

Feedback Form

We feel that our proposals represent an effective use of this vacant site. It will provide a cohesive and attractive scheme that will integrate successfully with its surroundings and provide much needed sustainable housing.

We welcome your feedback and comments on our proposals. Please can you send any comments in the free envelope provided back before the 23rd January 2015 to incorporate into our planning application submission.

Name:

Address:

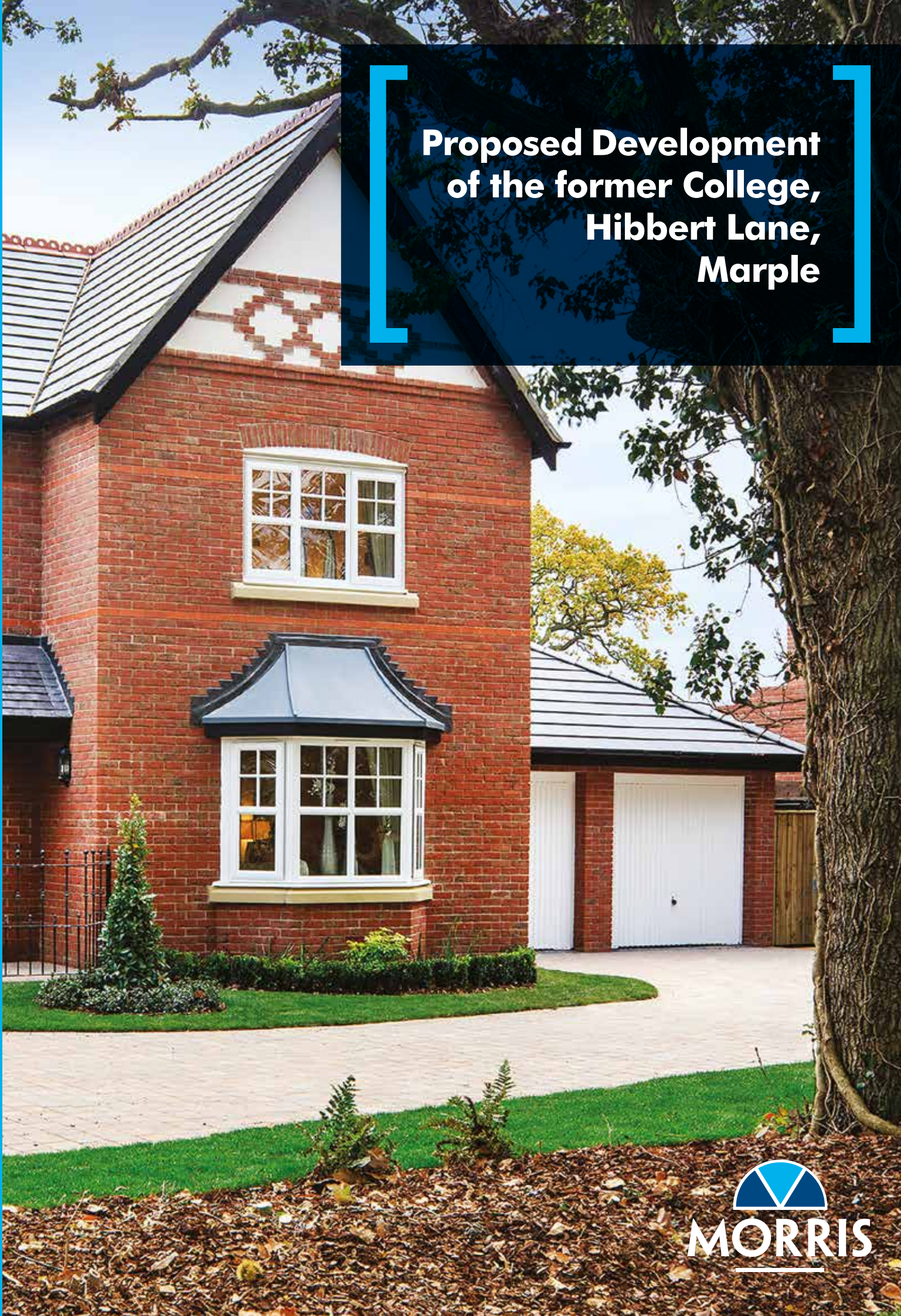
Telephone No:

Comments here:



Please return all comments in the self addressed envelope enclosed or email to marple@morrishomes.co.uk

0845 601 5667 | morrishomes.co.uk



**Proposed Development
of the former College,
Hibbert Lane,
Marple**





General Introduction

It has been well-reported that the UK is currently facing a national housing crisis.

New homes are desperately required to replace ageing stock, improve living standards, boost both the local and national economy and provide for the growing population.

Every local authority, including Stockport Metropolitan Borough Council (SMBC), has been tasked with identifying potential sites for new housing.

The site off Hibbert Lane, Marple has been identified as a suitable location for new housing. It meets all the sustainability criteria set out in the National Planning Policy Framework – the Government's guidelines on which suitable housing sites are assessed. We are pleased to inform you that Morris Homes are putting together proposals for residential development, which we feel is more suitable for this site rather than the previous large overbearing Supermarket proposals.

An Introduction to Morris Homes

Morris Homes is one of the country's largest privately owned housebuilders, with an award-winning reputation for building quality, sustainable family homes.

Morris was established over 50 years ago and has a strong track record of transforming existing buildings and disused brownfield land into well-designed, energy-efficient housing developments that meet local needs.

At Morris we pride ourselves in combining exceptional build quality with high specifications and excellent design standards. We are a regular recipient of awards for design, build quality, and energy efficiency. Morris is also one of the highest scoring house builders in the UK for customer satisfaction and is a continuous recipient of the Home Builders Federation 5* award. Our success in the National House Building Councils 'Pride in the Job' initiative, coupled with our focus on internal quality procedures, is a testament to our growing commitment to ensuring the highest standards of construction.

We also have a growing reputation for working closely with Planning Authorities and local communities where we build. This helps address any local concerns about the development and can often result in the resolution of long-standing local issues. We feel that by working together, we can create developments that meet the design aspirations of the Planning Authority, local community and its future occupants as well as Morris Homes.

Statement from the College

The Marple campus of Cheadle and Marple College operates from 2 separate sites at Hibbert Lane and Buxton Lane. This is an unsatisfactory and impractical arrangement and the College needs to rationalise and upgrade its teaching facilities onto a single site.

The more modern facilities at Buxton Lane are most suited for this purpose and therefore the College is proposing to upgrade the existing buildings and build a new teaching block and sports hall. The sports hall already has planning permission and a further planning application will be submitted shortly for the remaining developments at Buxton Lane.

The College is disposing of the Hibbert Lane site and has agreed to sell the site to Morris Homes for residential development. The planning application is to be submitted in the New Year and if approved, development is expected to commence early in 2016 once the new facilities at Buxton Lane are in place. The proposals for both Hibbert Lane and Buxton Lane will be subject to consultation with the community.

The purpose of this consultation

Through our preliminary discussions with Stockport Metropolitan Borough Council (SMBC), we have already established that the principle of building housing on this site would be acceptable. We have also established that it meets the following criteria of the National Planning Policy Framework:

- The development will contribute towards the councils five year land supply
- Residential development will remove any future industrial/commercial use of the land.
- The site makes use of previously developed land i.e. it is brownfield having been used as a former College and requires further ground remediation to remove the old services and foundations.
- Local facilities and infrastructure has sufficient capacity for the development.
- Existing employment is within easy reach of the site
- There are good public transport links and local facilities within easy walking distance.
- The proposed homes will be energy efficient and will meet a level of the Code for Sustainable Homes.
- The site is totally enclosed with minimised overlooking
- The existing POS playing field is going to be retained in its current location. Also to reduce impact on existing dwellings.

Before the development can proceed, we will need to submit a full planning application to gain approval of the precise details of our proposals. Before the application is submitted, we would welcome any feedback you may want to provide – either in the post using the feedback form on the back of this leaflet or via the dedicated email address listed on the bottom of the form.

The Proposals

Morris Homes are proposing to build 94 homes (approx.) that are in demand, providing a broad spectrum from 1 bedroom to 4 bedroom houses to respond to the local housing needs.

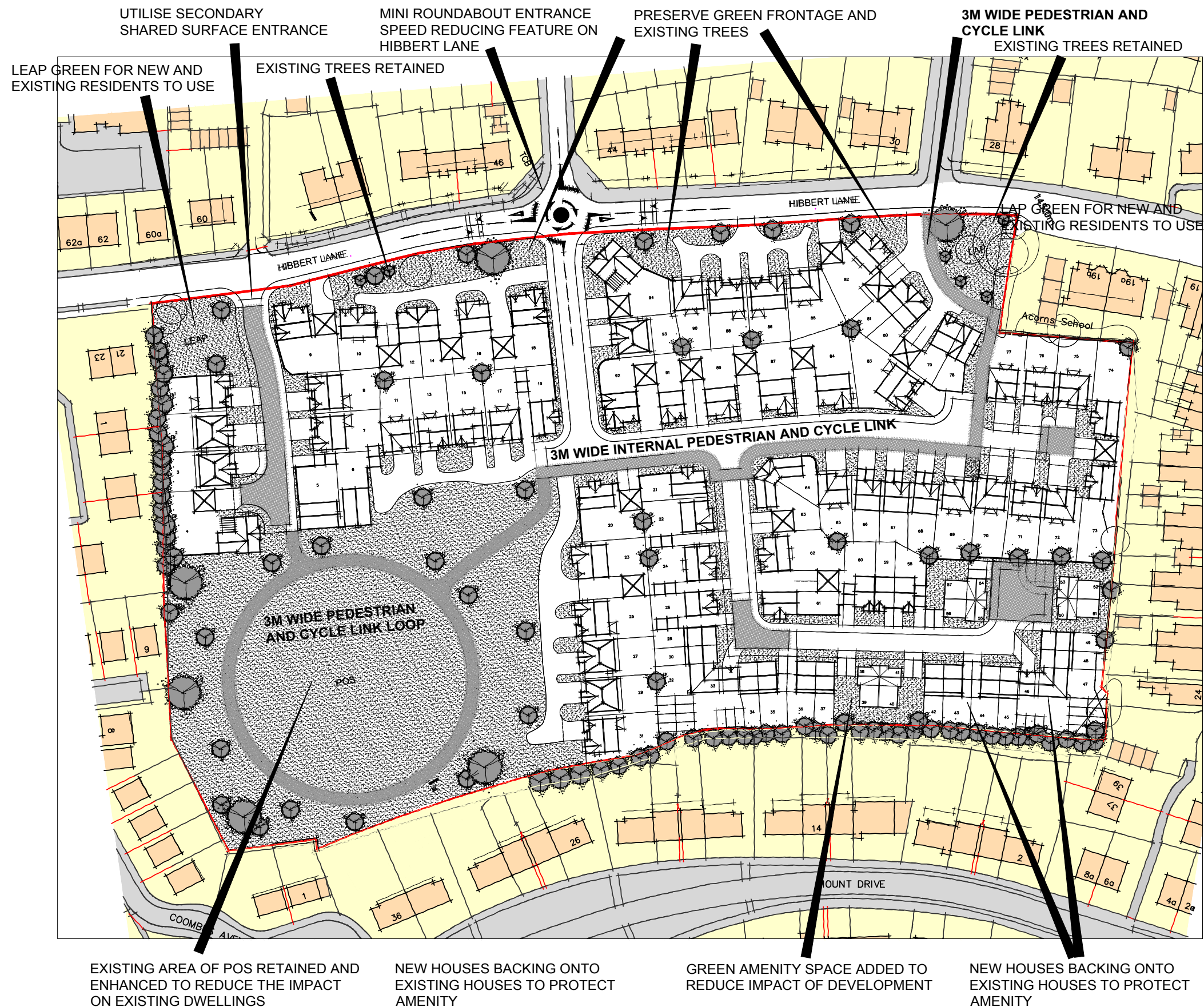
Morris Homes are also complying with the councils policy to provide 30% affordable homes that are very much required.

We feel the area has less of a need for an intensive development of town houses and apartments and there is more of a need for homes for first time buyers and families. This lower density mix of dwellings that we are proposing with good-sized gardens and ample parking will meet that need.

We and our appointed consultants have studied the context of the site and our Architects have produced proposals which respond well to this. We have then tabled the proposals to the planning department of Stockport Metropolitan Borough Council (SMBC) and they in turn have passed their comments.

Over leaf you can see the proposals and how they have developed into their current form by responding to the context and accommodating the planning comments. Accompanying these throughout this leaflet are some photographic examples of current Morris developments to show you what the development may look like when its completed.

New Design Proposals



Original SuperMarket Design Proposals



Marple – Hibbert Lane Background

Marple Hibbert Lane site is located on Hibbert Lane approximately 0.8 kilometres (0.5 miles) from the centre of Marple. The total site area is 3.49 hectares (8.62 acres) with a developed area of approximately 2.7 hectares (6.65 acres). The site is a former school/college with a main front block that is assumed to date from the 1930s and the remaining comprising a mixture of buildings from the 1950s, 1960s, and 1970s. The majority of the buildings are single storey with isolated areas of two storeys and double height spaces such as the Sports hall plus a mezzanine in the Library. All buildings are connected and there is a fall in level across the site to Hibbert Lane equivalent to approximately one storey that is reflected within the buildings.

The plan above shows the previously refused large supermarket scheme that we feel is inappropriate for the area. A high quality residential development would be more in keeping with the existing surrounding houses and be well received by the public.

Morris Homes proposals would consist of detached and mews type dwellings. From initial meetings and other discussions with Stockport Metropolitan Borough Council (SMBC) a number of comments and weaknesses in our design were established leading us to re-evaluate our scheme and look at an alternative new design, shown opposite.



Frequently asked questions

Q. What will Morris Homes do with my feedback?

A. All of the feedback we receive will be carefully considered and where it is sensible to do so and if it makes a positive contribution to the proposals we may make amendments before the planning application is submitted. We will also summarise the feed back for the council in the application itself. However, rest assured that your personal details will remain confidential.

Q. Can the area cope with the traffic generated by the development?

A. Yes. An independent highway consultant has consulted with the Highways Officer of Stockport Metropolitan Borough Council (SMBC) and they have both confirmed that the existing highway network around the site has more than sufficient capacity to cope with our development as it is considered a small development which generates very little additional traffic.

Q. Can the existing drainage infrastructure cope with the new development?

A. Yes. Our consultant engineers have confirmed with the Drainage Authority that the existing sewers have sufficient capacity and they will be working with the Environment Agency to devise a sustainable drainage scheme for rainwater that will reduce the current flows from the site.

Q. Will the services to my own home be affected?

A. No. All the suppliers of gas, water, electric and telecoms have confirmed that there is sufficient capacity to accommodate the development. However if we need to add additional sub stations or gas governors these can be accommodated within the new development to boost supply. In our experience new development often brings improved services such as faster broadband.

Q. Will new trees be planted and a landscape scheme produced??

A. Yes new trees will be planted, any loss of existing trees will be enhanced by a new landscape design scheme covering the whole development.

Q. Will the proposed development affect the existing trees?

A. Only some trees within the site boundary are proposed to be removed. All construction works carried out in close proximity to the retained trees or to the woodland areas will be supervised by an independent arboriculturalist, as agreed with the Council.

Q. Is there enough parking within the proposals?

A. Yes. All the new homes will be provided with a new good sized garage and a separate double drive. The new roads within the development will also be wide enough to accommodate visitors to the new homes.

Q. When will Morris Homes submit the planning application?

A. We hope to be in a position to submit our application during January 2015.

Q. Will I be notified of the planning application?

A. Yes. The Council will write to all immediate neighbours, post a notice up on the site itself and place an advertisement in the press.

Q. What about our health and safety during the construction period?

A. At Morris we have a dedicated Health and Safety department who in conjunction with our construction team have developed procedures which go above and beyond the National Considerate Constructors Scheme. We will notify all neighbours when the development and major operations are about the start and provide you with a permanent point of contact. Members of our Health and Safety team often visit local schools and give talks to children about the dangers of building sites. We will restrict working hours and

deliveries to 7:30am till 6:00pm on weekdays, 8:00am till 1:00pm on Saturdays and there will be no working on Sundays. Finally, we employ road sweepers throughout the construction period to ensure your existing roads are kept clear of mud.

Q. How long will it take to complete the development?

A. We anticipate that the development will take 2 years approx. to complete.

Q. Can I reserve one of the new homes now?

A. Not yet. We cannot release sales details until we have a planning approval and all the technical approvals are in place to start. However, you can register your interest on our database for the site to ensure that you are amongst the first to be notified of any details and to receive exclusive invitations to pre release offers. The number to ring is 0845 601 5667.

Q. What financial benefits will this development bring to the local community?

- It is anticipated that our planning application will be the subject of a legal agreement to secure a financial contribution towards the improvement of local open space areas. This will be paid direct to the Council and they will allocate the funds to where it' is needed.
- The development and its residents will generate an annual household expenditure in excess of a million pounds which will be spent in both the local economy of Ribbleton and the wider area, helping to sustain existing jobs and services.
- Every home built is said to generate 1.5 jobs in the construction industry and 5 jobs over all.

