PD02 rev B

SWALLOW HOUSE LANE
HAYFIELD
SK22 2HB

STATEMENT OF COMMUNITY INVOLVEMENT

In support of a Full Planning Application
Submitted in May 2012

1681
PD01

Planning application for the construction of 22 2 + 3 bed houses, including Affordable Units at Swallow House Lane, Hayfield—Revised application December 2010.

Introduction

Following discussions with the owners of 2 houses along Swallow Houses Lane , Hillcrest Homes have entered into an agreement to purchase land from the owners of these two properties at The Orchard and Charnwood and to develop the paddock behind these houses, for the purposes of Residential use.

Whilst Greenfield in nature, the site has been identified by the council, as being one which is would be suitable for housing development and which would go some way towards addressing the cronic shortage of affordable housing in the area.



The Proposal

The proposal is to construct 16 3 bed houses for Sale and 6 2 Bed Houses for rent on rough grassland behind Swallow House Lane and adjacent to Wood Gardens and the village primary school.

If approved, the affordable units will all be built to Lifetime Homes Standards and suitable for

Wheelchair access and also Secured By Design. As well as these standards, the new homes will also be required to achieve Level 4 of the national Code for Sustainable Homes, which means that they will have to meet high standards of Design and energy efficiency.

Each house will have in-curtilage parking and most will have secure garaging, so as to allow off road parking for owners/ tenants and visitors.



The Pre– application Consultation

This scheme is a resubmission of a previous application and at the time consultation was undertaken by means of a series of meetings with the planners, housing associations, the school and also as a presentation to the local parish council and public attendees.

The scheme was also reviewed and comments received at the time from the councils Design Review Panel.

We did email the local parish council with a view to representing this scheme at a parish council meeting but as yet have had no response. If this can be arranged during te application we will be happy to attend.

The consultation on the previous application was as follows:-

The presentation took the form of 3 boards, which where put together and comprised plans/ elevations/ and 3d views of the site . During the revised application it is hoped that there will be a similar display.

A summary of the developers positives of the scheme are :-

- New footpath on Swallow house lane to improve safety and access to the primary school.
- New road improvements around entrance to improve visibility splays and therefore safety.
- New pedestrian access routes through the site from School and Wood Gardens
- 6 New affordable housing units to address current shortage
- Traditional materials / modern styling to housing design

Many of the positives listed, where supported in the meetings with the school and Public at the meetings. Although there were reservations over traffic etc

Issues of concern were raised by the public the following from these consultations and these related to the following**:-**

- **Concern over existing and future traffic levels on Swallow House Lane.**
- **Modern style of design being out of place with traditional Buildings of Hayfield.**
- **Not enough affordable Housing in the scheme**
- **Protection of Trees both on and around the site**

Following the consultations and taking on board the primary concern of Traffic levels along Swallow House Lane, a base traffic survey at the junction of Swallow house Lane and Market street has been completed. This survey covered both peak and non peak hours and also school start and finishing hours and the findings forwarded to Derbyshire Highways for comment. At present all the initial comments by Derbyshire Highways have been taken on board and incorporated into the scheme.

Following an initial Planning Application submitted in August 2010, several further meeting where held with High Peak Planning to discuss issues raised by several parties during the application.

Following these meetings, the scheme was withdrawn and has been amended to take on board the issues raised during the previous withdrawn application

This revised submission therefore has now been amended and resubmitted and has addressed the following concerns :-

- Retention of the existing Large Oak tree on the site
- Improved tree survey and wildlife survey information
- More integration of the affordable and for sale housing units.
- Variation of street scene and enhanced entrance views
- Incorporation of Communal green space
- Incorporation of communal green space within scheme.
- Amendments to the proposed house plans and elevations
- Increased distances between new houses and boundaries to the north, east and south of the site, in order to provide extra protection to surrounding trees on the boundaries and neighbouring properties.
- Continuous pedestrian footpath through the scheme.
- Further dialogue with Derbyshire Highways department as to the upgrade of the local roads serving the site