

Gallacher, Hayley

From: Colley, Jane
Sent: 12 February 2016 14:42
To: Planning (HPBC)
Subject: FW: Planning Application HPK/2015/0651 - Mr S Robinson t/a Bank Hall Drive Developments

[Comments from Peak & Plains Housing Trust for HPK/2015/0651.](#)

Thanks,

Jane

From: Nigel Bennett [mailto:N.Bennett@peaksplains.org]
Sent: 12 February 2016 10:34
To: Colley, Jane
Subject: Planning Application HPK/2015/0651 - Mr S Robinson t/a Bank Hall Drive Developments

Dear Jane,

I have been asked to contact you in support of the above planning application and our involvement with the applicant Mr S Robinson t/a Bank Hall Drive Development in the proposed delivery of the affordable housing.

Peaks & Plains Housing Trust are working with a number of developers to deliver the affordable housing provisions under S106 within High Peak.

Our approach is to work closely with Kate Hall in your Housing Strategy Team to support the right mix, tenure and numbers to reflect real time and future demand, and we then work closely with the developers or their agents to ensure that these requirements are incorporated.

We are also keen to ensure that good design principles are followed and therefore early engagement with developers is encouraged to ensure that these are taken into consideration.

We are already delivering the affordable homes being provided by Barratt Homes at Octavia Gardens, Chapel-en-le-Frith (32 rent and shared ownership properties with phased completions from Christmas through to summer) and we are experiencing high levels of demands for both tenures.

We are conscious that many housing associations are having to re-think their approach to affordable housing following the Summer budget and Comprehensive Spending Review, and that this is having a major impact on delivery as many housing associations no longer have the capacity.

However, we are in a rather different position and have just secured additional funding to enable us to commit to doubling the size of our development programme to deliver 500 new homes over the next few years, so we are keen to work with developers to secure the opportunities.

We support the Council's delivery of affordable homes through S106, and were recently invited to present to your Housing Select Committee about how we could contribute to the ongoing provision of affordable housing in High Peak.

We therefore strongly support the application and the proactive approach of the developer to the need for affordable housing within the proposed development, and their willingness to engage with us to ensure that the right provision is made.

Kind regards

Nigel Bennett

Nigel Bennett, Assistant Director of Partnerships

Peaks & Plains Housing Trust

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To see our 2014/15 annual review, click [here](#).



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