Welcome to our public exhibition

Story Homes are bringing forward proposals for a new residential neighbourhood on a site east of Sandown Road, Hazel Grove.

The proposals will provide around 250 to 300 much-needed homes in a range of sizes, suitable for first-time buyers, people looking to downsize or growing families. The proposed development will contribute positively towards the supply of open market and affordable housing of which there is a severe shortage. The development will also provide public open space for the enjoyment of existing and prospective residents. The development will incorporate numerous footpaths and generous landscaping, providing ready access to open green spaces. This will be available to be accessed by new and existing residents as well as habitat creation and associated infrastructure.

Hazel Grove is a sustainable location with a good range of services. There is an overwhelming need for new homes, particularly for affordable homes and open market family housing. Story Homes have an ambition to support the delivery of homes for everyone and this scheme has the potential to deliver 50% of the dwellings as affordable homes.. The proposed scheme is located on the edge of the existing settlement. It represents a natural expansion to Hazel Grove, utilising an established access on Sandown Road to create a diverse neighbourhood with abundant access to open green space.

Have your say!

Story Homes is conducting a community consultation before submitting a planning application to Stockport Council. Please consider our exhibition boards, ask questions of the team and provide your feedback so we can understand your views.

Respond online

0800 066 8941

storyhomeshazelgrove.consultationonline.co.uk

north@consultation-online.co.uk

About Story Homes

Founded in 1987 by Chairman Fred Story, Story Homes is a housing developer with schemes in Cumbria, North West and North East England and southern Scotland.

Our vision is to design and build quality homes that people aspire to live in, and we are proud to build high-quality homes that bring something different to the areas in which we operate.

HBF Home Builders Federation ★★★★★ Customer Satisfaction 2025

Story Homes has been awarded a five star customer satisfaction rating every year since 2021.

In-house RESEARCH

Story Homes has received a "Gold" rating for customer service from In-house research for each of the last four years.

Trustpilot

We're the number one leading housebuilder on Trustpilot, with an outstanding 4.8-star rating.

Our Sustainability mission

As a responsible, privately-owned housebuilder, it's always been important to us that sustainable building techniques are used whenever possible, to ensure we're enhancing the local area rather than taking from it.

Our goal is to build high quality homes and sustainable communities that stand the test of time and can be enjoyed by future generations.

We always endeavour to be a good neighbour and Sustainable Story is our commitment to building greener homes, supporting local communities and operating as a responsible business.

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Masterplan

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Highways and Access

The site is in a sustainable location close to the amenities on offer in Hazel Grove. The access and connectivity proposals seek to capitalise on this excellent location and are designed to discourage the use of private cars for short journeys.

Local Shops
20 minute walk
5 minute cycle ride

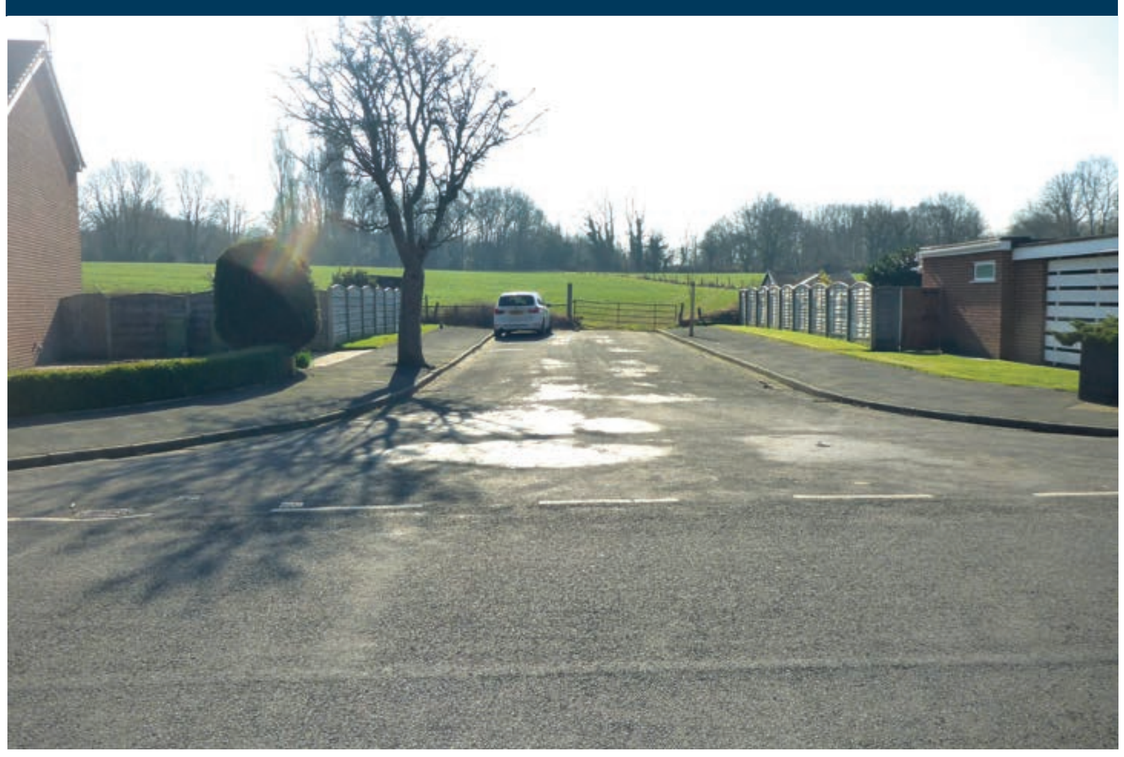
Railway station
20 minute walk
5 minute cycle ride

School
10 minute walk
2 minute cycle ride

Vehicular Access

There will be a single vehicular access to the site, via the existing access between 56 and 58 Sandown Road.

A Transport Assessment will consider the impact of the proposed development on the highway network, including the site access and nearby off-site junctions.



Active Travel

The development is designed to be highly permeable for pedestrians and cyclists, which will make travelling on foot or bicycle for short journeys the most desirable way to get about.

The site's proximity to nearby amenities arising from its sustainable location will enable active travel to be the default choice for many residents.

Public Rights of Way

Existing on and off-site Public Rights of Way (PROWs) will be enhanced with investments coming from developer contributions towards local improvements.

New footpaths will be developed throughout the site, for the convenience and use of both new and existing residents.

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The Site

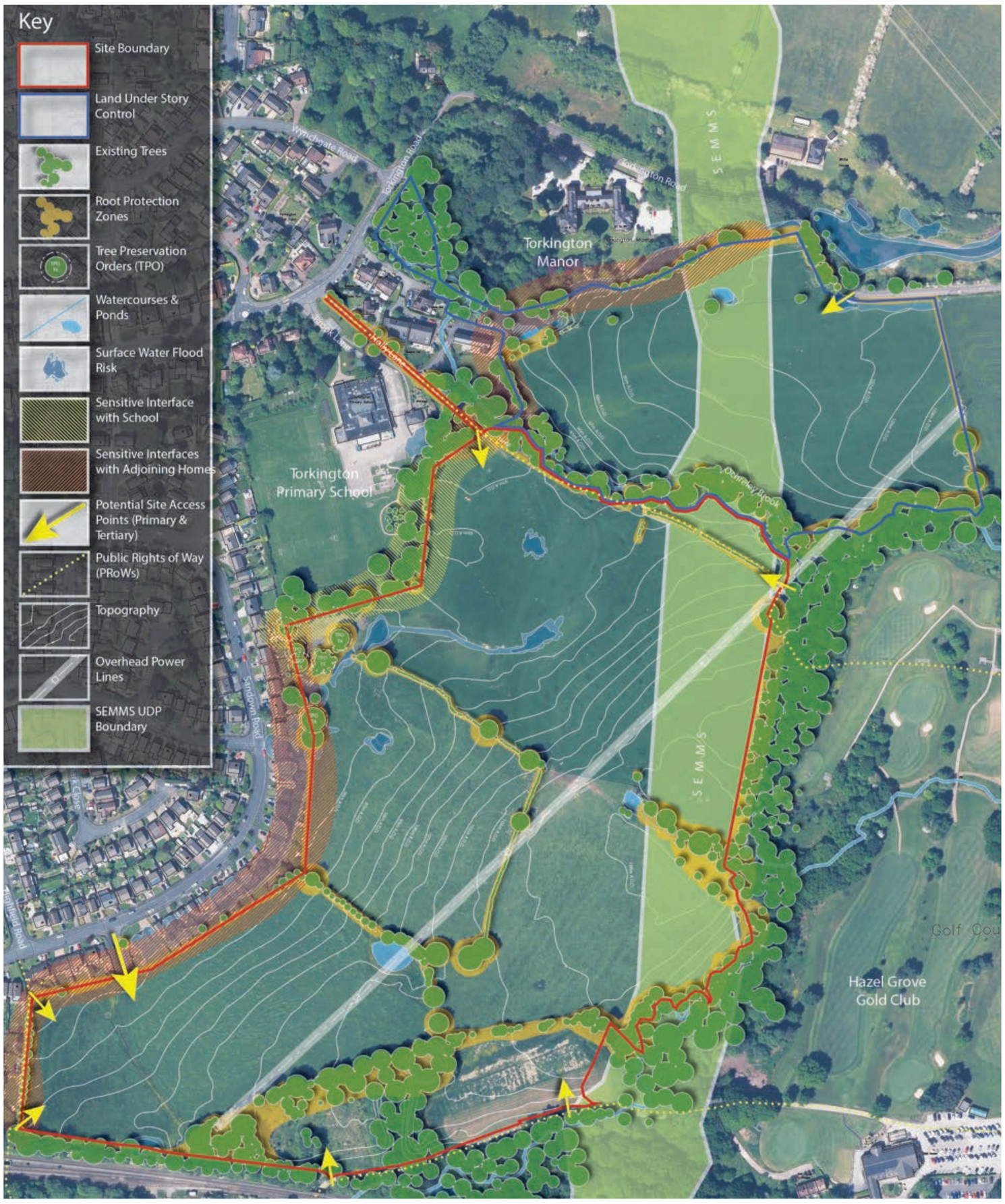
The site comprises predominantly open farmland on the eastern edge of Hazel Grove.

It is bounded by residential development to the west and north, with Torkington Primary School also on the northern boundary. The Manchester – Buxton railway acts as the boundary to the south, and to the east is an existing strong tree belt and also the location for the chosen route of the South East Manchester Multi Modal Strategy (SEMMMS) relief road.

Isn't this site in the Green Belt?

Yes, however, changes to the National Planning Policy Framework (NPPF), mean that all Council's now have to undertake reviews of Green Belt land in their area to identify land that may be suitable for development. This is known as 'grey belt'. Whilst the site would stay designated as Green Belt, it is recognised that it can be developed for housing as long as it meets certain 'Golden Rule'. These include making sure that half of all the housing (50%) meets the Government's definition of Affordable Housing; there is a need for the houses; the site is sustainably located; and that the overall development retains lots of open space.

Recent analysis by the Council and their consultants indicates that the land at Sandown Road can meet these criteria. Story Homes' own assessments and work on site capacity show that the land can be developed to help meet the demand for new homes in the area, providing desperately needed affordable housing in a sustainable location that retains abundant open space and a well landscaped environment in accordance with national policy on Green Belts.



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Our proposals would:

Provide around 250 - 300 high-quality homes to contribute towards Stockport Council's supply of open market and affordable housing

Utilise an established access on Sandown Road to create a diverse neighbourhood with abundant access to open green space

Include 50% affordable homes as part of the new neighbourhood

Consist of a mix of 2, 3, 4 and 5 bedroom homes, to meet local need

Deliver 10% biodiversity net gain, enhancing habitats for native wildlife

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Timeline and Next Steps

Timeline

- Pre-application public consultation
  June/July 2025
- Planning submission
  September 2025
- Anticipated planning decision
  Spring 2026

- **July 2025**
  Consideration of feedback
- **October 2025**
  Statutory public consultation

Thank you for visiting our public exhibition, please provide your view using a feedback form or by visiting our website at **storyhomeshazelgrove.consultationonline.co.uk**.

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