

Proposed Residential Development Land at Offerton Sand & Gravel, Marple Road, Stockport, SK2 5EU

Frequently Asked Questions – Pre-Application Public Consultation

1. What is the purpose of this consultation?

Hourigan Planning (Chartered Town Planners) is preparing a full planning application on behalf of Anwyl Construction Company Limited Trading As Anwyl Homes for a proposed residential development together with vehicular access, public open space and associated works and infrastructure.

Anwyl Homes is part of the wider Anwyl Group¹ and part of its business is a specialist division focused on collaborating with Housing Associations and Registered Providers to deliver affordable homes in desirable living environments. They partner with well-respected affordable housing providers with the overall aim of delivering high-quality shared ownership and affordable / social rented homes for people who ordinarily cannot afford to purchase a home. In this instance Anwyl Homes is partnering with Great Places Housing Group to deliver the scheme².

Following positive pre-application engagement with Senior Officers of Stockport Metropolitan Borough Council we have been instructed to notify neighbouring homes and businesses, and other interested parties such as Ward Councillors that a planning application is now being prepared.

We are now seeking feedback from the local community on the draft proposals.

Feedback received from this current consultation will inform the preparation of the scheme before it is finalised and a full planning application is submitted to Stockport Council.

Hourigan Planning has had a long term involvement with the site having assisted with a previous full planning application for 172 no. new homes on behalf of Stewart Milne Group. However, that planning application was formerly disposed of in September 2024 by the Local Planning Authority when Stewart Milne Group entered into administration in early 2024. The new application led by Anwyl Homes builds on the technical information already known about the site, but the details of the new proposals are different, as will be explained in this 'FAQ' sheet

2. When will you be submitting the planning application?

We plan to submit the planning application to the Council in Summer / Autumn 2026 following the closure of the consultation period and once we have had a chance to properly consider all comments received.

¹ <https://anwylgroup.co.uk/>

² <https://www.greatplaces.org.uk/>

3. What is the proposed scheme?

We are proposing to submit a full planning application.

The emerging proposals currently include the construction of 202 new homes on brownfield land within the wider Offerton Sand and Gravel site. The Draft Proposed Site Layout has been informed by the technical work undertaken to date by the Applicant and their technical consultancy team but remains in **DRAFT** form until this public consultation concludes and the results of all the technical work have been received and understood. At this stage the Proposed Site Layout shows the key elements discussed below:

The Number of Dwellings & Density

The application site boundary (i.e. the land within the red line boundary) extends to around 6.52 hectares, however, only approximately 4.82 hectares of that area would be developed for the housing, i.e. the net developable area. The remaining 1.7 hectares would be given over to open space, an equipped children's play area, surface water management, biodiversity enhancements and the highways improvements set out below.

We envisage that the net developable area would be built at around 42 dwellings per hectare reflecting the 202 new homes proposed. It is envisaged that the development would comprise two-storey homes in either semi-detached or a 'mews' style with two blocks of apartments which would be three storeys.

100% Affordable Homes

The new homes are to be brought forward in partnership with Great Places, an active Registered Housing Provider in Stockport and across the North West and Yorkshire. All of the new homes are proposed to be affordable with 60% of the homes (that's 121 no.) to be shared ownership, and the remaining 40% (81 no.) social rent homes³.

Any future planning application would be accompanied by an Affordable Housing Statement.

All dwellings will meet the Nationally Described Space Standards (NDSS), and it is anticipated that around 75% of the homes would be Building Regulations M4 (2) standard compliant resulting in homes which would be accessible and adaptable dwellings to meet the needs of occupants with varying abilities and allow for simple, future adaptations. Furthermore, around 10% of the homes would be Building Regulations M4 (3) standard compliant meaning that the homes have been specifically designed for full-time wheelchair users from day one or are easily adaptable.

At this stage it is envisaged that the development would comprise a mix of 1-bed, 2-bed, 3-bed and 4-bedroom properties to reflect the current housing needs of local people. The current precise mix is shown below:

House Type	Compliance	Bed No.	Type	No.
2B3P	M4(2)	2	Mews	32
3B4P Corner	M4(2)	3	Semi/Mews	15
3B4P	M4(2)	3	Semi/Mews	59
Maxley	M4(3)	2	Semi	20
4B5P	M4(2)	4	Semi/Mews	34
AF1-AP GF	M4(2)	1	Cottage Apartments	3
AF1-AP F1	N/A	1	Cottage Apartments	3
Apartments	N/A	1	Apartments	12
Apartments	N/A	2	Apartments	24
Total				202

³ The Glossary in the National Planning Policy Framework confirms Affordable Housing is defined as: Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers) - https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf

Access, Highways & Encouraging Sustainable Forms of Transport

The proposed access arrangements and local highways improvements are summarised below:

- Access will continue to be taken from Marple Road, but the current access arrangements will be amended to facilitate safe access for pedestrians, cyclists and vehicles to the new development.
- The junction with Marple Road, Bean Leach Road and the site access will be improved to allow for safe crossing of the highway by pedestrians and safe turning for cyclists and vehicles into the site.
- We will be improving access from the development to Bongs Road to the east so residents can enjoy the surrounding countryside. The works will be within the adopted highway – we are not planning any direct access to Bongs Road from the development due to the presence of steeply sloping land and woodland.

We will also be improving access from the development to Holiday Lane to the west and Poise Brook Local Nature Reserve so residents can enjoy the surrounding countryside. The works will be within the adopted highway – we are not planning any direct access to Holiday Lane from the development due to steeply sloping land and woodland.

- Detailed designs for the highway interventions described above are currently the subject of on-going technical discussions with the Local Highways Authority and a highways improvement scheme will be presented in the formal planning application.
- The existing car park which provides private car parking for the residents of nos. 186 to 194 Marple Road will be improved and relocated to an area within the front of the site which will remain accessible to those residents and enable them to continue to park their vehicles off the highway.
- It has been important that the proposals do not affect the safeguarded route for the South East Multi Modal Strategy (SEMMS) (A6 to M60) which is indicated as shown on the DRAFT Proposed Site Layout within the western part of the site. In the event that SEMMS did come forward at some point in the future, the proposed residential scheme has been designed in such a way to ensure that the development and its associated open space can be successfully delivered and future residents' amenity would not be harmed.
- As a result of safeguarding land associated with the SEMMS, land the front of the site has been left free from development to enable a potential realignment of Marple Road and the creation of an alternative access to Holiday Lane in the event the SEMMS were brought forward in the future.
- Further details about the A6 to M60 link element of SEMMS can be found via the link below:
<http://www.semms.info/semms/strategy/a6-to-m60-link/#>

A Transport Assessment will be submitted with the full planning application which will set out the proposed access arrangements in detail as well as looking at capacity and safety issues.

The promotion of sustainable travel principles such as walking, cycling and public transport use will be embodied in a Travel Plan that will be submitted with the full planning application.

Notably all new homes will be provided with electric vehicle charging points to encourage the use of low and no carbon vehicles.

Trees, Woodland, Hedgerows & Biodiversity

The application site boundary - i.e. the red edge boundary - has been drawn tightly around the developable area to seek to avoid disturbance to the existing woodland that surrounds the quarry site; this is a positive feature of the existing site that the Applicant is keen to retain as existing. Any tree loss will be kept to a minimum and will be supplemented by significant areas of new planting to more than compensate for any losses.

Areas of amenity grassland will not only provide natural greenspace for people to enjoy recreationally but will also form part of the biodiversity strategy to deliver at least 10% net gain for biodiversity (otherwise known as 'BNG'). Ecological surveys have been conducted to establish the habitat baseline position, and this will inform how the residential development will improve the biodiversity on site. This will be sent out in technical reports submitted with the full planning application.

Informal Open Space and Play Areas, Planting & Landscaping

A substantial area of open space extending to circa 1.7 hectares is to be created in the northern part of the site, which provides an undeveloped buffer between the residential development and the countryside beyond it. This will provide an area of open space for recreational use for the benefit of new and existing residents in the local area, as well as enabling new planting and biodiversity improvements.

A Locally Equipped Area of Play (LEAP) will also be provided within a central location in the development, overlooked by new homes for natural surveillance - this is shown in the DRAFT Proposed Site Layout.

Flood Risk

The site lies within Flood Zone 1 which comprises land with the lowest risk of flooding from rivers and the sea.

In terms of surface water management, the proposals will deliver a Sustainable Urban Drainage Scheme with an attenuation basin and cellular storage and hydrobrakes as required for surface water run-off from the development to appropriate rates (as will be agreed with statutory providers).

The proposals will ensure that flood risk is not increased elsewhere as a result of the development.

4. How have you come up with the scheme?

The proposals will seek full planning permission, and the DRAFT Proposed Site Layout shows how the site would be developed in line with the following:

- New homes within a substantial woodland setting with complementary areas of significant new planting.
- The layout of the scheme has been shaped by the site-specific constraints which include the previous quarrying activities and the existing commercial activities, as well as the significant variations in topography across the site and in the woodland areas. The land which has been safeguarded for the potential route of the SEMMS has influenced the unusual 'shape' of the proposed application site area and has guided the positioning of the proposed built form and its relationship with the proposed open spaces.
- Seeking to contribute to a mixed and balanced community within Stockport by proposing a mix of homes which range from 1-bedroom apartments to 4-bedroom dwellings.

- Measures to attenuate surface water run-off from the development will be deployed - these measures will be fully detailed in a Flood Risk Assessment and Drainage Strategy to be submitted in support of the scheme. The proposal will follow best practice in the Sustainable Urban Drainage Systems (SuDS) hierarchy but as per the DRAFT Proposed Site Layout we aim to utilise attenuation features which also have dual biodiversity benefits.

5. Why are you proposing this development?

The existence of “the most acute housing crisis in living memory”⁴ in the UK is the catalyst for the Government’s reforms to the planning system, including the revised National Planning Policy Framework (the Framework), last updated on 7 February 2025.

The crisis affects all parts of the country and means that home ownership is not possible for many, rents are increased due to a shortage and there are people without access to a safe and secure home. The response to the housing crisis translates into policy with the Framework’s requirement to “significantly boost”⁵ the supply of homes and ensure that the “needs of groups with specific housing requirements are addressed”. These are long-standing pillars of national planning policy, first introduced in the Framework 2012 as part of the then Coalition Government’s efforts to address a housing crisis which has only got more acute in the intervening years. Further to this, the Housing Secretary, Steve Reed⁶, issued a “call to arms” to key developers and housebuilders as part of the next phase of getting “Britain building faster” to “break down the barriers to development and build the 1.5 million homes this country needs as part of our Plan for Change”.

The Council cannot demonstrate a five-year supply of housing land - its current supply is just 1.77 years - very significantly below the minimum 5 year requirement that is required by National Planning Policy. In addition, in respect of affordable homes the Borough has a persistent shortfall of delivery against need. Therefore, there is a demonstrable unmet need for new homes, and particularly affordable homes, in this area.

The site in question lies adjacent to the built-up area, it has access to a range of shops, schools, and services to meet day-to-day needs and is in a demonstrably sustainable location for future development.

Whilst the Applicant acknowledges that the site is in the Green Belt, it meets the definition of Grey Belt land and can meet the appropriate tests set out in national planning policy and the associated Golden Rules. Accordingly, the proposed development for new residential development (at least 50% of which would be affordable homes) would not be inappropriate development in the Green Belt for the purposes of decision-making⁷.

6. What are the economic benefits of the proposals?

The construction of the proposed development would contribute to generating full-time equivalent (FTE) jobs within the construction industry over the build period, which would be a benefit to the economy of the local area.

Moreover, the proposals would also generate additional expenditure within the local economy, supporting local shops, services and businesses in the local area and further afield. This level of expenditure would in turn support jobs in the

⁴ Building the homes we need, Written Ministerial Statement made on 30 July 2024 (Angela Rayner MP, Deputy Prime Minister and Secretary of State for Housing, Communities and Local Government).

⁵ The Framework, Paragraph 61.

⁶ [Housing Secretary issues 'call to arms' to 'build, baby, build' - GOV.UK](#)

⁷ The Framework, Paragraph 155.

local areas as well as potentially creating additional public sector jobs (e.g. teachers, doctors etc.) as a direct consequence of the proposals and additional residents.

The development will deliver a significant number of affordable homes thereby helping to address affordable housing needs in the area by providing opportunities for lower income households to own their own home or to secure affordable accommodation.

New residents occupying the development would also generate demand for health, education and other services off the site (e.g. schools, hospitals, public administration), thus supporting further public sector employment. Where necessary, the Applicant would commit to agreed financial contributions to mitigate the impact on social infrastructure.

Overall, it is evident that the application proposals are fully commensurate with the economic dimension of sustainable development and would represent a significant economic boost for the area.

7. What are the social benefits of the proposals?

There is no doubt that the proposals would make a meaningful contribution to meeting housing need within the local area, especially in terms of affordable homes. Indeed, increasing the overall supply of housing improves affordability by redressing supply/demand issues and reduces prices overall thereby allowing more people access to the housing market and enhanced social mobility, which is a positive social benefit.

The proposals could also result in the creation of a high-quality living environment comprising a mix of dwellings and would support any future community's health, social and cultural well-being. It would also facilitate the creation of jobs within the local labour pool, both during construction and the operational phase.

The site is well located in relation to local services and has the potential to reduce reliance on the private motor vehicle and encouraging more sustainable forms of travel, particularly through improvements to Marple Road. For these reasons, it is considered that the proposals would also be socially sustainable.

Moreover, the proposals include for generous amounts of public open space and play space on brownfield land that is currently privately owned; that open space would be open to the wider community to access. Proposed improvements to the highway will include pedestrian crossing points thereby making it easier to cross Marple Road and opening up access to the new areas of open space and equipped play. This would be a significant benefit to the health and wellbeing of people in the area. These social benefits would not materialise without the development proposed.

8. What are the environmental benefits of the scheme?

As noted above, the proposed development presents an opportunity to improve and enhance the biodiversity credentials of the subject site with subsequent management - the proposals will deliver at least a 10% net gain for biodiversity.

The full planning application will be accompanied by a Tree Survey and Arboricultural Impact Assessment as well as Ecology Survey reports and a Biodiversity Net Gain Assessment. Additionally, the submission will include an Environmental Statement detailing the result of an Environmental Impact Assessment which assesses the projects potential environmental effects and outlines measures to mitigate any adverse impacts.

Anwyl Homes is committed to ensuring that any future residential development adopts a fabric first approach and utilises renewable sources of energy. The proposals could include air source heat pumps and solar panels, as well as other energy efficiency measures deemed appropriate, thereby allowing the proposals to exceed the requirements of

existing Building Regulations. Each home would also be built with its own Electric Vehicle Charging Point (EVC) as well as secure cycle parking.

9. What about impacts on local infrastructure?

The provision of adequate leisure, health, education, community and cultural infrastructure is essential to the creation of sustainable communities. These facilities help to create social cohesion and encourage people to feel a sense of pride and belonging in their local areas. Many communities in the area are supported by community centres, post offices, public houses, libraries, allotments, sport and recreational facilities, places of worship, education facilities (including nurseries and youth clubs) and health and social care facilities. The provision of new dwellings can create an increase in demand for these facilities, and it is important to ensure that suitable provision is made for this growth in the community and the increased demand that will be placed on local community facilities.

Policy INF1 of the Council's Local Plan Strategy confirms that new development that generates a requirement for infrastructure will normally be permitted if the necessary on and off-site infrastructure required to support and mitigate the impact of that development is delivered. This can be in the form of financial contributions to services like education, primary care, bus services, and it can also be in the form of physical improvements, such as highways improvements.

When a planning application is submitted, the Council will seek responses from statutory bodies who will set out what site-specific mitigation might be required and why. Where such requests meet the CIL⁸ Regulations, site-specific mitigation may be the subject of a Section 106 Agreement. With this in mind, the community can therefore rest assured that this development will look to mitigate the impact it may have on local infrastructure.

10. What about disruption to local people whilst the scheme is built?

The Council can control how the scheme is delivered by way of a planning condition imposed on any planning permission granted. This could for example regulate delivery and construction times so as to minimise (and potentially avoid) disturbance to local residents.

11. How can I get involved?

All of the consultation material can be found online at our website: www.houriganplanning.com/consultations

There are a number of ways to comment on the draft proposals:

By email: hello@houriganplanning.com using "Land at Offerton Sand & Gravel Consultation" as the email subject line.

By Post: Land at Offerton Sand & Gravel Consultation, Hourigan Planning, 10th Floor Chancery Place, 50 Brown Street, Manchester, M2 2JG.

Consultation Period Closes: **Midnight 17 July 2026.**

Please note: Comments received will be summarised and addressed in a Statement of Community Involvement to be submitted with the planning application. No personal details will be published. The local community will also have a further opportunity to comment on the scheme once a formal planning application is lodged with the Council.

⁸ Community Infrastructure Levy (CIL).