



FACTSHEET

Hazel Grove, Stockport



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1. It has been suggested that under the plans an important green space will be lost to the community, is this true?

No. The land is currently privately owned by MAN Energy Solutions. Whilst there are some public rights of way via the footpaths, unless MAN Energy Solutions gives permission the vast majority of the land is completely inaccessible to the general public. Anyone without permission is trespassing on private land and could face prosecution. Under the proposals, the vast majority (over 80%) of the land will be held in perpetuity for the local community as a fantastic new public amenity. This is not something lost as some are suggesting, rather something gained.

2. It has been suggested that a third of the private land is proposed for housing, is this true?

No, absolutely not. Under the plans put forward by MAN Energy Solutions 53 acres (more than 80%) will be held in perpetuity for the local community and 11 acres (less than 20%) will be developed for up to 150 new homes. If the plans go ahead there will be no further development - a Community Interest Company would be set up to hold the land in perpetuity.

3. It has been suggested that MAN Energy Solutions UK is against these plans, is this true?

No, this is completely untrue. The company has brought forward what it believes to be a sustainable and viable plan to create a fantastic new public amenity from private land for the local community through the development of 11 acres of private land for 150 new homes.

4. What type of public amenity will it be?

Most people do not want a formal park and want the land to retain its semi-rural and wild nature. This is exactly what MAN are proposing. Low intervention and management, retaining the semi-rural and wild nature of the site.



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5. It has been suggested that the proposals include a new car park which will bring an influx of traffic and pollution to the area?
The plans do not include a new car park. This would be a local amenity for local people. The pre-application consultation was deliberately focused on those people living within a 10 minute walk to the site as these are those we would expect to use it.

6. Is there an alternative plan if these plans don't go ahead?

MAN Energy Solutions has no long-term aspiration to retain ownership of the land and believe the proposed plan to be the best solution in ensuring the long-term future management and maintenance of the fields for the community and for the company commercially. The plan as it exists at the moment has been developed with the help of a professional team and follows previous discussions and feedback from community representatives. If the plans do not go ahead then other options will be considered.

7. It has been suggested that the proposals would destroy natural habitat and make them much smaller. Is this the case?

The plans will create more areas of woodland, provide new ponds and wetland habitats for amphibians, result in the planting of more trees and increase the size of the community orchard, result in the planting of more wildflower species which will increase the number of insects using the site and species that feed on them, create more roosting and nesting habitats for bats and birds and create habitats for vulnerable species such as hedgehogs.



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8. It has been suggested that the proposals would result in restricted access including for disabled people. Is this the case?
This is completely untrue. The plans will actually enable unfettered access of what is currently private land to families, children, walkers, runners and cyclists and provide greater flexibility in the way the land can be used by local schools, scouts and cubs and other youth groups as well as staff and patients at nearby Stepping Hill Hospital. In addition, through the creation of a Community Interest Company, the community will be able to decide and fund additional improvements for disabled users to improve access.

9. How can MAN ensure that the land is held in perpetuity for the local community and its future management and maintenance is well funded for generation?
A detailed note on the legal arrangements has been provided on the consultation website. In essence if the plans received planning consent, a commuted sum would be paid as part of the s106 legal agreement and the transfer of ownership of the land to a Community Interest Company to be held in perpetuity would be an obligation of the development. In addition to what is likely to be a significant sum of money, there is also the opportunity to charge an annual ground rent on the 150 new homes, which would go towards the future management and maintenance of the new public amenity.

10. How can people find out more about the plans?
A consultation website has been set up at www.mirrleespark.com

