

9th July 2015

Jane Colley
Planning Department
High Peak Borough Council
Municipal Buildings
Glossop
Derbyshire
SK13 8AF

Dear Jane

RE: Application HPK/2015/0058

We are writing to you on behalf of Seddon Homes to provide you with an update as to our current developments, aspirations; and, for continuity our future housing development proposals in Chapel-en-le-Frith.

As you are aware, we have almost completed a development of 66 dwellings on land at Long Lane, which was a joint venture between Seddon Homes and Equity Housing, providing 33 affordable homes.

As you will note, we have an excellent track record of delivering good quality housing in Chapel-en-le-Frith, with a significant quantum of much needed affordable housing.

We have also secured outline planning permission during 2013, for a further 105 dwellings on the adjoining site to the south of Long Lane, however this development has yet to commence. Reserved matters applications are in the process of being prepared and will be submitted in due course. You will of course be aware that an application to amend some of the conditions attached to the outline permission were granted on 28 November 2014. We anticipate completion of these further much needed homes, including some additional 35 more affordable homes within the next 2.5 - 3 years.

With regard to the current application before you that has been submitted by Bank Hall Drive Developments, we are writing to you to notify you of the following:

- firstly of our support for the proposals; and
- secondly, to confirm that we are in advanced discussions with the landowners to secure an option to develop this site, for continuity of work and in order to provide a further 210 homes of which 70 will be affordable homes. We would also wish to provide some of the market homes as independent elderly person's homes for which we are aware there is a demonstrable need in the Chapel-en-le-Frith area.

Following on from the approval of the reserved matters application referred to above, and the completion of development given outline consent in 2013, it is our intention to continue our interest in Chapel-en-le-Frith by developing the land to the rear of the High School following the completion of the 105 dwellings off Long Lane. We consider this to be a logical way forward.

We have been made aware of your reservations concerning the deliverability of the site, and this letter seeks to allay some of your concerns. As already referred to above, we are in advance stages of agreeing an option with the landowners, and this is something that we would not consider if we did not have every confidence that this site will be deliverable in the next 2-3 years which would provide us with that much needed continuity of work and delivering the much needed mix of much needed homes in the Chapel-en-le-Frith Area as previously mentioned.

Furthermore, any concerns you may have regarding the deliverability of any point of access put forward by the applicants can, in our view, be resolved prior to the submission of any reserved matters application, and we note that the discussions with third party landowners are ongoing.

We would also like to remind you of the many benefits that this proposal would bring to the local area and High Peak, which weigh heavily in the balance. These include the following:

- Generating 60-70 jobs every day on site during the construction phase. To add to this, a significant number of further jobs from our supply chain which feeds this.
- Delivery of a significant amount of affordable housing to meet a demonstrable need for affordable housing in High Peak - we note from documents submitted to the High Peak Local Plan Examination that there is already a shortfall of 1794 affordable homes in High Peak and this proposal would make a material contribution to meeting this existing need, irrespective of what the housing requirement figure eventually turns out to be;
- Support for the local economy in terms of additional local retail and leisure spending;
- The generation of New Home Bonus contributions and additional Council Tax revenues to support the provision of public services in High Peak;
- Provision of a development in close proximity to the school/leisure centre and Chapel-en-le-Frith Railway Station which would reduce the need to travel using the car and enhance opportunities for residents to travel by walking and public transport;
- Limiting the impact on the wider landscape, given that the site is low lying and has been identified by the council as a site that has capacity to accommodate development in landscape terms;
- Help, by 106 payment, towards better facilities and now, much needed, additional classrooms in the adjacent Secondary school;
- Help to soften the existing stark and overpowering view of the large secondary school complex through good layout design and landscaping;
- Utilising, what the recent Wardell Armstrong report states, is a significant site that could accommodate housing, within the Chapel-en-le-Frith area, within a 6 to 10 year period without demonstrable harm to the landscape.

I trust that the above considerations will be taken into account by High Peak Borough Council when it makes a decision on this application.

Yours Sincerely



Michael Johnson
Land and Strategic Planning Manager
Seddon Homes Ltd

