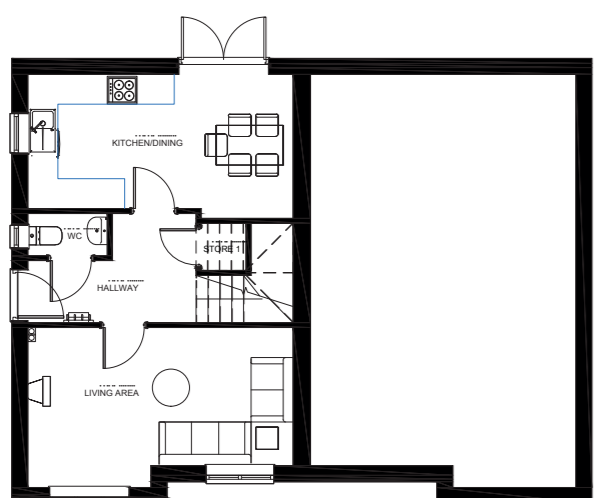


Front Elevation

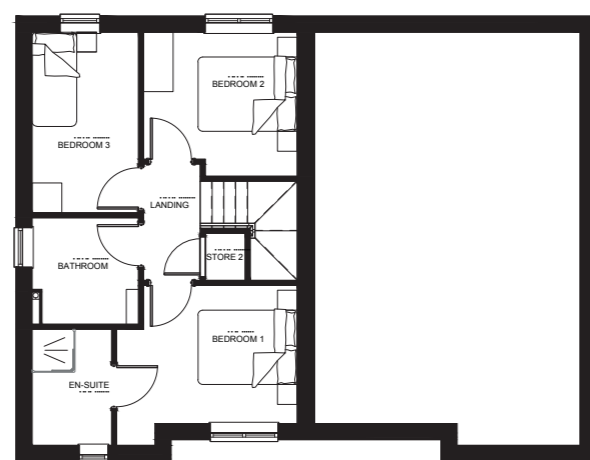


Rear Elevation

### Three bed home



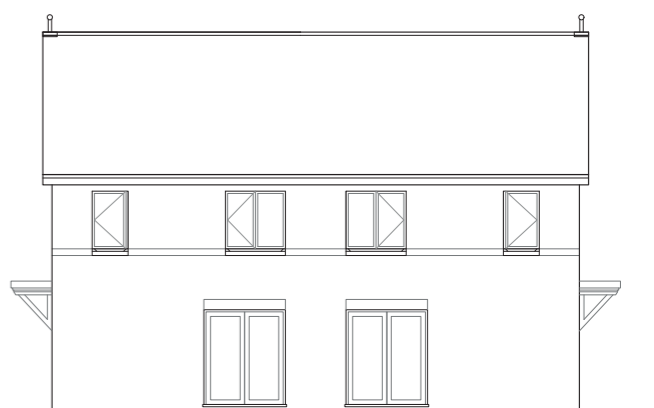
Ground Floor



First Floor

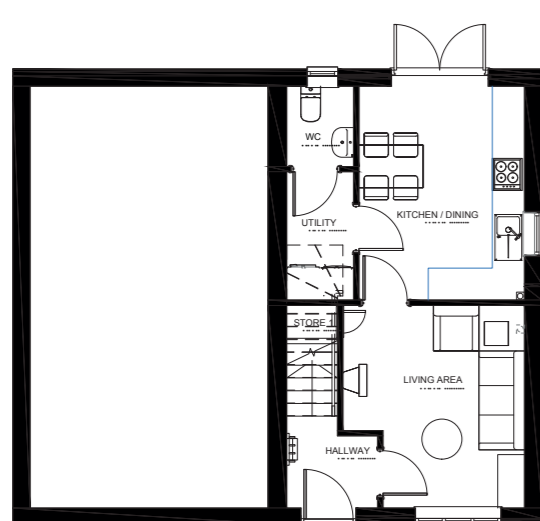


Front Elevation

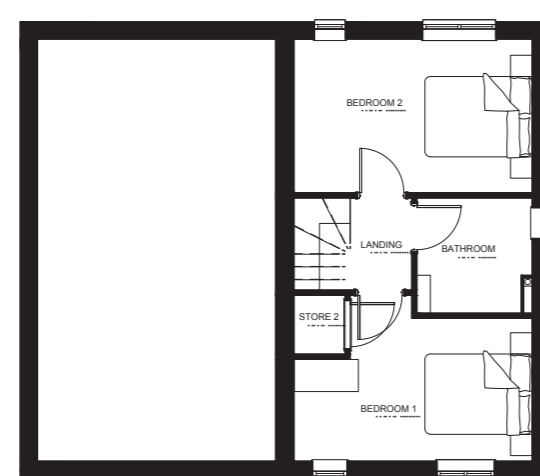


Rear Elevation

### Four bed home



Ground Floor



First Floor



Front Elevation



Rear Elevation



# New homes proposed for Heald Green

## Considerate Construction

We understand that when bringing forward a new development there will naturally be some disturbance to our nearest neighbours whilst the work is undertaken. However, we will endeavour to keep this to a minimum.

During construction, our site manager will also be on hand to answer any issues or take up any concerns from local residents to ensure that any disruptions are minimised and/or dealt with effectively. As part of the planning process, a Construction Environmental Management Plan (CEMP) will need to be agreed with Stockport Council. The CEMP will include restrictions and mitigation measures for areas such as:

Air quality	Water quality/drainage
Noise and vibration	Transport
Nature conservation	Archaeology

Great Places will also undertake the relevant light, ecology, traffic and drainage surveys to ensure any potential disruption can be mitigated as much as possible to allow neighbours to remain undisturbed.



## Thank you for taking the time to view our virtual exhibition

There are lots of ways to give us your feedback.

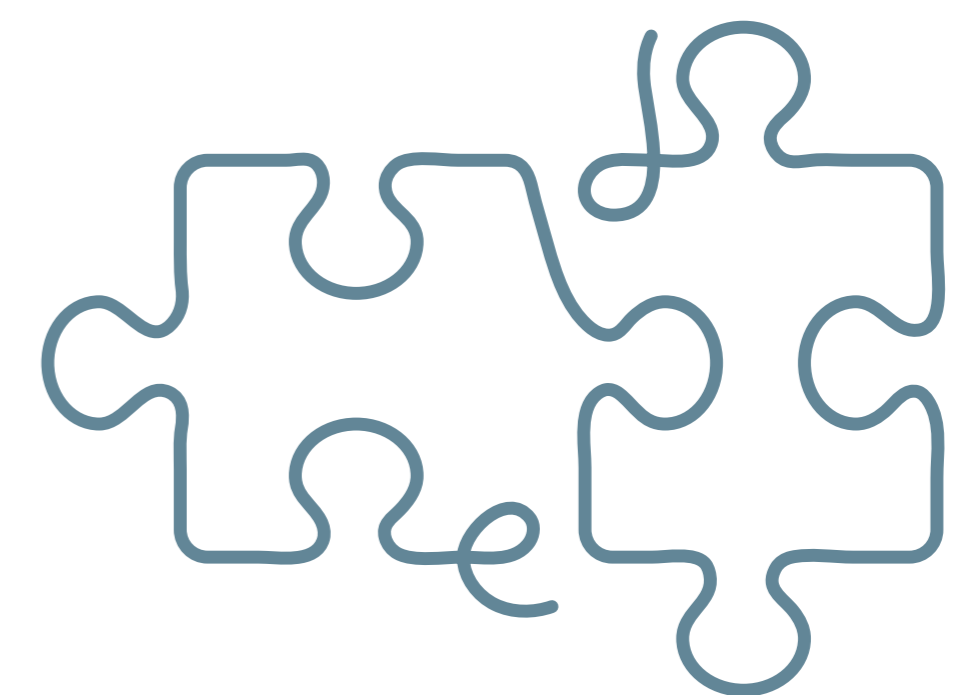
Complete our online feedback form.

Email us at: [feedback@consultation-online.co.uk](mailto:feedback@consultation-online.co.uk)

Call us on: **0800 298 7040**

If you would like any more information, or have any questions, please call our freephone information line on **0800 298 7040**.

All the comments received until the consultation ends on **10 June 2022** will be considered before we finalise the detail of our planning application.



## Next steps

We are delighted to be sharing our plans for Heald Green with you. Following our public exhibition we will be looking to submit our application to Stockport Metropolitan Borough Council in the coming months. In the meantime, we welcome your feedback on the proposals.

