

Statement of Community Involvement



A summary of the community involvement programme for

Manchester Road, Chapel-en-le-Frith

Created for
Barratt Homes

April 2011

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engagement

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1. Introduction

- 1.1 Barratt Homes (Barratt) has acquired an interest in land north of Manchester Road and west of Crossings Road, Chapel-en-le-Frith, and is proposing to redevelop the site with a variety of homes, including affordable homes to meet identified local need.
- 1.2 Barratt is committed to consulting local stakeholders and the local community with regard to its planning applications. As a result, Barratt has a strong track record in consulting and communicating with members of the local community, community groups, local councillors and other relevant third party stakeholders.
- 1.3 This document has been produced with the aim of clearly and concisely highlighting the community consultation undertaken by Barratt in respect of its new proposal for the site.
- 1.4 This document will provide a chronological account of the consultation activity that has been undertaken within the pre-application stages of the planning application and, in addition, the activity that Barratt proposes to undertake post submission of the application.
- 1.5 In order to assist with the community consultation and communication, Barratt appointed Remarkable Engagement, a specialist communications consultancy, to form part of its wider project team for the proposed redevelopment.
- 1.6 All feedback received is accounted for and represented within this document.

2. Background

2.1 Proposal Site

The site forms a vacant piece of low quality agricultural grazing land behind existing properties on Manchester Road and Crossings Road, Chapel-en-le-Frith. The main access point is currently achieved via an existing gated track next to the police station on Manchester Road.

2.2 Proposal

Barratt is proposing to develop around 106 homes on the site (including 32 affordable homes to meet identified local need), with the main vehicular access achieved from Manchester Road, with a pedestrian and cycle access on Crossings Road. A small point of vehicular access would also be provided off Crossings Road, however this would only serve a maximum of seven dwellings that would front onto Crossings Road.

The homes planned would offer a variety of accommodation types, comprising apartments and two, three and four bed family homes. The development would meet an identified local housing need. Chapel-en-le-Frith has had no affordable homes built in the area for around six years, and in addition, High Peak Borough Council does not have a five year supply of deliverable housing sites.

The application will be in outline format, establishing the concept of development on the site as well as matters such as access and perimeter landscaping.

2.3 Statement of Community Involvement Review

High Peak Borough Council's Statement of Community Involvement encourages pre application engagement from the outset.

2.2 High Peak Borough Council encourages all applicants, developers and land owners to discuss their proposals with the local community before submitting planning applications. Pre-application consultation could be undertaken with any or all of the following: neighbours, local residents, elected members, schools and colleges, local parish or town councils and other interested groups. Early consultation

should also be undertaken with our own in-house specialists, as well as potential consultees, such as the Environment Agency and Natural England.

Table showing methods of community involvement approaches appropriate for each tier of application

Approach to community involvement	Type of application			
	Tier 1	Tier 2	Tier 3	Other
Public exhibition	✓	✓		
Workshop	✓			
Area Forum meeting	✓	✓		
Contacting community representatives	✓	✓	✓	✓
Town and Parish Council meeting	✓	✓	✓	
Regeneration and Town Partnership meeting	✓		✓	
Neighbour notification	✓	✓	✓	✓
Local media	✓	✓	✓	✓
Website	✓	✓	✓	

Involving the public at events or exhibitions

4.4 At least one event or exhibition should be organised, where anyone can find out more about the proposals. Any staffed event should be held at least one week after publishing publicity material or sending out letters.

4.5 Any event or exhibition should include display material with proposals for the site, the scope for public comment, how comments will be dealt with and an explanation of what will happen next. A comments box should be provided near any displayed plans.

4.6 Any event should take place at a time, or times, that allow as wide a cross section of the public to attend, as possible. This often means including weekends and evenings. It is preferable to hold any event on the application site or building itself, or at a venue as close as possible to it. Venues should be fully accessible for disabled people.

Contacting community representatives and others

4.7 Details of a proposed development could be sent to local community groups, residents groups, amenity groups, the Crime Prevention Design Officer (Derbyshire Constabulary) and other organisations (such as service providers and statutory bodies), who may have a specific interest in a proposal.

4.8 Town and parish councils should be contacted, as well as town centre or regeneration partnerships. Four area forums have been set up, covering Glossopdale, Central, Buxton and the Hope Valley. Major development proposals can be considered as agenda items at these meetings.

Neighbour notification

4.9 Neighbours, local residents, businesses, regular users of land (for example, sports teams) and others should be notified by letter about the proposed development. The letter should state when and where they could find out more, as well as including a clear map showing the location of the development, together with details of who to reply to, and by when.

3. Pre-Application Consultation

3.1 Government guidance and High Peak Borough Council's Statement of Community Involvement (SCI) states that it „encourages pre-application discussions and community involvement from the outset“.

3.2 Therefore, prior to submitting the formal planning application for the site, Barratt undertook a detailed programme of community consultation, as outlined in the following documentation.

3.3 Contacting Statutory Bodies

3.3.1 During the pre-application discussions, meetings were sought with planning officers alongside relevant bodies. Meetings were held with planning officers to discuss the proposals on the following dates:

- Thursday 13th January
- Friday 18th February
- Thursday 17th March

3.4 One to One Stakeholder Briefings

3.4.1 A briefing for local councillors and relevant stakeholders was organised on Tuesday January 11th 2011 at times of convenience between 13:00 and 20:00. Each appointment lasted between 30 minutes and 45 minutes, and was held in the the Annex, Chapel-en-le-Frith Town Hall, Market Street.

3.4.2 An invitation letter was distributed to all councillors and stakeholders on Wednesday 22nd December 2010. It also included the number for a telephone enquiry line. A copy of this letter has been included in the Appendix.

3.4.3 The presentation consisted of:

- Background to the application
- Details of the specific proposals
- Outline of the consultation process
- Question and answers

3.4.4 Invite letters were sent to the following stakeholders:

- High Peak Borough Council group leaders
- High Peak Borough Council Cabinet members
- High Peak Borough Council Development Control Committee members
- Ward members
- The relevant county councillor for the site
- The MP
- Chapel-en-le-Frith Parish Council
- Chapel-en-le-Frith High School
- Chapel-en-le-Frith Civic Society
- Rural Action Derbyshire
- Friends of the Earth, High Peak
- Derbyshire Wildlife Trust
- Friends of the Peak District

3.4.5 As a result of this invite, meetings were held with the following stakeholders:

- The relevant county councillor for the site
- The Chairman of Chapel-en-le-Frith Parish Council
- The Chairman of Chapel-en-le-Frith Parish Council's Planning Committee
- A parish councillor who represents the Business and Traders Association and Civic Society
- Representatives of Chapel-en-le-Frith Civic Society

3.4.6 The meetings were minuted and feedback was reviewed. Where possible, this feedback was incorporated into the plans. These attendees have been kept updated throughout the remainder of the consultation.

3.5 Public Exhibition

3.5.1 **Background**

A public exhibition, displaying copies of the proposals, was held on the Tuesday 22nd February 2011. The exhibition lasted for four hours from 15:00 to 19:00. The public exhibition was held at The Main School Hall, Chapel-en-le-Frith High School, Long Lane, which is located approximately 0.4 miles from the proposal site, a well known location and easily accessible.

- 3.5.1 Invitation newsletters were distributed to 765 homes in the local area. These were sent to those homes thought to be most affected by the proposals and were distributed on the Friday 11th February 2011. The invitation letters contained the details of the exhibition and initial ideas for the site, alongside information about a telephone enquiry line, email address and the dedicated consultation website, which also invited feedback online. The local press were also notified.

A copy of the invitation newsletter, stakeholder covering letter and the consultation area are included in the Appendix.

- 3.5.2 This invite was also issued to the following local stakeholders

- High Peak Borough Council group leaders
- High Peak Borough Council Cabinet members
- High Peak Borough Council Development Control Committee members
- Ward members
- The relevant county councillor for the site
- The MP
- Chapel-en-le-Frith Parish Council
- Chapel-en-le-Frith High School
- Chapel-en-le-Frith Civic Society
- Rural Action Derbyshire
- Friends of the Earth, High Peak
- Derbyshire Wildlife Trust
- Friends of the Peak District

3.5.3 ***Exhibition***

The exhibition was attended by 145 people.

3.5.4 The exhibitions displayed details about the new proposals, pre-application, which included information about:

- Information about Barratt Homes
- Detail surrounding housing need in Chapel-en-le-Frith
- Information regarding the proposed development of the site
- Background to the site
- Detail regarding design, access, car parking and affordable housing
- Information about the next steps

Copies of the exhibition boards are contained within the Appendix.

3.5.5 The following materials were also available:

- Feedback forms.
- A visitors" book, for registering interest and a desire to receive further information.
- Freepost envelopes for the feedback forms.

3.5.6 The exhibition also provided:

- A ballot box to deposit completed feedback forms.
- A3 copies of the consultation area
- A3 copies of plans which illustrated details about the proposed development
- Large maps including scheme layouts; the landscape framework and masterplan; and a strategic context plan of Chapel-en-le-Frith (aerial photo) on tables and the walls
- Pens and pads of paper
- Direction signs to lead attendees into the venue
- An opportunity to request further information

3.5.7 Feedback forms could either be filled in at the venue or posted back by using the supplied postage paid envelopes. These were then collated and the feedback analysed. A copy of the feedback form is included within the Appendix.

3.5.8 Representatives of Barratt, the landowner, John Rose Associates (planning consultants), Singleton Clamp (transport consultants) and Remarkable Engagement were available to answer questions throughout the exhibition.

3.6 Dedicated website

3.6.1 A website was set up displaying information about the proposals and is being updated throughout the public consultation and planning process. The website is currently hosted at www.consultation-online.co.uk/chapel.

3.6.1 The website was printed on the exhibition boards, relevant correspondence and any update literature sent out.

3.6.2 The website includes:

- Information about the proposals
- An online feedback form
- Information about the public exhibition
- Relevant diagrams displayed at the exhibition

3.6.3 The website for the proposal site has been visited 180 times between its launch on 2nd February 2011 and the time of this report.

3.7 Post-paid and 0800 comment facility

3.7.1 During the consultation, access to a telephone enquiry line was offered to those who wished to find out more about the proposals, or register their comments via telephone.

3.7.2 This telephone enquiry line was manned between the hours of 8am and 6pm, with a message facility out of hours. The telephone number was 0800 298 7040.

3.7.3 Information was given to callers where possible and if questions were of a technical nature, these were passed on to relevant people within the team for comment.

3.7.4 A post paid envelope was available to all attendees of the public exhibitions, so no postage had to be paid by them when commenting on the proposals away from the venue.

3.8 Review of comments/responses to public consultation

In total, 56 feedback forms have been returned, along with 70 postcards responses, four emails and two letters. It should be noted that two feedback forms and eight postcards were returned blank, and thus no stance in support or objection can be ascertained.

Analysis of responses

Below is a breakdown of the comments and reservations / concerns that respondents raised as a result of viewing the initial plans.

Comment	Number
Already many houses for sale in Chapel not selling / no shortage in area / no need	42
Affordable homes at Miry Meadow still not sold	2
No development on green land / retain green belt	35
Infrastructure cannot cope / not available:	
schools	28
doctors;	17
in general;	14
public transport;	7
dentist;	5
shops;	4
drainage	2
Increased traffic / road safety concerns	24
Insufficient jobs to support development / unemployment high	23
Too many / too dense / too large	17
Brownfield sites should be used first / brownfield sites available	15
Not enough affordable homes proposed	9
Ruin feel of local community / destroy feeling of area	8
Consider alternative sites	8
Development will only be for commuters	7
Town needs better car parking	7
Lack of amenities in area	6
Not really affordable for those local people / 1 st time buyers	6
Local houses will be devalued	5
Drainage issues / poorly drained site	5
Not in favour of access point on Manchester Road / dangerous	4
Too expensive / hard to get mortgages / current climate poor	4
Flood risk	4
Want confirmation they will be affordable homes	3

Town needs better sewerage facilities / foul water	3
Chapel will become urban sprawl area	3
Danger to local wildlife	3
Prefer building on Federal Mogul site	3
Town already overdeveloped	3
Can you guarantee houses will go to local people?	3
Confusion over access for Crossings Road – path or road	2
Will our objections matter? / seems a „done deal“	2
Housing requirements in area are needed for over 50s – bungalows	2
Cannot accommodate more people in town	2
Turn existing empty facilities such as pubs and shops into flats	2
Developer is only beneficiary	2
Why Chapel over rest of High Peak?	2
Existing properties will be overlooked	2
Lack of energy resources i.e. gas	1
What are the benefits to the local community?	1
Historic town plan requests retaining land as green	1
Benefits to local authority will be short lived	1
Consider using coal yard so less HGVs through town	1
Air pollution	1
Lost enough land in town already	1
Poor local facilities such as water and gas / utilities	1
Rare flowers in area	1
Do not want Housing Association properties	1
Visibility at Manchester Road poor due to police station	1
Insufficient leisure facilities in area	1
Homes need to be built near town centre (Morrisons) instead	1

A selection of suggestions raised is highlighted below:

Comment	Address
What is an affordable home?	Manchester Road Crossings Road (x2) <i>Email response</i>
Pleasant, but unnecessary	Manchester Road
Thinking about money over quality of life	Frith View
Vehicle access on Crossings Road too to avoid congestion? The path at Crossings Road should be a road for safety and to avoid congestion	Homestand Way Marsh Hall Lane
To make this site Gamesly MK2 is wrong.	Manchester Road
Look at what happened to the Leek Road development, Buxton, then say these houses are needed.	Manchester Road
Should be placed elsewhere within the area: Federal Mogul Old Factor areas in Chinley Off Barlow Lane behind school	Manchester Road
“If a development went ahead in this way it would be essential for extra services to be supplied for the local area” “Is extra infrastructure to be definitely included?”	Sycamore Road
Why is the children’s play area located near the “posh houses”	Frith View

"Jobs are in short supply not homes"	Frith View
"The village needs to grow – stagnation is not good! We need shops, extra school places, health services and car parks"	Horsefair Avenue
"Is there a proven need for such additional housing in Chapel?"	Crossings Road
"I am not happy about the lane that will be accessed by Crossings Road. This lane will be opposite my lounge window, I am afraid that youths on bikes will meet here as there is a street lamp at the entrance."	Crossings Road
"I strongly oppose to the manner in which Barratt Homes has targeted this area (although recognise this may have been influenced by the HPBC's Joint Core Strategy)"	Downlee Close
"As a standalone project, it appears to be satisfactory and minimises the obvious severe impact on adjacent houses. However I have major concerns about future development potentially using this as a precedent / foothold" "My concern is not so much about the site, but the wider impact the increase in population will have..."	Leefield Road
Suggest affordable homes be moved away from existing properties – will devalue them Has parking at the police station been taken into account?	Marsh Hall Lane
"There are a lot of elderly people in Chapel that would welcome exchanging their houses more suitable for families, for bungalows adapted for limited mobility, without moving out of the area" Properties behind Crossings Road should be single storey	Manchester Road Horsefair Avenue
"Is there a <i>proven</i> need for such housing in the area at present or is this merely a speculative / commercial development? What is the purpose of the „feature“ planned fronting Crossings Road? Is a children's public play area really a requirement?"	Crossings Road
FPD (Friends of the Peak District) hope that the submitted application incorporate designs that reflect the Peak District character within Chapel-en-le-Frith. Encourage „pepper potting“ of the affordables [housing] across the site	Friends of the Peak District
Why was your exhibition on just 1 day for just 4 hours? A previous application to develop this site was refused due to rare wild orchids. What has happened to them? How do these plans fit in with housing developments on the Ferodo and Combs Moss sites?	Church Lane
"I would be liaising with Federal Mogul – their plan looks perfect the money they receive from developers would be ploughed back into improving their factory thus providing much needed employment in the town"	Horsefair Avenue
"Smaller infill development – say 10 houses – will have less impact on the infrastructure, facilities and environment etc. and is likely to create better demand"	Roeside Farm Cottage
"Chapel is supposed to attract tourists as it is the Capital of the Peak. Tourists will not come to hike around a large housing estate"	Roeside Farm Cottage
"The proposed site is home to 2 species of protected raptors and the nesting site for the declining lapwings"	Crossings Road

The positive comments noted:

“Affordable housing in Chapel would help us get onto the property ladder.” “It would be great to be able to settle in a home and watch our children grow up in the same home”	South Head Drive
“New homes would be very beneficial to the area”	Homestand Way
“Good design and layout” “Good for local community and affordable housing in the area”	Spinnerbottom
“I would be very happy to see the homes go ahead as there is a definite need for them” “I think the layout looks really good”	Miry Meadow
“Would like to see it go ahead”	Brookside Road
“The need for genuinely affordable homes, in line with the real need, is supported in principle”	Downlee Close
“The development itself would form a logical extension of Chapel-en-le-Frith”	Friends of the Peak District

3.9 Chapel-en-le-Frith Parish Council presentation

3.9.1 After the public exhibition, Barratt’s project team offered a presentation to Chapel-en-le-Frith Parish Council’s planning committee.

3.9.2 The meeting was arranged on Tuesday 8th March and was attended by Barratt Homes’ Senior Land Manager and representatives from John Rose Associates (the planning consultants) and Remarkable Engagement.

3.9.3 The presentation comprised:

- An introduction to the site
- A background to the planning policy
- Detail on why the site was preferable for development
- An overview of the community consultation undertaken and feedback received
- A site plan
- Further detail on the affordable housing aspect of the scheme
- An opportunity to ask questions and give feedback

3.9.4 As a result of the presentation, the following feedback was received:

- Wanted further detail on the consultation work undertaken
- Wanted detail of the Registered Social Landlord (RSL) options
- Confirmed affordable housing was needed in the area
- Asked what amends has been made as a result of consultation
- Confirmed a preference against a traffic hump
- Needed assurance that the vernacular would be stone or reconstituted stone
- Wanted detail on energy credentials
- Requested details of different house types proposed for the scheme
- Asked whether footpath inserted to west would be removed

3.10 Responses to Comments/Issues Raised

3.10.1 Following a review of feedback received, Barratt considered the comments raised and made a number of amendments to the proposals. The section below details the amendments made to the proposals and also Barratt's response to a number of key issues raised within the community.

Housing need in Chapel-en-le-Frith

While a number of respondents stated there was no need for further homes in Chapel, it can be confirmed that no affordable homes have been built in the area for in excess of six years.

The scheme could deliver a variety of homes in the short term and especially contribute much affordable homes to the area. 32 affordable homes are proposed to meet identified local needs.

Infrastructure capacity

The development is proposed in a sustainable location with good access to the amenities of Chapel. As part of the development, appropriate financial contributions will be made to local education and transport facilities, as agreed with Derbyshire County Council.

Development on greenfield land

While local and national planning policy is in favour of developing on brownfield land in advance of greenfield land, planning policy does dictate that when circumstances require it, development on greenfield land will be permitted.

Barratt does not consider that brownfield sites in Chapel would come forward in the near future, nor do they consider them able to provide a sufficient level of affordable housing as a result of remediation requirements that are likely to be required on brownfield land.

Recent policy announcements and ministerial statements by the national government, particularly in light of the recent budget statement, imply a strong presumption in favour of sustainable development. Barratt considers that the proposed development would be sustainable in terms of both location and methods of construction.

As a result, Barratt considers that circumstances, in this instance, lend themselves to development on greenfield land. A detailed justification of the proposals in planning policy and sustainable development terms is provided in the Planning Statement and Design and Access Statement by John Rose Associates.

Economy and jobs

The development, in a sustainable location in Chapel, will contribute to the number of visits to local shops and services within the area, boosting the economy.

Furthermore, government guidance suggests that for every £1 million of construction value, seven direct and four indirect jobs are created per year. With an estimated £10 million construction cost proposed for the Manchester Road site, this could create in the region of 70 direct and 40 indirect jobs.

4. Post Application Consultation

4.1 Ongoing Stakeholder Engagement

Given the interest displayed by residents and stakeholders in the proposals, Barratt will ensure that information continually flows through existing channels to interested parties. This includes a number of initiatives, listed below.

4.3 Updating Materials

4.3.1 The website will be updated at the following points during the application process:

- Upon submission, details of the proposals will be available online, including the High Peak Borough Council planning application reference number
- During the process, additional information will be posted
- It will also provide information as to where comments and representations on the planning application should be made (postal address and email address of High Peak Borough Council)
- When a decision has been made, this will also be posted online

4.4 Letters to Interested Parties

4.4.1 When the application has been submitted, a letter will be sent to the following groups and individuals:

- High Peak Borough Council group leaders
- High Peak Borough Council Cabinet members
- High Peak Borough Council Development Control Committee members
- Ward members
- The relevant county councillor for the site
- The MP
- Chapel-en-le-Frith Parish Council
- Chapel-en-le-Frith High School
- Chapel-en-le-Frith Civic Society
- Rural Action Derbyshire
- Friends of the Earth, High Peak
- Derbyshire Wildlife Trust

- Friends of the Peak District
- Attendees of the public exhibition
- Those who requested further information
- Those who made comments via email or the website

4.5 Ongoing Consultation

- 4.5.1 A further meeting will be offered to Chapel-en-le-Frith Parish Council after the application is registered by High Peak Borough Council.

5. Appendix

- Copy of the stakeholder one to one invite
- Copy of the exhibition invite newsletter and reply card
- Copy of the stakeholder covering letter
- Copy of the consultation area
- Copy of the exhibition display boards
- Copy of the feedback form

22 December 2010

Information Line 0800 298 7040

Dear (stakeholder)

Proposed development at land north of Manchester Road, west of Crossings Road

I am writing to you on behalf of Barratt Strategic, which has acquired an interest in the above site and is preparing proposals for residential development. Barratt Strategic is committed to engaging with the local community regarding this proposal, and would like to meet with local representatives at this stage to understand local views before undertaking wider public engagement.

The purpose of the meeting would be to give you an idea about our initial proposals and to understand the local perspective on its future development. We would also like to discuss with you our future public engagement we are proposing to undertake.

The project team will be in Chapel en le Frith on Tuesday 11th January and if you are available, would like to take the opportunity to meet with you then, at a time of your convenience. We have arranged to meet at The Annexe, Chapel en le Frith Town Hall, Market Street, Chapel en le Frith and are available anytime between 1:30pm and 7:30pm.

If this is suitable, please give me a call on the project's information line – **0800 298 7040** – to arrange a convenient time.

As mentioned, this is the first stage of our public consultation; there will also be a public exhibition which will be held following these meetings and an associated newsletter drafted for neighbouring residents, so we can fully engage the wider community about the proposals and work together to resolve any issues.

If the above date or timeframe is not convenient but you would still like to meet or discuss this proposal further, please do not hesitate to contact me on the information line and I would be happy to arrange a separate meeting.

Yours sincerely,

Daniel Hayman
For and on behalf of Barratt Strategic

Barratt Strategic

Proposals for Lower Crossings – Land north of Manchester Road, West of Crossings Road, Chapel-en-le-Frith



Dear Resident

Barratt Strategic (Barratt) has secured an interest in land north of Manchester Road, west of Crossings Road in Chapel-en-le-Frith and would like to discuss the initial plans for the site with residents and interested parties in the area.

Barratt is committed to delivering a high quality development of environmentally friendly new homes phased over the next three years and is keen to work closely with the local community to help achieve this. As a result, the team wants to provide opportunities for local people to be involved in the development of this area.

Barratt will shortly be holding a public exhibition to display its plans, enabling you to better understand what's proposed, have your questions answered and get a chance to provide the team with your feedback. I hope that you will be able to attend this forthcoming event and I look forward to meeting you. In the meantime, should you have any questions, please do feel free to get in touch.

Yours sincerely

Matthew Tunley
Strategic Land Director
Barratt Strategic



Aerial photo showing site location within Chapel-en-le-Frith

Delivering community benefits – affordable housing

In line with council policy, building on this site would contribute a 30% affordable housing provision for the area.

Importantly, no affordable homes have been delivered in Chapel-en-le-Frith for around five years and the Housing Needs Survey carried out by the council in 2009 identified a growing and urgent need to provide affordable housing for local families.

Should planning approval be given by High Peak Borough Council, the development could provide an immediate opportunity to deliver much needed affordable homes to Chapel-en-le-Frith.

What's being proposed for the site?

Barratt is proposing to develop around 100 homes on the site, with the main vehicular access achieved from Manchester Road, with a pedestrian and cycle access on Crossings Road.

The homes planned would offer a variety of accommodation types comprising of two, three and four bed family homes. Importantly, none of the proposed buildings would be taller than those within the local area.

All homes that Barratt builds are required to meet a number of Codes in terms of sustainability and energy efficiency. At a minimum, the development would meet the current requirement Code for Sustainable Homes.

The development would be built to respect neighbouring properties on Manchester Road and Crossings Road, and have regard to its location in the wider Chapel-en-le-Frith area.

Interested in finding out more?

Barratt is keen to hear your views with regard to these development proposals at the Manchester Road site. You can contact us in a variety of ways:

Come and see us at our upcoming public exhibition – The Main School Hall, Chapel-en-le-Frith High School on 22nd February between 3pm and 7pm.

Call our information line on **0800 298 7040**

Email us at **feedback@consultation-online.co.uk**

Visit our website at
www.consultation-online.co.uk/chapel

Barratt Strategic

Proposals for Lower Crossings – Land north of Manchester Road, West of Crossings Road, Chapel-en-le-Frith



Why Manchester Road?

Barratt is preparing to bring forward a housing proposal for Manchester Road because there is an acknowledged shortfall in housing provision within the town, and particularly affordable housing which meets local need. There are only a limited number of sites available for housing development on previously developed land within Chapel-en-le-Frith, most of which are in use for employment purposes, which should be retained in the longer term to ensure a local employment base. Employment land should be retained and developed to the east of the town where it benefits from easy access to the A6 bypass and prevents commercial traffic from causing congestion in the town centre.

The Manchester Road site is deliverable in the short term and would have a minimal impact on the area, with the development proposed on lower lying ground rather than rising ground. It would deliver a mix of family housing including much needed affordable housing to meet local housing need in greater numbers than that which can be delivered on previously developed land because of the costs associated with decontamination. No affordable homes have been delivered in Chapel-en-le-Frith in the last five years, and development of this site is seen as critical to ensuring the delivery of much needed affordable homes in the area for local people.

Delivering community benefits - investment

New development in Chapel would bring a significant number of benefits.

Community Infrastructure Levy (CIL)

The CIL is designed to ensure local communities are provided with the necessary facilities to accommodate additional development. Part of these monies can be ring-fenced for the use of local community representatives, such as Parish Councils, for the benefit of the local area.

New Homes Bonus

The Government is incentivising development by offering local authorities the equivalent council tax of any new build property for the first six years of its existence. There will be an additional amount given for every affordable home developed. This is due to come into force from April 2011 and is likely to be in the region of £700,000 based on the current Department for Communities and Local Government calculator.

The development also provides opportunities for local retail businesses including gardeners, builders, plumbers etc.



Previous Barratt developments

Public exhibition

As part of Barratt's consultation supporting the developing proposals for this site, an informal public exhibition has been arranged which will outline initial proposals and provide an opportunity for members of the public and local interested parties to put any questions to the project team.

When: Tuesday 22nd February

Where: Main School Hall, Chapel-en-le-Frith High School, Long Lane, SK23 0TQ

Times: 3pm to 7pm

All feedback received at this event will be reviewed by the project team and as much as possible, be fed into the developing proposals for the site. The project team is keen to hear your views and will ensure you remain updated on the progress of these plans.

We hope to see you on the 22nd!

Getting in touch....

Should you be unable to attend the exhibition or have any immediate questions, please do feel free to contact the project team on **0800 298 7040** or email **feedback@consultation-online.co.uk**. Alternatively, please visit the supporting consultation website at **www.consultation-online.co.uk/chapel**

Business Reply
Licence Number
RLUZ-YJEG-YGCE



Land north of Manchester Road,
Chapel-en-le-Frith
Barratt Homes Response
The Pump House
Garnier Road
Winchester
SO23 9QG

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WE VALUE YOUR VIEWS*

Title (Miss/Mrs/Ms/Mr/Other)

First Name

Surname

Address

Postcode

Telephone

Email

Do you support these proposals?

YES

NO

*PLEASE COMPLETE IN BLOCK CAPITALS

Any additional comments

We welcome feedback from local residents and stakeholders on our proposals for Lower Crossings – Land north of Manchester Road, West of Crossings Road, Chapel-en-le-Frith. Barratt Strategic believes that the views of the local community are important and must be taken into consideration together with environmental, conservation and economic factors, when redeveloping sites.

Data Protection

The personal details of people who provide feedback on Land north of Manchester Road, Chapel-en-le-Frith, will not be released to third parties outside of and the companies immediately involved for mailing or marketing purposes.

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10 February 2011

Information Line 0800 298 7040

Dear (stakeholder)

Proposed development at land north of Manchester Road, west of Crossings Road

I am writing to you further to a previous correspondence regarding Barratt Strategic's (Barratt) interest in the above site which is proposed for residential development. As you may be aware, Barratt is undertaking this pre-application consultation for this site so as to progress these proposals.

As part of its commitment to community engagement and following a series of meetings with local interested parties, Barratt has arranged a public exhibition to display its intentions to the wider community. The enclosed newsletter has been sent to over 750 local residents, inviting them to an exhibition on Tuesday 22nd February between 3pm and 7pm at the Sports Hall, Chapel-en-le-Frith High School.

However, given your position in the local community, Barratt would like to extend an invitation to you to view the latest proposals at our dedicated preview session, which will take place on:

Tuesday 22nd February 2011

Between 2.00pm and 3.00pm

At The Main School Hall, Chapel-en-le-Frith High School, Long Lane, SK23 0TQ

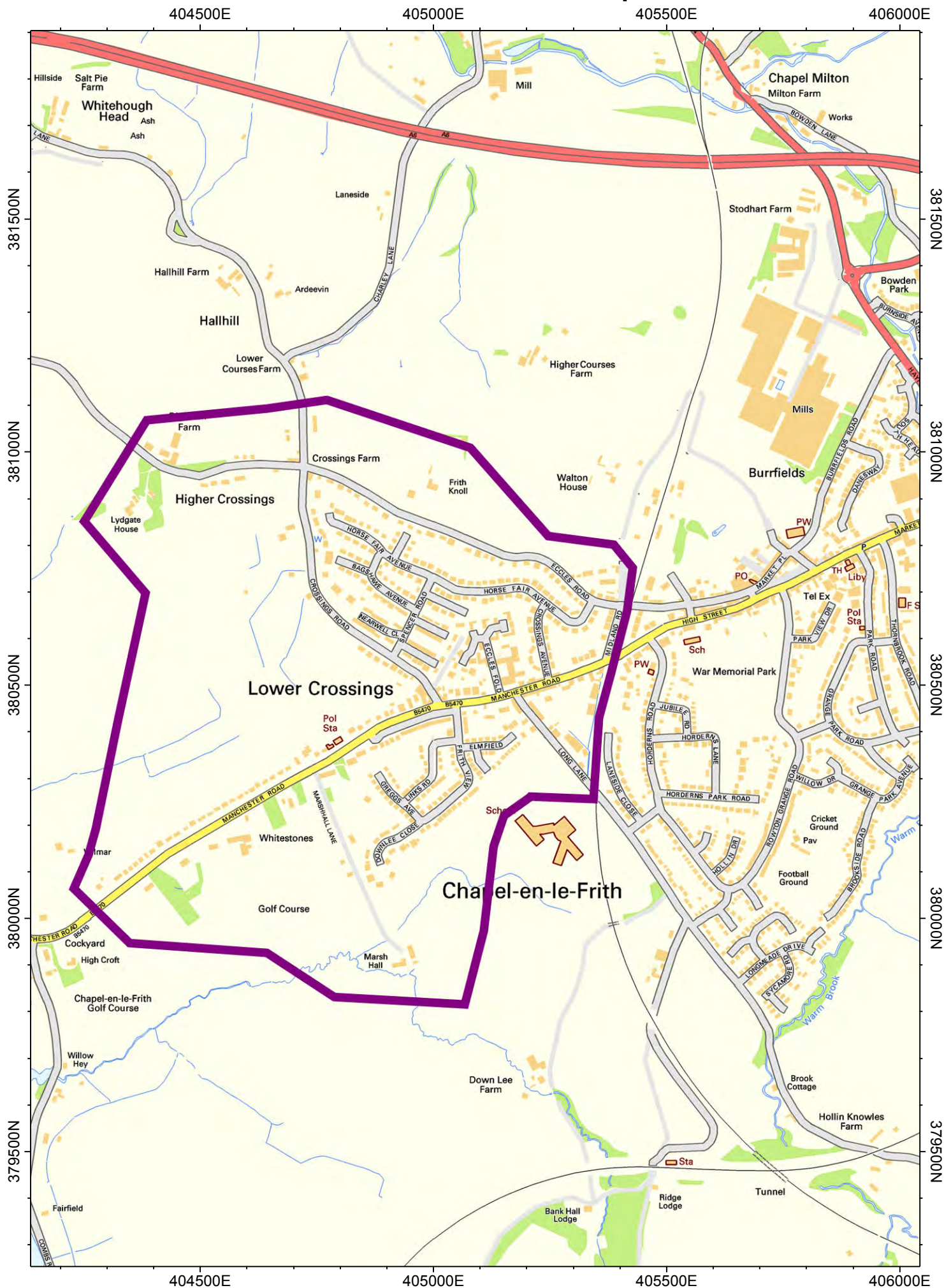
You are of course welcome to attend during the main exhibition if this is more convenient for you. The aim of the exhibition is to provide details about the scheme to the community whilst members of the project team will be on hand to answer any questions. The exhibition also allows Barratt the opportunity to receive your feedback which, where possible, will be fed into the final plans prior to submission.

We look forward to seeing you on the 22nd. However, if you are unable to attend and would like some further information or have any additional questions at this stage, please do not hesitate to contact our freephone information line number on **0800 298 7040** or email us at feedback@consultation-online.co.uk. You can also visit our website at www.consultation-online.co.uk/chapel.

Yours sincerely,

Daniel Hayman
For and on behalf of Barratt Strategic

SIA dataMAP Map



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Welcome to our exhibition

This exhibition seeks to set out the draft proposals for development of land off Manchester Road in Chapel-en-le-Frith. The proposals are at an early stage and Barratt Homes would welcome any comments that residents have to make about the scheme and what it seeks to deliver.

Community consultation is extremely important to Barratt Homes, and as such we would like you to complete one of our feedback forms once you have reviewed the draft plans on display today. Your views will be considered prior to a formal planning application being made to the council. Members of the project team are on hand to answer any questions that you may have.

Thank you for your time.

About Barratt Homes

Barratt Homes has a strong history developing in and around High Peak and Chapel-en-le-Frith in particular. Today, Barratt Homes deliver quality new homes with some of the latest energy efficiency and design features, with a strong emphasis on creating a sense of place.

Barratt Homes has a nationwide reach with a number of regional offices, ensuring that development projects are led with keen local knowledge.



Housing need in Chapel-en-le-Frith

Development within the High Peak district is currently influenced by the High Peak Borough Local Plan. This is in the process of being reviewed and a new plan created to guide future development. This will be known as the Local Development Framework (LDF). Within the LDF, the draft Core Strategy has allocated around 1,500 houses on brownfield and greenfield sites in the Central Area of High Peak, with a broad location for growth identified to the south west of Chapel-en-le-Frith (shown above).

The new coalition government has introduced radical changes to the planning system which are likely to come in towards the end of the year and so the final adoption of the new plan may be delayed and may change. However, there is and will still be a proven real need for new homes in Chapel-en-le-Frith to allow for its natural growth.

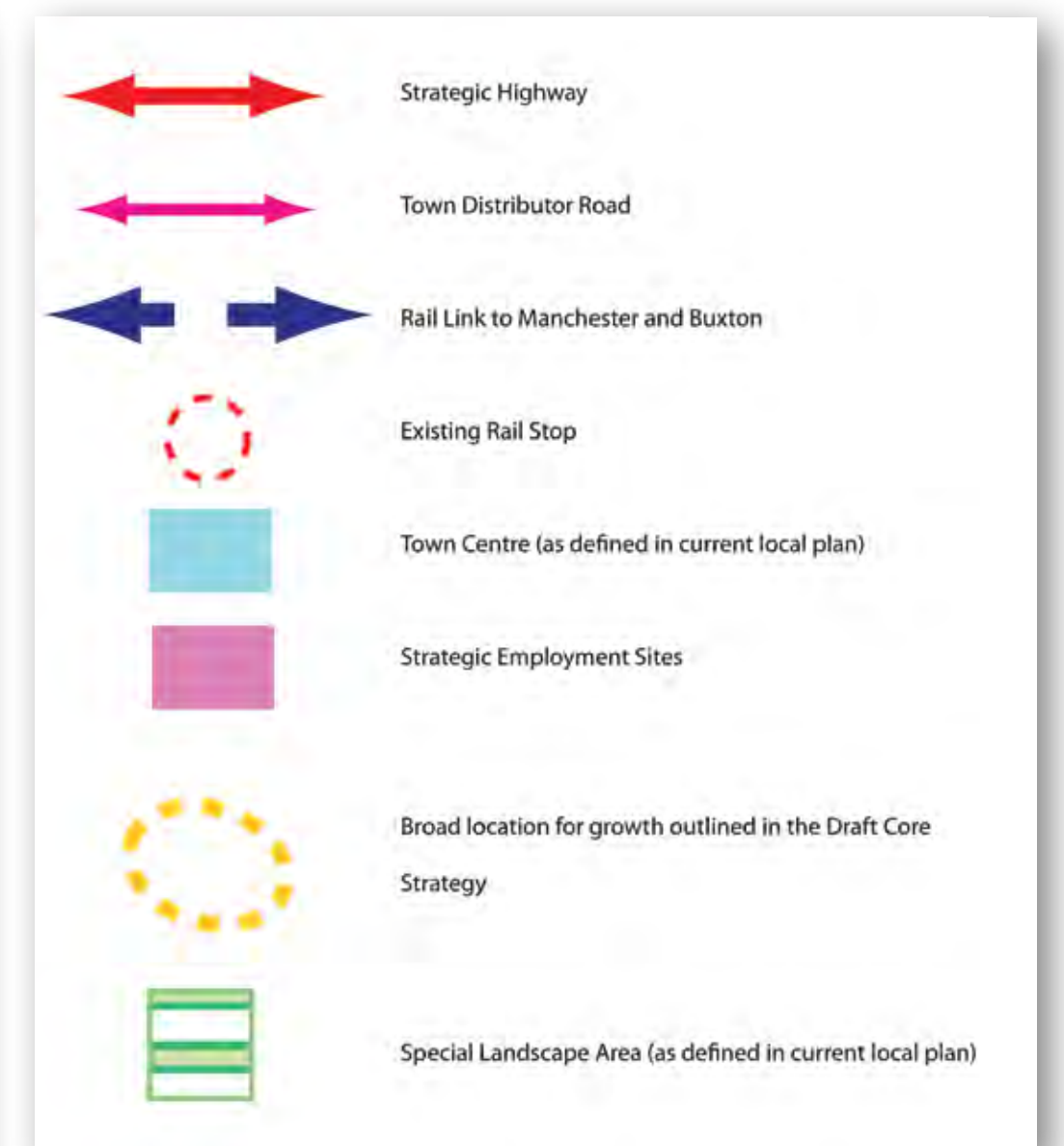
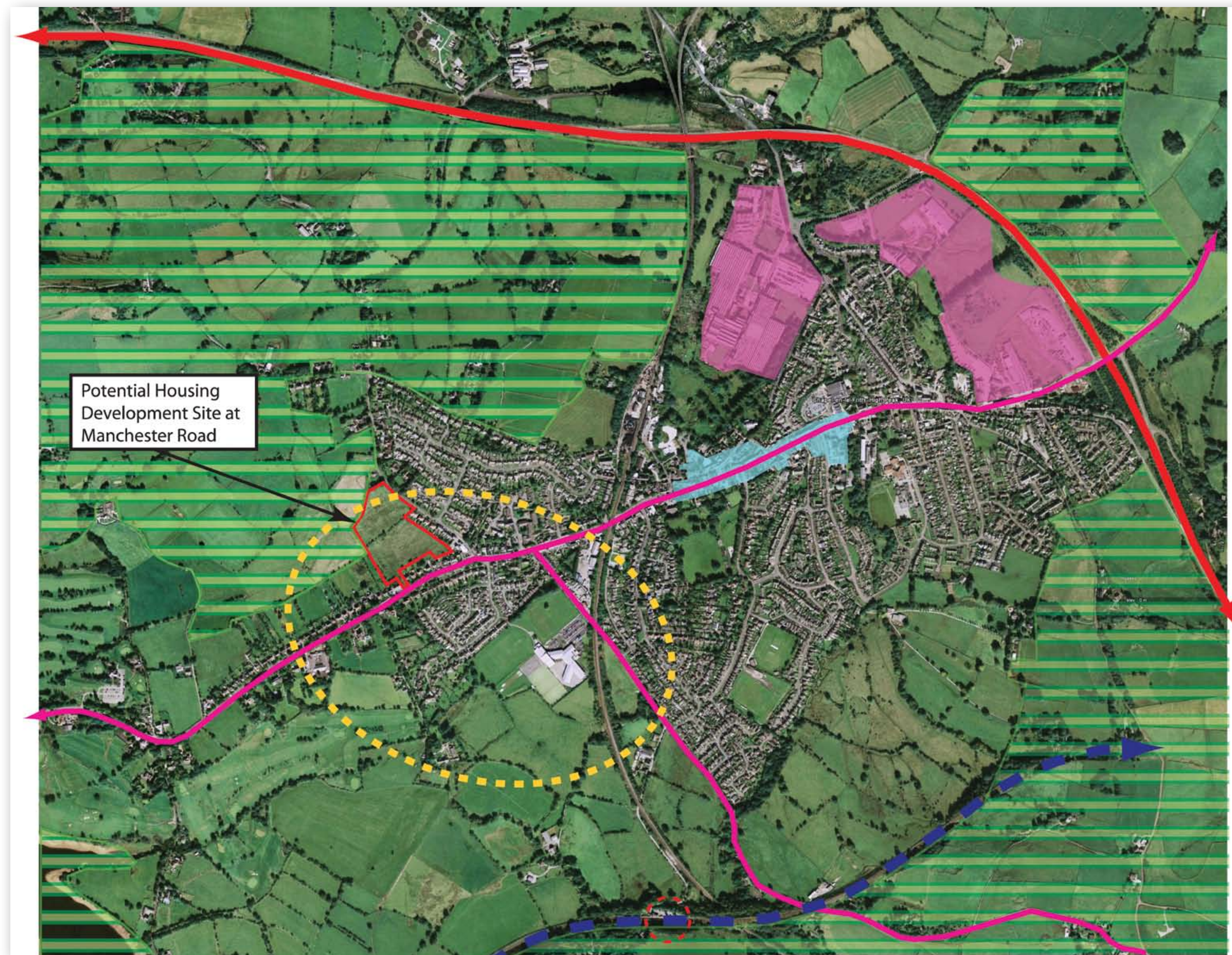
One of the key areas in which the planning system has failed Chapel-en-le-Frith in recent years is the provision of affordable homes. In the LDF it is recognised that Chapel-en-le-Frith would greatly benefit from an affordable housing scheme. The current number of affordable houses in the area is very limited – with no new affordable housing being developed or provided over the past five years, none with planning approval, and none being developed at the moment.

Action will be required **now** to deliver this new housing in Chapel and address this pressing need.

What is affordable housing?

Affordable housing is generally managed by an independent Housing Association (Registered Social Landlord), who is able to offer homes for below market rent, shared ownership or designated for 'key workers' (such as teachers, police officers and other public service providers).

Budgets for the delivery of affordable housing have been drastically cut by the government, which means the main way of bringing forward these schemes is as part of a private scheme, which part fund their development.



Constraints map of Chapel

Delivering new homes for Chapel

As part of the planning process, Barratt Homes is taking the opportunity to understand local views on development and how to deliver housing to meet local needs within the town. There are various constraints and opportunities which define which areas are suitable for development.

To bring forward new homes and address the local need, a site initially has to be viable, deliverable and available. On top of this there are a number of other issues to consider.

Sloping land: The parish council and local stakeholders are keen to ensure that development has a minimal impact on the surrounding landscape of the town, concentrating in areas which are flat and to the bottom of the valley, to reduce the impact on the local environment.

Brownfield land: Barratt Homes has developed a number of new homes in Chapel-en-le-Frith on brownfield land and will continue to seek opportunities to deliver new housing sites on brownfield land. However, reviewing significant brownfield development in and around High Peak in the past few years, most have not delivered the required 30% affordable housing provision, predominantly because developing brownfield land is more costly and affordable housing provision is often reduced in order to make schemes viable and allow previously developed sites to be brought back into use.

Environmental or landscape impact: There are particular sites within Chapel-en-le-Frith, particularly those sites with higher sloping grounds, that would have a significant impact on the landscape or environment and therefore development there should be avoided.

Employment Land/Allocations: Sites close to the A6 bypass, such as those coloured pink in the plan, are more attractive and accessible locations for local employment provision and local business development. These sites need to be retained to grow, maintain and expand both the local employment base and the local economy.



Aerial overview of the site

Manchester Road – a deliverable site for new homes

This site is being brought forward by way of a planning application by Barratt Homes to address the shortage of homes in the area. It is a deliverable, viable and available site which, when compared to other similar sites around Chapel-en-le-Frith, offers the best solution to delivering quality new homes in the very near future with as little impact on the landscape and the character of Chapel-en-le-Frith as possible.

The site consists of 3.73 hectares (9.22 acres) of rough grazing land which is situated off Manchester Road in Chapel-en-le-Frith. The site is broadly flat and currently has a rough-track gated access next to the Police Station. The site is bordered by existing properties on three sides, with hedgerows marking the boundaries on the outer edges.

The proposals seek to use traditional materials and design, alongside careful landscaping, to create a development that will fit well into both the landscape and surrounding built development, bringing forward quality new homes.



Photo of site



Photo of site



View of the site from Eccles Pike



Layout

The proposals

The development would seek to provide:

- 95 new dwellings of which 29 would be affordable homes to meet identified local needs
- Public open space, including provision of equipped areas of play
- New tree planting and attractive landscaping
- Creation of footway and cycleway linkage to the surrounding area
- An improved access onto Manchester Road
- Financial contributions towards the improvement and maintenance of other local facilities, such as education or other community based needs. These would be secured through a legal agreement which will secure the funding to these identified requirements for the local Council's benefit



About the proposals

Design

Barratt Homes has a reputation for developing award winning homes, and its aim is to develop the site into an attractive and sensitive development. The residential scheme will be traditional in appearance to reflect the local character.

Barratt Homes takes great pride in the design of its homes, with landscaping a key part of creating an attractive and welcoming environment, as well as reducing the impact of the development on the landscape. Barratt Homes has given careful consideration to the landscaping proposals to introduce a pleasant and visually appealing development using materials and design principles that reflect the local setting and vernacular character of the area.

Access

The main access for the site will be from Manchester Road with an additional vehicular pedestrian and cycle access from Crossings Road.



The proposed development may provide an opportunity to reduce overall car use in Chapel-en-le-Frith as currently a large number of local people employed within the town travel in from outside the area, because they have been forced to live in other nearby towns because of the lack of quality housing available.



This site is adjacent to the town's main bus route stop and within easy reach and walking distance of the town's railway station and new secondary school.

Car Parking Provision

Car parking provision would be provided by a mixture of in curtilage parking, such as driveways and garages to each proposed dwelling, in addition to provision for some on-street parking within the development, and also the provision of parking courts. Provision would also be made for cycle storage.

High quality housing

The development will be built to some of the latest and highest energy efficiency standards. The development will incorporate a range of energy efficiency measures – including insulation, efficient heating, and rainwater recycling for garden use.

Government incentives

Nationally, the planning system is undergoing a transition from target driven to need driven. As part of this, a New Homes Bonus initiative will bring additional funds into areas with new development. By current government standards, a development of around 100 homes would bring forward around £913,000 of government funding which could be a significant boost to the local area and contribute to the provision of local services.

Additional contributions will also be made to increase and improve school and health service capacity where required. These will be secured by way of a legal agreement with High Peak Borough Council.

Your views count

We hope that you found this exhibition helpful and we look forward to receiving your comments.

We have provided comment forms to allow you to inform us of your views on the proposals, so please take a moment to fill one in. The next steps for the team will be to carefully review all the comment forms received from the local community and other interested parties. This is an important step in ensuring the final plans take into account local comment prior to submission of a planning application in the coming weeks.

We will ensure that the local community remains informed and updated on the progress of the proposals. However should you have any further questions or comments in the coming weeks, we would be pleased to hear from you.

Do you have any comments on the proposed scheme layout?

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Barratt Homes

Your Views

BARRATT
HOMES

built around you

Proposals for land at Manchester Road,
Chapel-en-le-Frith

Please let us know what you think about the detailed proposals here today, and we can also keep you informed.

You can pop your comments in the ballot box or send them to us by post, fax or email, to reach us by Tuesday 8 March.

Telephone:

0800 298 7040

Fax:

01962 893 883

Email:

feedback@consultation-online.co.uk

Post:

Consultation Response, The Pump House, Garnier Road, Winchester, SO23 9QG

Please let us know your contact details below and let us know the best way of keeping in contact with you.

Name:

Address:

Email:

Telephone:

☐ Please keep me informed regarding the progress of these proposals.

www.consultation-online.co.uk/chapel

www.barratthomes.co.uk

Thank you again for your time.

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Email:

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☐ Please keep me informed regarding the progress of these proposals.

Do you feel there is a need for a new scheme to deliver affordable housing in Chapel?

Do you have any comments on the proposed design and layout?

Do you have any other general comments on Barratt Homes' proposals for the site?