
From: Hall, Kate
Sent: 20 April 2023 13:23
To: Planning (HPBC)
Cc: Simpkin, Rachael.
Subject: HPK/2023/0061 land at Bridgemont

Categories:

Hi Rachael,

Thank you for the opportunity to provide comments on the revised application at Bridgemont HPK/2023/0061

Policy H5- Rural Exception Site states- In exceptional circumstances, proposals for affordable housing on rural sites that would not normally be released for housing development will be supported provided that:

- The development is of a size which can be justified by evidence of need from a local housing needs survey
- The affordable housing would meet a genuine local need as defined in the Affordable Housing SPD
- Appropriate safeguards are put in place that ensure the housing will remain affordable for successive occupiers in perpetuity
- The site is located within or adjoining the settlement boundary of a village and is adequately served by existing services and facilities
- The development takes full account of environmental considerations, including European sites
- The development provides all affordable housing unless it can be demonstrated that an element of market housing is required to deliver a significant amount of affordable housing.

The emerging Developer Contributions SPD would define 'Local Need' in the context of this policy is applied to the following:

- People who have lived continuously in the village or Parish for at least 5 years;
- People who have a strong local connection with the village or Parish by birth or upbringing or by a previous period of residence;
- People who need to support their family currently living in the village or Parish or are themselves in need of family support;
- People who are employed in the village or Parish

Applicants would need to demonstrate that they fulfil the above criteria i.e. to the Parish of Whaley Bridge, in order to be considered eligible in the lettings process.

Outlined below is data from both Home Options, the housing register and the recently completed High Peak Housing and Economic Land Needs Assessment.

Home Options data for Parish of Whaley Bridge

Settlement	A	B	B+	C	D	Grand Total
Bridgemont	0	0	0	1	1	2
Furness Vale	1	3	0	9	6	19
Whaley Bridge	2	7	0	20	16	45
Grand Total	3	10	0	30	23	66

*applicants in band D are deemed to be adequately housed with a desire to move into social housing.

Whaley Bridge Parish- HO bedroom need based on applicants current residence.

	Bedroom Need	
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Residence	1	2	3	4	4+	Grand Total
Bridgemont	1	1	0	0	0	2
Furness Vale	10	7	2	0	0	19
Whaley Bridge	23	14	7	1	0	45
Total Bedroom Need	34	22	9	1	0	66

Wider Central Area- HO bedroom need based on applicants current residence.

	Bedroom Need					
Residence	1	2	3	4	4+	Grand Total
Birch Vale	1	1	1	0	0	3
Bridgemont	1	1	0	0	0	2
Buxworth	2	2	3	0	0	7
Chapel Milton	0	1	0	0	0	1
Chapel-en-le-Frith	33	16	12	6	3	70
Chinley	11	14	3	0	0	28
Combs	0	1	0	0	0	1
Dove Holes	3	4	1	1	0	9
Furness Vale	10	7	2	0	0	19
Hayfield	9	2	0	0	1	12
New Mills	46	25	16	3	1	91
Thornsett	0	1	0	0	0	1
Whaley Bridge	23	14	7	1	0	45
Grand Total	139	89	45	11	5	289

High Peak Housing and Economic Land Needs Assessment 2022

- Suggests a net annual need of between 45-63 homes for affordable/ social rent and a net annual need of between 36- 40 affordable homes for sale (First Homes/ Shared Ownership) for the Central Area.
- The report provides a suggested sub-area property mix for the Central Area

		1 bedroom	2 bedrooms	3 bedrooms	4 bedrooms	5+ bedrooms
Central Area	Social Housing with 15% adjustment	45%	22%	26%	7%	0%

- Although only indicative, the applicant has provided a suggested layout including property mix which does not align with the housing need identified in both the Home Options data or the HELNA;

Indictive mix

	No. proposed	Percentage on site	HELNA property mix	Proposed GIFS	Complies with emerging SPD space standards and bedspace criterion
1b2p flats	2	5%	45%	51m ²	Yes
2b3p T1	24	57%	22%	70m ²	No
3b4p T1	16	38%	26%	85m ²	No

4b6p	0	0%	7%	-	-
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- I note the planning application is made by both Treville properties and Great Places Housing Association but note that Great Places are not a named on the draft HoT. Clarification on GP interest in the site would be useful.
- Based on the pipeline of sites coming forward outlined below, there is evidence of affordable housing delivery being achieved on both S106 and wholly affordable sites in the Central Area.

	Rent			Shared ownership			Total on site
	1 bed	2 bed	3 bed	1 bed	2 bed	3 bed	
Completed 2022/23							
land at Bridgemont	8					5	
Linglongs, Whaley Bridge		4	4		2		
Hallstead, Dove Holes		8	5				
Total	8	12	9	0	2	5	
Under construction							
Marsh Road, New Mills		12	4		5	2	
Buxton Road, Chinley		8	10		2	4	
Linglongs Whaley Bridge	6	8	4		2	2	
Forge Works, Chinley		2					
Derby Road, New Mills	6	14			6	3	
Buxton Road, Furness Vale		11	5		6	15	
Total	12	55	23	0	21	26	1
Planning Approval, but not under construction							
Hallstead, Dove Holes	3	8	9		3	2	
Total	3	8	9	0	3	2	
Grand Total for Central Area	23	75	41	0	26	33	1

*Figures are based on number of dwellings available for letting and shared ownership sale, rather than PC.

Thanks
Kate

Kate Hall Regeneration Service
High Peak Borough Council & Staffordshire Moorlands District Council

Please note my working days are Tuesday, Wednesday and Thursday
website www.highpeak.gov.uk www.staffsmoorland.gov.uk

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