

# ABOUT TAYLOR WIMPEY

TAYLORWIMPEY.CO.UK

# Taylor Wimpey

Taylor Wimpey was formed by the merger of George Wimpey and Taylor Woodrow in 2007. We have a history dating back to the 19th Century. We are one of the largest homebuilders in the UK, completing over 14,500 homes each year.



This image shows our development in Tarvin



Planning sustainable communities



More than building homes



Green spaces



Energy efficient homes



We embrace diversity and inclusion in our policies and practices



Engaging with local people



“Our aim is to be the nation’s leading residential developer for creating value and delivering quality. We are passionate about working with local people, businesses, local authorities and our customers to build aspirational homes”

For more information, visit:  
[taylorwimpey.co.uk](https://www.taylorwimpey.co.uk)



## Taylor Wimpey lays the foundations for thriving communities

**10,593**

completions in 2024

**£345m**

to local communities across UK in 2024



Improvements to public transport



Landscaping, sports and play areas

# DEVELOPMENT PROPOSAL

TAYLORWIMPEY.CO.UK/NEW-HOMES/STOCKPORT/JACKSONS-LANE

**Taylor**  
Wimpey

## Our designs for land south of Jacksons Lane, Hazel Grove

Taylor Wimpey is preparing an outline planning application for up to 160 new homes in Hazel Grove. The site is located to the south of Jacksons Lane and is approximately 11.57 hectares in area.

The proposals are to establish a masterplan for residential development that will inform more detailed design layouts in the future. The proposals, although not detailed at this stage, will include a variety of private homes and affordable housing in line with local planning policy.

We invite you to review each of the boards and provide us with your feedback via the feedback form or please feel free to contact us via email or post.



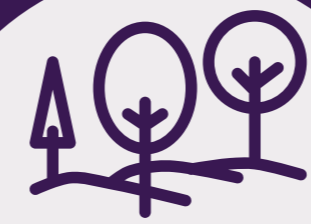
### Key facts



Up to  
160 new homes

**50%**

affordable  
homes



New public open  
space, including new  
recreational spaces  
and a play area



Pedestrian  
connections to Happy  
Valley Nature  
Reserve



Expected mix of  
1-5 bed properties

# Local context that influences the design

Before we start designing our scheme we complete an assessment of the site and the surrounding area to assess the suitability of the site and identify key constraints and opportunities that will influence the design.

**The site is located to the south of Jacksons Lane in Hazel Grove. The land is currently designated as Green Belt.**

The proposals are seeking to provide a masterplan for future development of up to 160 new residential dwellings. An analysis of the site and context has been undertaken and is summarised on the constraints and opportunities below.

- High quality, attractive and energy efficient homes
- Viewpoints in and out of the site, primarily from locations to the south of the site
- Topography – changes to the elevation of the site between the northern and southern parcel
- Footpaths and connections to existing Public Rights of Way and Happy Valley Nature Reserve
- Sensitive features that require buffer areas and landscaping, such as the southern boundary of the northern parcel
- Access to key facilities and services in the local area, including pedestrian connections along Jacksons Lane and to Happy Valley Nature Reserve
- New public open space, including new recreational spaces and a play area
- Prioritising active travel across the site through new pedestrian and cycle connectivity
- Creation of open, multi-functional spaces for people and wildlife



## Building sustainably

Taylor Wimpey is committed to Sustainable Construction and has implemented a comprehensive sustainability strategy designed to reduce carbon dioxide emissions and make efficient use of resources to deliver high quality, sustainable new homes.

We are committed to building sustainable communities by incorporating energy efficient features into each home we build, such as high-quality insulated roofs, walls, and windows, through to energy efficient appliances, zoned heating systems and water saving taps.

### Construction Standards

We have the highest average NHBC Construction Quality Review score of any major housebuilder, a true testament to the quality of the homes we build. With checks at 38 stages of build, you can be assured our new homes will be finished to the very best standard.

### Future Homes Standard

- The homes at Jacksons Lane will meet the 2025 Future Homes Standard (FHS), targeting 75-80% less carbon emissions than homes built under the previous Building Regulations and will be 'zero-carbon ready'.
- Low-carbon heating systems like heat pumps will be used to enhance energy efficiency, alongside improved insulation to minimise heat loss.
- Reduced water usage with flow restrictive taps and water saving appliances.

### Materials

- Taylor Wimpey partners with select subcontractors to ensure high-quality homes built safely, efficiently, and with minimal environmental impact.
- Currently, 95% of our timber comes from responsibly managed forests certified by schemes like FSC or PEFC.



\*This Specification will vary by individual home

\*\*The Future Homes Standard is subject to further government consultation in June 2023

## Protecting and preserving the natural environment

Protecting and preserving the natural environment including valued landscapes and habitats is a key priority. Our design process involves an evaluation of the site and how it relates to the surrounding area in terms of its character and setting.

The proposed masterplan looks to create a range of habitats and a network of open spaces.

Featured throughout the site, green open spaces will encourage social interaction and recreation. The lower meadow will be preserved in full as public open space, providing an opportunity to enhance biodiversity in the area alongside access to the development from Happy Valley Nature Reserve.

In line with our commitment to 10% biodiversity net gain, a mix of retained and enhanced ecological assets will allow public open spaces to flourish, featuring increased planting, wildflower meadows, boundary trees and wildlife ponds.

Movement corridors will contribute significantly to the character of the development. As well as promoting personal health and well-being, they will provide active travel links to nearby services, surrounding green spaces and communities.

Our illustrative plans provide details of key environmental features and green infrastructure within our proposal.

- Trees and hedgerows
- Protected habitats
- Surface water and drainage features
- SUDs (Sustainable Urban Drainage systems)
- Public open space and play areas
- Green movement corridors
- Footpaths and cycleways



## Access into the development

We've looked at the surrounding road layout, walking and cycling routes, and the location of key services to help shape our proposed access points. This has also helped us identify opportunities to create safe and convenient links for pedestrians and cyclists.

Access into the development is to be provided via Jacksons Lane, forming a new junction into the site alongside key pedestrian and cycle routes and street hierarchy. The access point will include a 5.5-metre-wide road, 2 metre footpaths on both sides, link to the existing road network and safe and convenient route for vehicles, cyclists, and pedestrians

As part of the planning process, transport assessments will be carried out to understand how the proposed development could affect the road network at key locations nearby. In addition, any off-site highway improvements will be informed in consultation with the community, Local Planning Authority and Highways Authority.



# ECONOMIC BENEFITS

TAYLORWIMPEY.CO.UK/NEW-HOMES/STOCKPORT/JACKSONS-LANE



## What will our development bring to the area?

We are proposing a residential development of 160 new homes at Jacksons Lane, Hazel Grove. The development will include a range of property styles and sizes, and a proportion of the new homes will be affordable housing. New development can bring a number of economic benefits to the local area and we have estimated these using UK-wide statistical data.

### Building the homes



**155 jobs**

*Direct employment*

Estimated construction jobs per year of build.



**175 jobs**

*Indirect/Induced employment*

Could be supported in the supply chain per year of build.



**£28.8m**

*Economic output*

Expected additional Gross Value Added (GVA) per year from direct and indirect jobs.

### Once people move in



**£1.7m**

*Total spend by residents*

The amount the residents of the new development are expected to spend per year.

### Additional local authority income



**£338,265**

*Additional Council Tax revenues per year*

Estimated additional Council Tax per year based on the proposed number of new homes.



**£1.85m**

*New Homes Bonus payments*

A grant paid, over six years, by central Government to Local Councils.



## NEXT STEPS

TAYLORWIMPEY.CO.UK/NEW-HOMES/STOCKPORT/JACKSONS-LANE

**Taylor**  
Wimpey

### *What we would like from you, and what you can expect from us?*



Once you have had an opportunity to look at the scheme proposal, if you have any questions or wish to comment please email us or fill in one of the feedback forms using the 'Have your say' button on our website. Your views are very important to help us shape and develop the proposed scheme.



Following consideration and detailed review of the feedback that we receive, we hope to submit an outline planning application to Stockport Council. At that time the Council will write to neighbours again, giving details of the application and an opportunity for you to make any further comments.



**You can email your comments to:**

[jacksonslane@taylorwimpey-pr.co.uk](mailto:jacksonslane@taylorwimpey-pr.co.uk)

**Alternatively, you can write to us at:**

FAO Jacksons Lane consultation  
Taylor Wimpey Manchester  
1 Lumsdale Road  
Stretford  
Manchester  
M23 0UT

**All feedback should be received by midnight on 31st July 2025.**

***Thank you for attending today, your views make a real difference***



*What is Taylor Wimpey Manchester already doing in your area?*

**327**

completions in 2024

**184**

staff employed by  
TW Manchester

**1**

NHBC Pride in the  
Job Quality Awards  
in 2025