

STANNEYLANDS, WILMSLOW

CASE STUDY

DAVID WILSON HOMES

A part of



Barratt Redrow



Creating a great place to live where people and nature can thrive

Stanneylands is a thoughtfully designed development of 174 energy efficient homes set within a nature rich landscape. Designed around mature woodland and green fields, the scheme delivers a strong sense of place, balancing high quality housing with biodiversity, sustainability and community wellbeing.

Offering a mix of one to five bedroom homes, Stanneylands provides much needed housing choice at a range of price points in a leafy area

where house prices are typically double the national average.

Around 30% of the homes are affordable and are fully integrated throughout the development. These homes are built to the same high specification as open market properties, creating an inclusive community and providing energy efficient homes that are cheaper to run.

Key facts

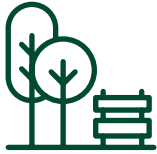
Building **174** one to five bedroom homes



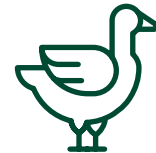
Around 30%
affordable housing delivered
across the site



Affordable homes indistinguishable
from open market homes in
quality and design



Located in an area where average
house prices are typically twice
the national average



Designed in partnership
with the RSPB to ensure
biodiversity is protected
and enhanced



Design and placemaking

The layout of Stanneylands has been carefully shaped around the existing landscape to create a strong sense of character and place. Mature green fields and woodland have informed the masterplan, with view corridors running from the development entrance through to existing woodland.

Homes are set back behind landscaped buffers, allowing existing and newly planted trees and hedgerows to retain and enhance the area's established leafy character. A carefully selected palette of materials creates variety and interest across the development, while consistent window and brick detailing ensures a cohesive street scene.

Pedestrian friendly routes connect homes to surrounding public open spaces, encouraging walking, social interaction and active lifestyles.

Nature and biodiversity

David Wilson Homes has partnered with the RSPB for over a decade to ensure developments are designed to support both people and nature. At Stanneylands, biodiversity has been embedded from the earliest design stages.

Key features include:

- Almost nine hectares of green space created across the site
- Retention and protection of existing woodland, mature trees and hedgerows
- A 10 metre wildlife and nature buffer allowing species such as badgers to move safely across the site
- Bat and bird boxes and dedicated habitats for local wildlife, including water voles, otters and kingfishers
- Species rich grassland and a maintained wildlife corridor
- Retained pond used as a key wildlife feature

Specialist ecology consultants were involved throughout the design and delivery process to ensure sensitive habitats and woodland edges were protected and enhanced.



Building a sustainable community

Stanneylands has been designed to promote sustainable living and support both new and existing residents. To encourage sustainable travel, new pedestrian and cycle only routes have been installed throughout the development, and homes include secure cycle storage.

As part of its commitment to delivering sustainable communities, David Wilson Homes invested more than £1.3 million to support local services and facilities, including:

- Affordable housing provision
- Contributions towards secondary education and special educational needs (SEN)
- Indoor and outdoor recreation facilities
- Health provision
- Transport infrastructure

A garden village setting

Green infrastructure is woven throughout Stanneylands to create the feel of a modern garden village. Streets, paths and shared spaces are framed by trees and landscaped green areas, with a tree lined boulevard providing a landscaped link to Stanneylands Road.

This integrated approach ensures residents enjoy daily access to nature while living in a well connected, high quality residential environment.



What our residents say:

Russell Drummond, Stanneylands resident, said:

“Stanneylands is a rare find. With a much lower density than most new build schemes, the homes feel spacious and well positioned. There is a generous amount of space between properties, and the layout has been carefully considered to ensure homes are not overlooked. This creates a more relaxed and comfortable living environment, with a genuine sense of openness.

“Beyond the homes themselves, the setting is one of Stanneylands’ greatest strengths. With half the development devoted to green spaces – including woodland, floodplain meadows and the River Dean – it blends seamlessly into its surroundings. The balance of high quality homes, privacy and access to nature makes living here both enjoyable and unique.”

What the local MP said:

Esther McVey:

“It is so important that people have the chance to get on the property ladder should they wish to, or be able to access affordable rents in an area of their choosing. I know from talking to families that many young people can feel priced out of the area they grew up in, and I do not want to see this happen. Projects like these are really important, and I am very pleased Wilmslow is benefitting.”



What Francis Hesketh MCIEEM, Technical Director, The Environment Partnership, said:

“Considerable ecological survey effort and consultation, including with a community liaison group, informed the design. Local entomologists and wildlife watchers provided essential data on species on site and in the surrounding area.

“We were able to integrate ecological and social values across the site by creating a naturalistic woodland play area, using upper floodplain grasslands for SuDS, and establishing informal pathways between paddocks, some of which are managed for meadow diversity. A fragmented wooded green link was restored, strengthening connectivity between the lime avenue and the valley woodland.

“Ecological considerations were paramount along the woodland edge, where a wide buffer zone was essential to protect badgers and other wildlife while ensuring high quality frontage for new homes.”

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