



Statement of Community Involvement

Cottage Lane, Glossop

Prepared on behalf of Great Places

December 2023

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1. Introduction

- 1.1 This Statement of Community Involvement (SCI) has been prepared on behalf of Great Places (the 'Applicant') to support a full planning application submitted to High Peak Borough Council ('the Council') for the residential development on land to the rear of Cottage Lane, Glossop. Great Places is applying for detailed planning permission for the development of 51 dwellings with access from Cottage Lane and associated parking and landscaping.
- 1.2 This SCI provides details of the consultation process undertaken by the Applicant to engage with the local community and highlights the outcomes of the process, demonstrating how the feedback has informed the evolution of the scheme.

Context

The Site

- 1.3 The Site (Location Plan provided at Figure 1) is located in Gamesley, a residential area to the west of Glossop within the administrative boundary of High Peak Borough Council (HPBC). The Site is 1.21 hectares and comprises rough grassland and trees and is intersected by a public footpath from south east to west. The western side of the Site is the boundary of gardens to the rear of terraced houses on Cottage Lane. Some of these properties have extended their gardens into the Site area.

Proposed Development

- 1.4 The description of the proposed development is as follows:

"Full Planning Permission for residential development comprising 51 dwellings, access from Cottage Lane with associated landscaping and parking."

2. Consultation Context

- 2.1 A Planning Statement has been submitted as part of this application, which sets out the planning context and justification of the proposed development. The Design and Access Statement provides details of the evolution of the proposals, including the pre-application process with High Peak Borough Council. This section will set out the planning policy context and guidance solely in relation to community involvement in the planning process.
- 2.2 The Council adopted a Statement of Community Involvement (SCI) in October 2023. The SCI sets out how the Council proposes to involve the community in the decision-making process for planning applications and within the Plan preparation process.
- 2.3 Another relevant consideration is the advice set out in the National Planning Policy Framework ('NPPF').

National Planning Policy Framework (September 2023)

- 2.4 Paragraphs 39 to 46 of the 'Pre-application engagement and front-loading' section within Chapter 4 (Decision-Making) of the NPPF provides guidance for the engagement process.
- 2.5 Paragraph 39 considered the benefits of early engagement which include a more efficient and effective planning application system for all parties and improved outcomes for the community.
- 2.6 Paragraph 40 confirms that the Council has a key role in encouraging applicants to engage with the local community before submitting applications although they cannot require applicants to do so.
- 2.7 Paragraph 43 asserts that the right information is essential to good decision-making, particularly when formal assessments are required. Applicants should discuss what information is needed with the local planning authority and expert bodies as early as possible.

High Peak Borough Council – Statement of Community Involvement (October 2023)

- 2.8 Chapter 5 of the Council's SCI, published in October 2023, sets out details relating to developer-led pre-application consultation. Developer-led pre-application engagement with the community is encouraged where it will add value to the process and the outcome. Effective pre-application consultation is considered

to provide an opportunity for applicants and developers to find out the views of local residents on a development proposal. Where a local community's suggestions can be taken into account in preparing a scheme, this can help address design and development issues to ensure the submission of a successful planning application.

2.9 The Council expects applicants to carry out their own pre-application consultation. The level of community consultation should be proportionate to the scale of the application. The following methods of pre-application consultation are suggested by the Council for major applications:

- Public meetings and exhibitions
- Workshops
- Websites
- Leaflets
- Social media and other media.

2.10 The Council requires any pre-application consultation to be documented in a Statement of Community Involvement which should be submitted with the proposal which documents details of consultation undertaken and how comments have been addressed.

3. Community Consultation Methodology

- 3.1 This chapter sets out the methodology and series of actions the Applicant has undertaken to engage with the local community. Further sections within this report outline how the feedback has then been considered.

Community Consultation Methodology

- 3.2 The Applicant developed a targeted engagement strategy which reflects the scale of the proposed development proposed and the suggested methods of engagement in the High Peak Borough Council Statement of Community Involvement (October 2023).
- 3.3 The table below provides a headline summary of the actions undertaken and this Section then provides more details of the specific methodology employed when carrying out the various elements of the community consultation.

Key Action	Date
Email to Local Ward Councillor	21 st November 2023
Leaflet Awareness Campaign	24 th November 2023
Consultation Response Period (2 weeks)	24 th November 2023 – 8 th December 2023

Engagement with Local Ward Councillor

- 3.4 Before the leaflets were distributed to the local community, Great Places sought to engage with Local Ward Members. An email was sent on 21st November 2023, which presented an overview of the proposed development, the consultation leaflet which would be sent out to constituents and the proposed distribution area. The email invited Local Ward Councillors to a meeting to discuss the proposals and provide an opportunity to answer any questions they may have.
- 3.5 The objective was to ensure that Local Ward Councillors could have sight of the proposals and consultation material before this was distributed to local residents and businesses. One Local Ward Councillor replied to highlight local concern regarding traffic and access issues on Cottage Lane and the presence of Tree Preservation Orders (TPOs) on Site.

Leaflet Awareness Campaign

- 3.6 Appendix A provides a copy of the consultation leaflet. The leaflet design and content provides an overview of the proposed development, a number of images to illustrate the proposals and invites the recipient to provide feedback via an email and postal address.
- 3.7 The leaflet was posted to 80 neighbouring residential properties and businesses which are located within the vicinity of the Site (see Appendix B for confirmation of leaflet distribution area). The area of coverage of the leaflet drop is considered to be entirely appropriate given how the proposals will relate to the surrounding area.
- 3.8 The consultation leaflets were posted on 24th November 2023 and the consultation period also went live on the same day. The consultation closed on 8th December 2023 and the results of the process now forms the remainder of this SCI.
- 3.9 The Applicant has taken all reasonable steps to ensure the residents and businesses within the vicinity of the Site have been fully consulted on the proposed development.

Results

- 3.10 The consultation deadline for responses was 8th December 2023 to allow for sufficient time for residents to correspond. The responses were collated and analysed, as set out in Section 4 of this SCI. Section 6 of this report then sets out the Applicant's response to the feedback received.

Summary

- 3.11 The method of community consultation is considered to be commensurate with the nature of the scheme proposals and meets the requirements of High Peak Borough Council's adopted SCI and the guidance contained within the National Planning Policy Framework.

4. Community Consultation Responses

- 4.1 This section provides a detailed analysis of the responses received throughout the duration of the community consultation process.
- 4.2 In total 22 responses were received, 21 by email and 1 via post. This equated to a response rate of approximately 28% of the number of leaflets delivered, which is considered to be a relatively high response rate. Responses were counted per household. 77% of responses objected and 23% were supportive of the development.
- 4.3 General comments were sought in respect of the proposals, rather than answers to a defined series of questions and as a result, analysis of the responses received focuses on identifying the key themes commonly identified by respondents.
- 4.4 The key themes identified during the analysis include:
- Loss of green space.
 - Impact on the local ecosystem and biodiversity.
 - Additional pressure on existing road network, resulting in congestion and safety issues
 - Parking issues.
 - Access.
 - Existing public transport, educational, health, social facilities and services will not be sufficient for additional numbers of residents.
 - Increased risk of flooding.
 - Modern design which doesn't reflect the character of the area and overdevelopment of the site.
 - Impact on value of existing houses on Cottage Lane.
 - Existing levels of residential development will meet current and future demand.
 - Diversion of footpath.
 - Damage and disruption during construction.
 - Pollution.
 - Greater need for affordable housing.
 - Bringing derelict land back into use.
- 4.5 The following sub-sections now expand upon the points raised within each of these identified key themes.

Key theme 1: Loss of existing greenspace

- 4.6 Concerns over the loss of greenspace were expressed in 22% of all responses. Respondents cited the benefits of existing greenspace in terms of aesthetic and biodiversity value for the local population.
- 4.7 Responses suggested that development of new houses should be delivered existing brownfield sites, rather than greenfield sites. Many respondents argued that the development and regeneration of brownfield sites would help support the maintenance of existing greenspace.

Key theme 2: Impact on the local ecosystem and biodiversity

- 4.8 Residents were largely concerned with the loss of trees, wildlife and habitats, with over half (59%) of all responses noting concerns over the anticipated detrimental impact on the local ecosystem and biodiversity. Many respondents stated strong views that this proposed development would damage the local ecosystem and felt strongly that this should be avoided. Residents mentioned the presence of nesting birds and deer have been sighted.

Key theme 3: Additional pressure on existing road network, resulting in congestion and safety issues

- 4.9 63% of all responses raised concerns regarding the anticipated number of new residents and associated vehicles placing additional pressure on the local road network. It was widely stated that this anticipated pressure on the road network in the Glossopdale area would cause greater levels of congestion and increase concerns for the safety of motorists and pedestrians. Residents noted that Cottage Lane is a narrow road which is usually reduced to single file due to on street parking associated with terraced cottages.

Key theme 5: Parking issues

- 4.10 Closely associated with the concerns over the capacity of Cottage Lane, 27% of residents noted that the proposed development could exacerbate existing parking issues.

Key theme 6: Access

- 4.11 A small number of respondents (9%) mentioned that the proposed access point would be impractical given the perceived issues on Cottage Lane.

Key theme 7: Existing public transport, educational, health and social facilities and services will not be sufficient for the additional numbers of residents

- 4.12 36% of all responses stated that the existing educational, health and social facilities and services will not be sufficient to support the additional numbers of residents that would be introduced to the area as a direct result of the development. This was perceived to have a detrimental impact on the local community and many respondents raised questions concerning the capacity of existing facilities and services such as bus services, GPs, schools, and NHS services.

Key theme 8: Increased risk of flooding

- 4.13 Two responses raised concern that the removal of trees and development of an open site would increase the risk of flooding in the local area. Respondents were concerned that development would represent a threat to existing adjacent properties.

Key theme 9: Modern design which doesn't reflect the character of the area and overdevelopment of the site

- 4.14 Three of the responses suggested that the area did not require any additional residential development. This opinion expressed by residents was often evidenced anecdotally in terms of the number of homes already delivered in recent years on adjacent sites.

Key theme 10: Impact on value of existing houses on Cottage Lane

- 4.15 Two of the responses raised concerns specifically regarding the impact that development will have on the value of their houses.

Key theme 11: Existing levels of residential development will meet current and future demand

- 4.16 Three of the residents responses considered that there is enough existing development happening in the surrounding area to meet current requirements. Residents referred to the Crowberries scheme which is currently unfinished.

Key theme 12: Diversion of footpath

- 4.17 One of the respondents was concerned that the existing footpath would be diverted through the Site as part of the scheme.

Key theme 13: Damage and disruption during construction

- 4.18 22% of respondent were concerned about the potential impacts during construction. Specific concerns related to the impact on foundations and walls of neighbouring properties due to vibration, construction traffic along Cottage Lane, and dust and pollution from vehicles and construction processes.

Key theme 14: Pollution

- 4.19 Three people responded that the amount of pollution from the increased number of cars would cause risks to health.

Key theme 15: Greater need for affordable housing

- 4.20 32% of all responses considered that there was a need for greater numbers of affordable housing to be developed. All of the responses from people who are in support of the scheme cited affordable housing as their prime reason for support, having faced difficulties with accessing affordable housing in the area themselves or for their relatives.

Key theme 16: Bringing derelict land back into use

- 4.21 4.5% of responses were positive about the proposed development due to the increased level of surveillance on adjacent public open space to deter anti-social behaviour.

Summary

- 4.22 Following analysis of the online responses to the consultation process it is evident that the local community have numerous concerns about the proposals, across various themes. The concerns raised have further been considered in respect of the scheme proposals prior to submission of the planning application, as set out in Section 5.

5. Responses and Considerations to Community Consultation

- 5.1 This section now draws upon the analysis of the responses received from the public throughout the community consultation process and demonstrates how they have been taken on board and acted upon wherever possible by the Applicant.
- 5.2 Having considered the 22 responses it is evident that the local community has numerous concerns about the impact of the proposed scheme. 77% of responses objected and 23% were supportive of the development.
- 5.3 The table below summarises the key themes that were identified during the analysis of the community consultation process as outlined in Section 4 of this SCI, and a response is provided from Great Places along with any actions that have been (or are to be) taken to address the points raised.

Key Theme	Great Places response and action
Loss of existing greenspace.	Whilst development of the Site will result in a loss of greenspace, the development strengthens existing linkages to surrounding greenspace through diversion of the footpath.
Impact on the local ecosystem and biodiversity	Great Places has instructed consultants to undertake ecological surveys to fully understand the wildlife and biodiversity present across the Site. There is therefore a great deal of information available in respect of the trees, species and habitats present, or likely to be present, within the Site. The Ecological Survey and Arboricultural Assessment identify appropriate mitigation measures where necessary to limit the impact of development on wildlife and habitats. Some of the responses noted that deer have been seen on the Site and in the local area. Deer are not protected species. The site does not constitute core habitat for deer and is not suitable for resting or breeding. Deer are more likely to have been passing through the site from neighbouring more suitable habitat. Deer would not be injured

	during construction. They are timid animals that would be discouraged from entering the Site due to presence of machinery and people. Efforts have been made to retain as many landscape features as possible. There are 2 category A trees on site which will be retained with root protection area. 15 category B trees will also be retained and 1 category U. In total 18 trees will be retained which are considered to be of high quality. A total of 51 trees will be removed, 80% are categorised as trees of low quality. 12% of trees removed are trees of poor quality, unsuitable for retention.
Additional pressure on existing road network, resulting in congestion and safety issues	Highways and Transportation matters are considered within Transport Statement submitted with the planning application. The Transport Statement provides a comprehensive analysis which demonstrates the acceptability of the proposed development in highways and transportation terms and the measures that are to be introduced to encourage sustainable methods of transportation rather than the use of the private car. The public footpath will be diverted through the site. Many amenities and facilities, such as the convenience store, are accessible by walking/cycling.
Access	The Transport Statement which accompanies this planning application provides details of the proposed access and junction arrangements and demonstrates the acceptability of the proposed development in highways terms.
Parking	The proposed development will provide adequate parking for residents which is demonstrated in the proposed layout.

Existing educational, health and social facilities and services will not be sufficient for the additional numbers of residents	Great Places understands that existing residents are concerned about the impact of new residents upon local services. Following the submission of the application, Great Places will work with High Peak Borough and statutory consultees throughout the determination period to consider the appropriate means to mitigate any likely impacts upon local services. Any contributions that may be required will be secured via a Section 106 agreement.
Increased risk of flooding	It is important to note that the proposed development Site is entirely within Flood Zone 1 (the lowest risk of flooding). The Flood Risk Assessment and Drainage Strategy, which is submitted as part of the planning application, demonstrates that the development would not increase the risk of flooding on site or in the surrounding area. Surface water discharge will be restricted to greenfield runoff (Qbar) with all storm events up to and including the 1 in 100 year event plus 40% climate change, which meets local and national requirements.
Modern design which doesn't reflect the character of the area and overdevelopment of the site.	The proposed materials have been selected to reflect the colour and style of façade on the adjacent terraced properties on Cottage Lane. The layout and density of the scheme has been designed to make the best use of the site whilst ensuring the development will be visually attractive and welcoming as a result of well-considered architecture and landscaping. The height of the scheme has been designed to reflect the surrounding built form.
Impact on value of existing houses on Cottage Lane.	Unfortunately the loss of property value, with reference to relevant planning guidance and case law, is not a material considerations in planning terms. However, ensuring that the amenity of these residents is maintained has been carefully considered within the scheme design.

Existing levels of residential development will meet current and future demand	Whilst the Statement of Housing Land Supply (as at 1 st April 2023) (November 2023) states that the Borough has a 6.4 year supply of housing, this should not in itself be a reason to limit the development of housing. The proposed development is for 100% affordable housing to meet local needs
Diversion of footpath	Whilst the existing footpath will be diverted through the scheme, a public right of way will be retained which will benefit from natural surveillance and improved surfacing.
Damage and disruption during construction	It is considered that any significant adverse effects relating to traffic, noise and vibration and air quality during the construction phase can be reduced through the implementation of mitigation measures via a Construction Environmental Management Plan (CEMP). This would exert appropriate controls on the nature of construction activity, such as hours of working, construction traffic routes and the use of noisy equipment.
Pollution	The Transport Statement which accompanies this Application demonstrates that there would not be a significant impact in terms of vehicle movements. Furthermore, the proposed development will improve the existing footpath through the Site, which promotes sustainable modes of travel.
Greater need for affordable housing	The proposed development is 100% affordable housing. Great Places propose a tenure split of 67% affordable rent and 33% shared ownership. This will help to meet identified local housing needs.
Bringing derelict land back into use	The proposed development will create a high quality residential environment with increased surveillance on the footpath and open space to the south.

	Development of the site will also result in the removal of invasive plant species (Variegated Yellow Archangel, Himalayan Balsam, Rhododendron and Wall Cotoneaster).
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7. Summary and Conclusions

- 7.1 This Statement of Community Involvement (SCI) has been prepared on behalf of Great Places to support a detailed planning application submitted to High Peak Borough Council for development of 51 affordable houses on land to the rear of Cottage Lane, Glossop, along with means of access, landscaping and associated infrastructure.
- 7.2 This Statement of Community Involvement discusses the community consultation undertaken. The Applicant has been mindful of the requirements of High Peak Borough Council's Statement of Community Involvement and paragraphs 39 to 46 of the NPPF.
- 7.3 The Applicant has carried out an appropriate level of public engagement given the scale of the proposed development, to engage with the local community and raise awareness of the scheme; request feedback; and then act upon the feedback received wherever possible.
- 7.4 As part of this process, a leaflet campaign was undertaken where flyers were distributed to around 80 residents and businesses.
- 7.5 In total, 22 comments were received via email and post. Common themes within the responses related to impact on the local ecosystem and biodiversity, additional pressure on the existing road network, pressure on already overburdened local public services and the need for affordable housing. Whilst 77% of responses received were objections to the proposed development, 23% were supportive of the scheme, largely due to the need for affordable housing.
- 7.6 The methodology employed by the Applicant represents an approach towards engagement with the local community and key stakeholders in line with the Council's adopted SCI and the feedback received will help to shape the future proposals for the Site.

Appendix A: Consultation Flyer

PROPOSED DEVELOPMENT Cottage Lane | Gamesley

greatplaces
HOUSING GROUP



Great Places Housing Group are preparing to submit a planning application for the construction of 51 new homes on land off Cottage Lane, Gamesley and we would like to hear your views.

The proposal is to build 51 new homes with associated, parking, landscaping and means of access. The purpose of this leaflet is to provide the local community with information relating to the proposed development. The leaflet includes details of how you can submit your comments and suggestions.

Through your feedback, consultation with High Peak Borough Council and other statutory consultees, it is possible that the design or layout could change slightly, follow submission of the application. All details provided in this leaflet have been based upon the technical and design work which has informed the proposed layout and reflect Great Places intentions for the future development of the site.

Overview of the Proposals

The scheme is for 51 homes including:

- 15 x 2 bed/ 4 person houses
- 20 x 3 bed/ 5 person houses
- 16 x 1 bed/ 2 person apartments

All of the homes are to be in the form of affordable housing, to cater for known housing needs in the local area. The new vehicular access into the site will be taken from Cottage Lane and the proposals also include high quality landscaping, parking and improvements to the existing pedestrian access route through the Site.

Great care has been taken to ensure that the development reflects the character of the area. Accordingly, all of the proposed buildings are 2-storeys in height and the design and materials to be used are considered to be compatible with the immediate surroundings.

About Great Places

Great Places is a registered housing provider and social housing landlord. We exist to improve the lives of the people living in our 24,000 homes across the North West and Yorkshire. We are much more than just a landlord, providing a wide-range of services and promoting partnership work to create vibrant and sustainable communities. Great Places is a "profit for purpose" organisation which gives back to customers, communities and colleagues.

greatplaces
HOUSING GROUP

Next Steps

Once all comments from this 2-week consultation period have been received, we will consider all responses and use them to help inform the submission of a detailed planning application, which is anticipated to be submitted to High Peak Borough Council in December 2023.

Proposed Layout Drawing



GIVE US YOUR VIEWS

We would like to hear your thoughts on our draft proposals. Please provide your comments via the email address below and we will be able to take this feedback into account in order to help finalise the proposals.

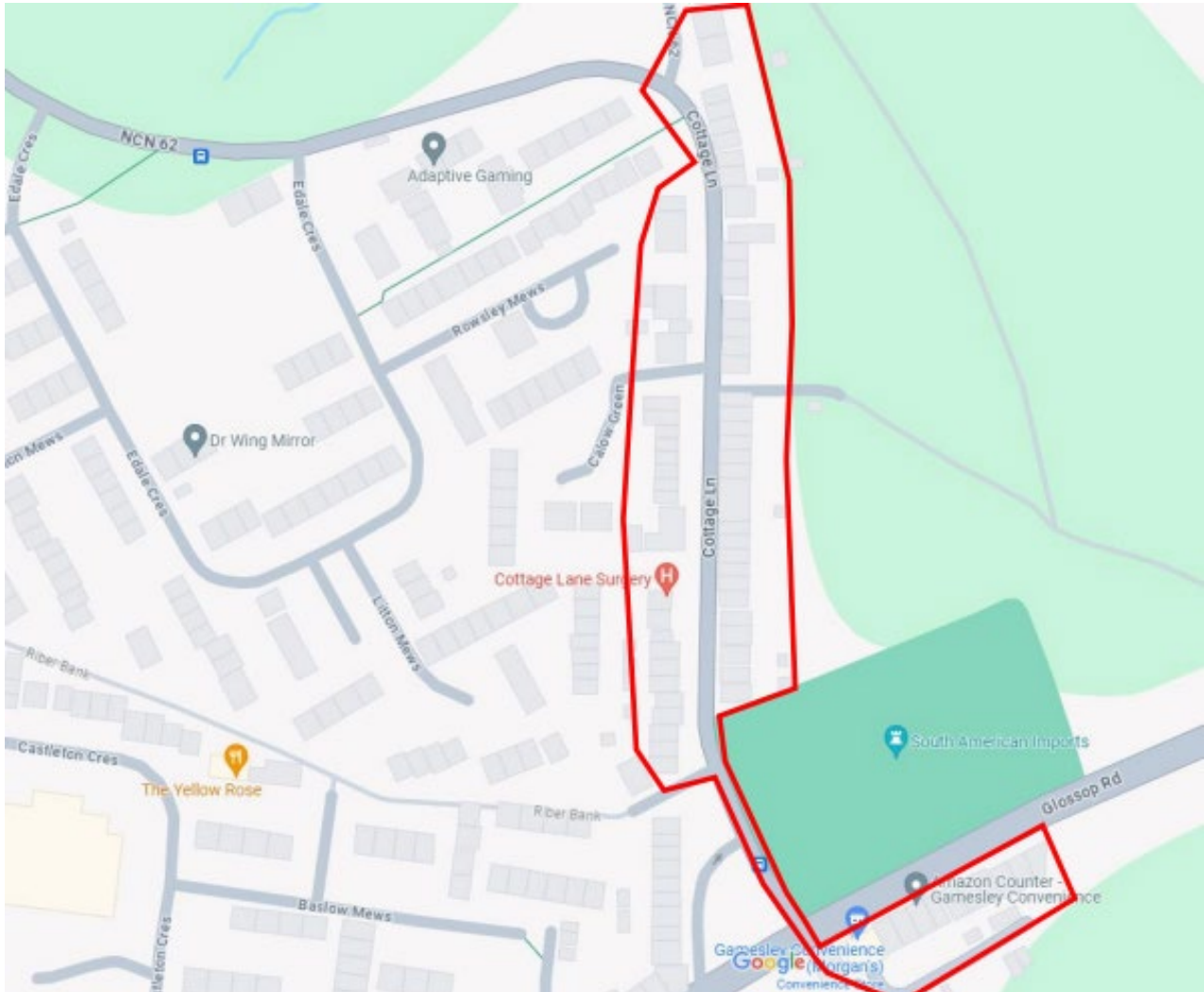
cottagelane@hiveland.co.uk

Alternatively, you can send your comments by post to:

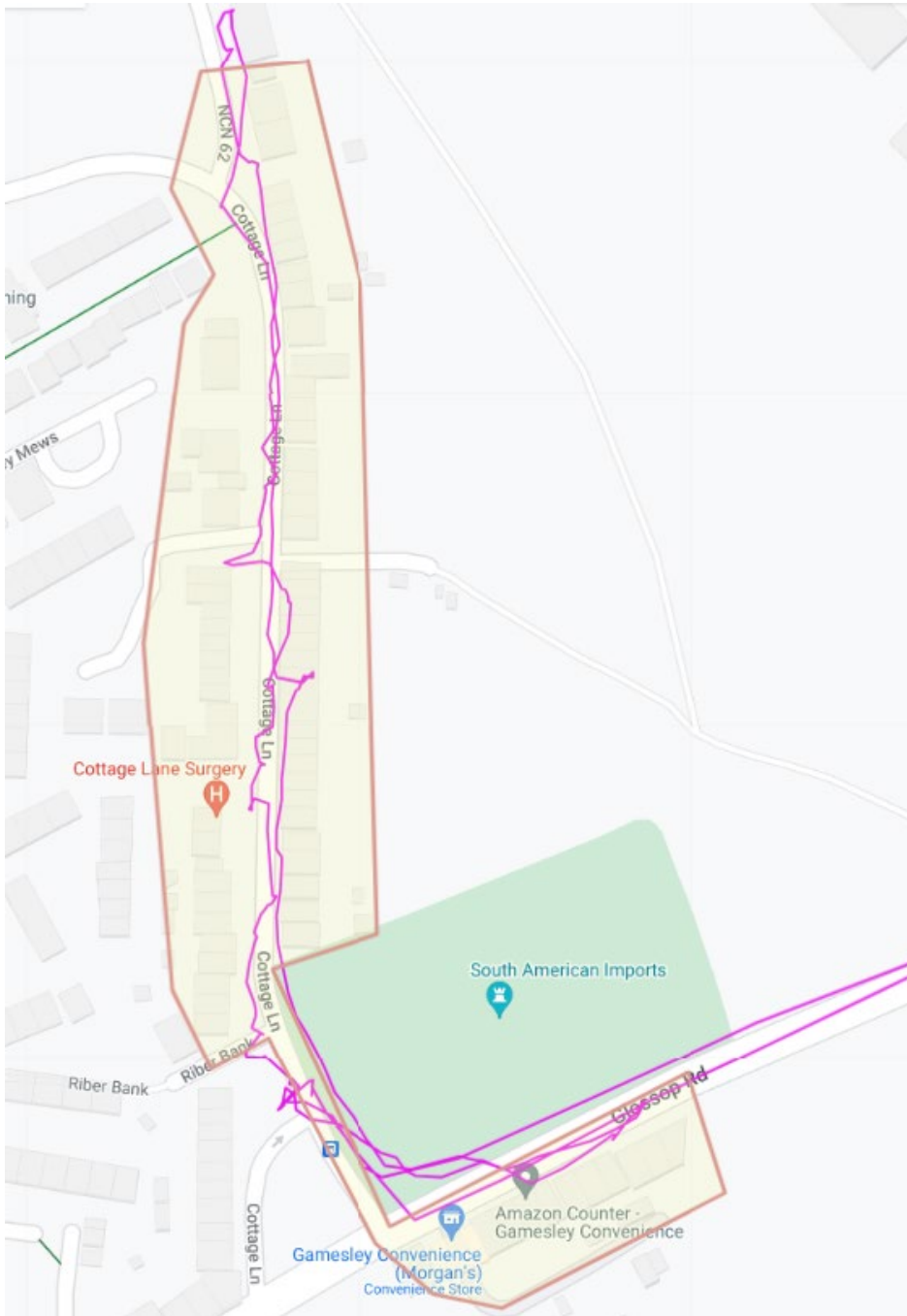
Cottage Lane Consultation, c/o Hive Land & Planning, 47 North Star Drive, Salford, M3 5LJ

Please provide your comments by 8th December 2023, we appreciate any time you can spare to respond.

Appendix B: Leaflet Distribution Area



Appendix C: Leaflet Distribution Tracker



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