

Land at Crossings Road – Statement of Community Involvement

October 2025

1. Introduction

This Statement of Community Involvement (SCI) has been prepared by Charlotte Leach Communications Ltd on behalf of Barratt Homes Manchester (a trading name of BDW Trading Limited).

It has been prepared to accompany the outline application that has been submitted to High Peak Borough Council.

This document sets out the consultation and engagement activities undertaken during the pre-application stage, summarises the feedback received, and outlines how this has informed the final application that has been submitted.

This SCI has been prepared in accordance with both national guidance and High Peak Borough Council's adopted Statement of Community Involvement (2023) and reflects industry best practice in engagement stakeholders and local communities in the planning process.

2. Consultation Objectives

Barratt Homes is committed to engaging early and constructively with local communities wherever it brings forward development. For Crossings Road, the approach sought to build on the company's established presence in High Peak and to engage with residents and stakeholders in an open, accessible way. The focus was on ensuring people understood the outline nature of the application and how feedback could meaningfully inform future detailed design.

The objectives of the consultation were to:

- Make the outline proposals easy to find and understand.
- Provide straightforward ways for people to comment.
- Capture local priorities and concerns so these could inform the submission.

3. Who we engaged

The consultation was designed to reach those who know the area best – the residents who live closest to the site and the local representatives who serve them. Barratt Homes wanted to ensure that neighbours, the parish council and elected members had a clear understanding of what was proposed and an opportunity to share their views directly with the project team.

Engagement therefore focused on:

- Residents living closest to the site around Crossings Road, Eccles Road and adjoining streets.
- Chapel-en-le-Frith Parish Council.
- Ward members for Blackbrook.

- Jon Pearce MP.

4. When and how we engaged

The pre-application consultation was carried out over a concise but focused period to ensure timely feedback before the planning application was finalised. It combined a clear online presence with direct local communication, enabling both digital and face-to-face channels of engagement.

The approach was proportionate to the outline nature of the proposals and aimed to make participation as straightforward as possible.

- The consultation ran for a two week period between 14th –28th October 2025.
- Channels used:
 - A dedicated project website presenting the outline proposals and an online feedback form which can be viewed at <https://www.crossingsroadconsultation.co.uk/>
 - Targeted resident letter delivery to near neighbours within the distribution boundary shown at Appendix A.
 - Direct contact by email with ward councillors, the parish council and the MP's office.
 - An email address and phone number for direct enquiries.
 - A press release was also issued to local and trade press and the consultation was covered in [The Buxton Advertiser](#) and [Place Midlands](#).

5. Reach

Leaflets were distributed to households within the area shown at Appendix A. The boundary followed Crossings Road and neighbouring streets, ensuring that residents living closest to the site were made aware of the consultation and had the opportunity to provide feedback.

In addition to written correspondence, the project team met with ward councillors and the local Member of Parliament to discuss the proposals and the feedback being received through the public consultation.

This combination of online, written and face-to-face engagement ensured that both immediate neighbours and local representatives were able to contribute.

6. What we asked

The consultation was structured around a short, accessible feedback form hosted on the project website. It was designed to gather headline views on the emerging proposals and identify key local priorities for any future detailed design.

Respondents were asked to comment on:

- Their overall impressions of the proposals.
- Whether they felt there is a need for new homes locally.
- The types of homes they consider most needed.
- What local priorities or design features they would like to see considered.
- Views on local infrastructure, community facilities and wider benefits.
- Any other comments or suggestions.

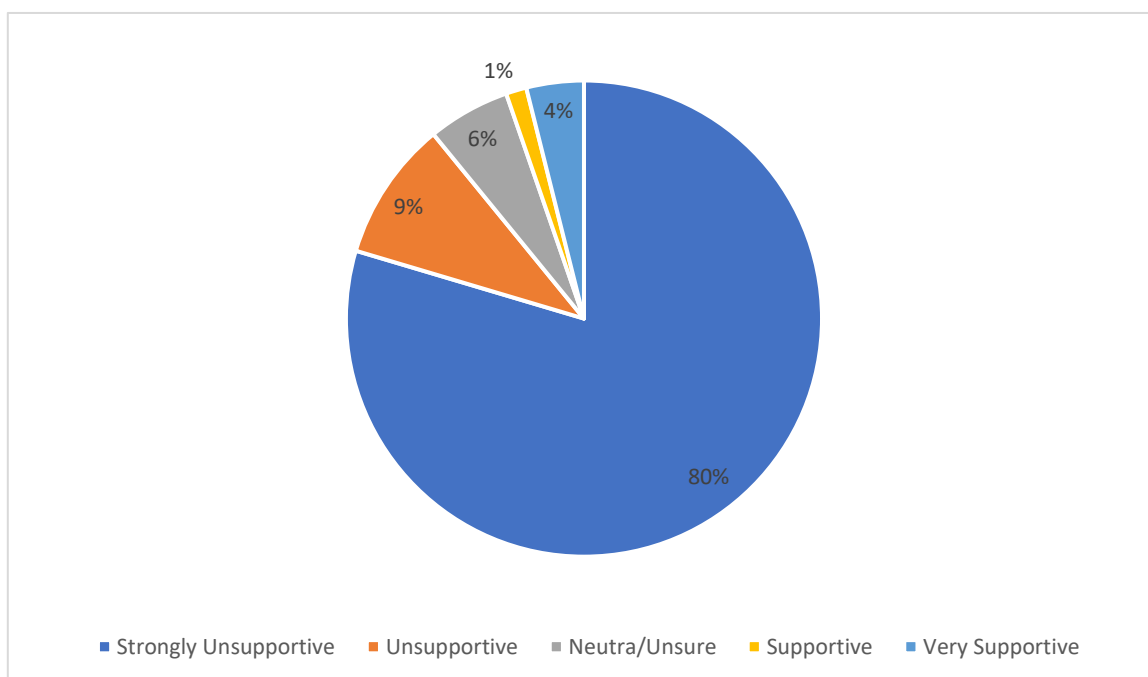
The questions were open and straightforward to encourage participation from residents who may not regularly engage with planning consultations.

7. Consultation Feedback

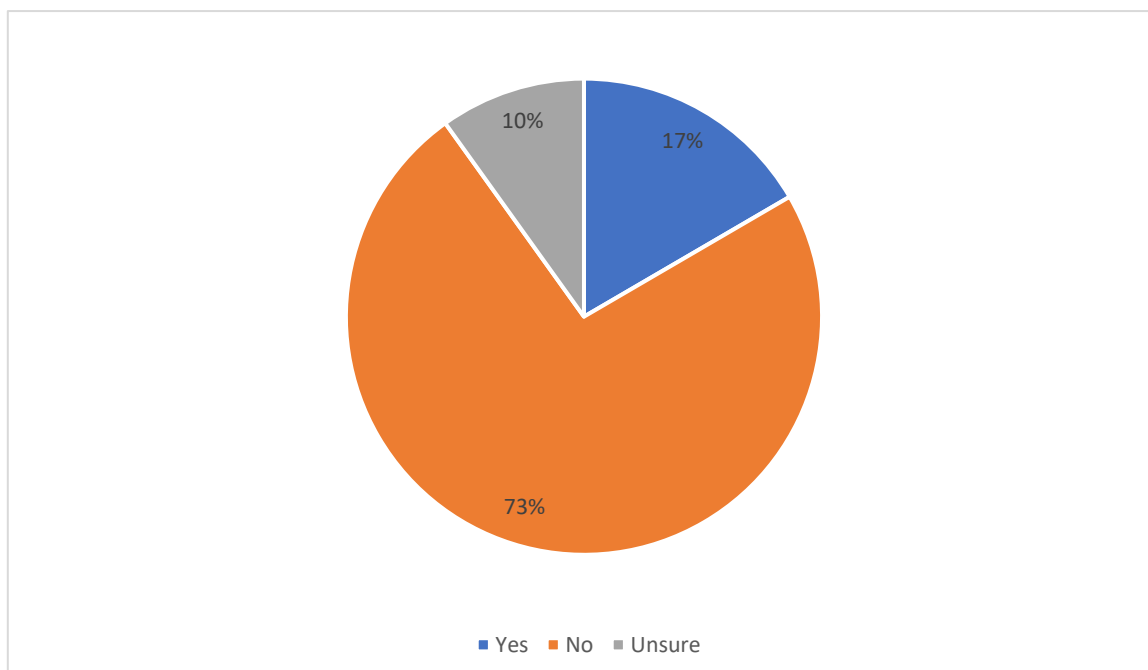
A total of 290 responses were received. Respondents were able to answer as many or as few questions as they wished. Most chose to provide written comments alongside multiple-choice answers, offering valuable qualitative insight into local priorities.

While the consultation was not designed to be statistically representative, the response level indicates a high degree of community interest in the site. Responses were analysed to identify recurring themes and quantify the overall sentiment toward the proposals.

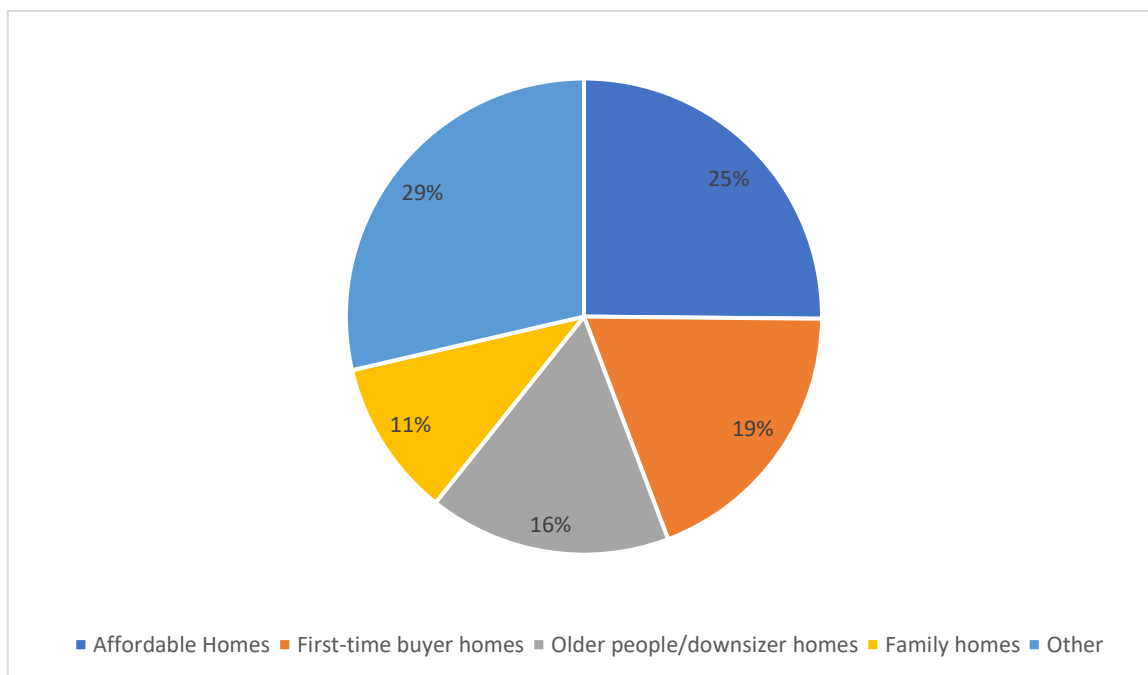
Q1. Having read the consultation, what are your overall thoughts on the proposals for new homes at Crossings Road?



Q2. Do you think there is a need for new homes in Chapel-en-le-Frith and the wider High Peak area?

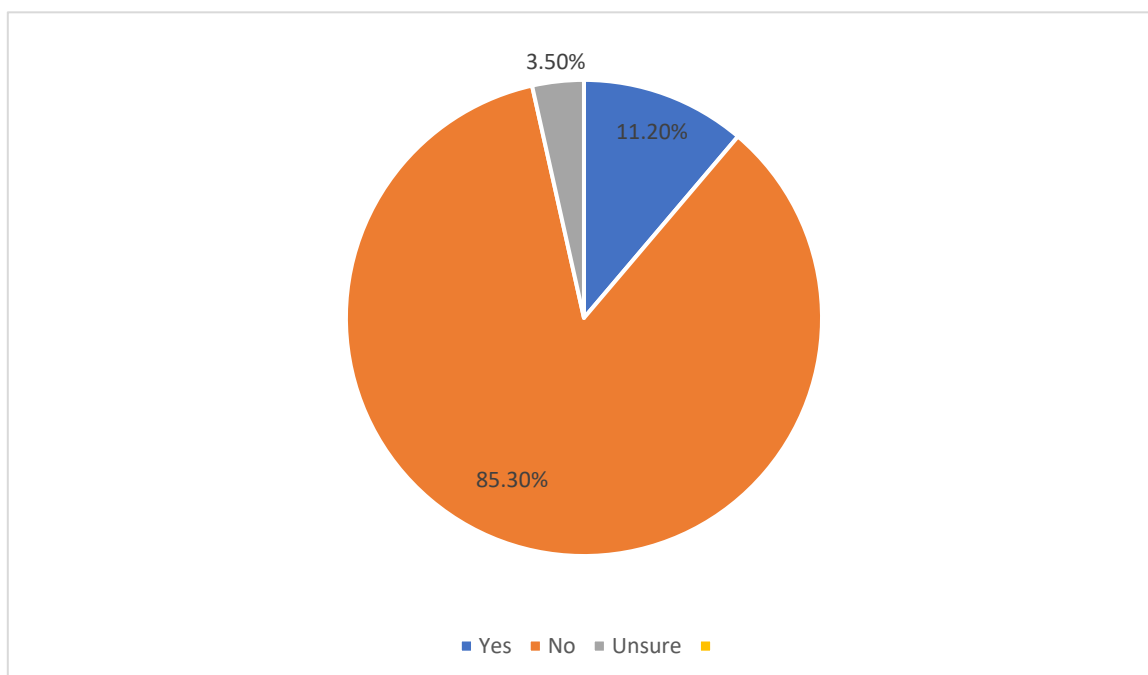


Q3. What type of homes do you feel are most needed locally?



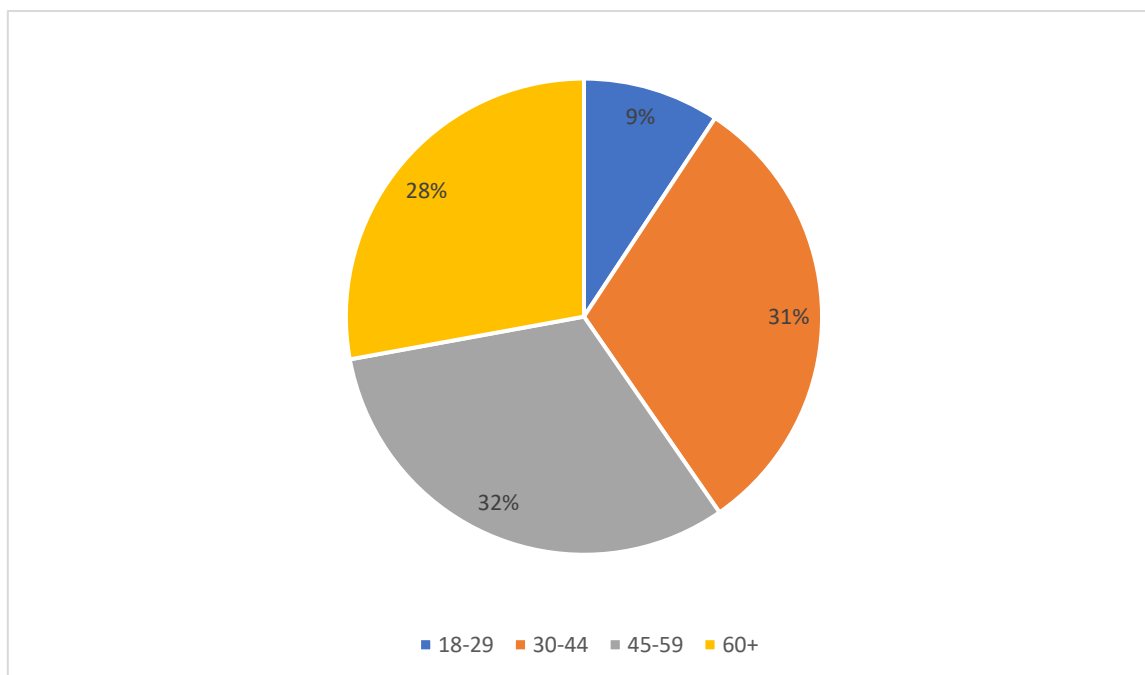
Free-text responses under “Other” frequently referenced starter homes, genuinely affordable options for local people, and smaller homes suitable for single occupants and young families.

Q4. Have you or someone you know been affected by the housing shortage in High Peak?



A significant proportion of respondents indicated that they or someone they know had been affected by housing pressures locally, although many used this question to reiterate concerns that new developments should meet local need rather than attract new residents moving into the area.

Q5. Age group (where provided)



Q5. What local priorities or design features would you like to see considered as part of the proposals?

The most common suggestions focused on:

- Protecting existing hedgerows and trees.
- Minimising traffic impact and providing safe pedestrian routes.
- Ensuring drainage and flood management are properly addressed.
- Providing play space and green infrastructure within the development.
- Retaining the character of the surrounding landscape and built form.

Q6. Do you have any other comments or suggestions about the proposals overall?

Open responses provided detailed feedback on infrastructure, traffic, education and health services. The following themes appeared most frequently across all written comments:

Theme	Mentions	% of respondents
School places and education provision	180	63%
GP and health services	161	56.3%
Traffic and congestion	111	38.8%
Site access	93	32.5%
Biodiversity and wildlife	60	21%
Parking	52	18.2%
Drainage and flooding	28	9.8%
Road safety	28	9.8%
Affordable housing	24	8.4%
Open space and play	24	8.4%
Air quality and noise	14	4.9%
Density and height	8	2.8%
Heritage and listed building	4	1.4%

These results highlight that the majority of comments centred on community infrastructure, transport, and environmental considerations.

8. How feedback has informed the submission

Feedback received through the consultation, together with ongoing discussions with officers, has directly informed the submitted application. The key changes and commitments are summarised below:

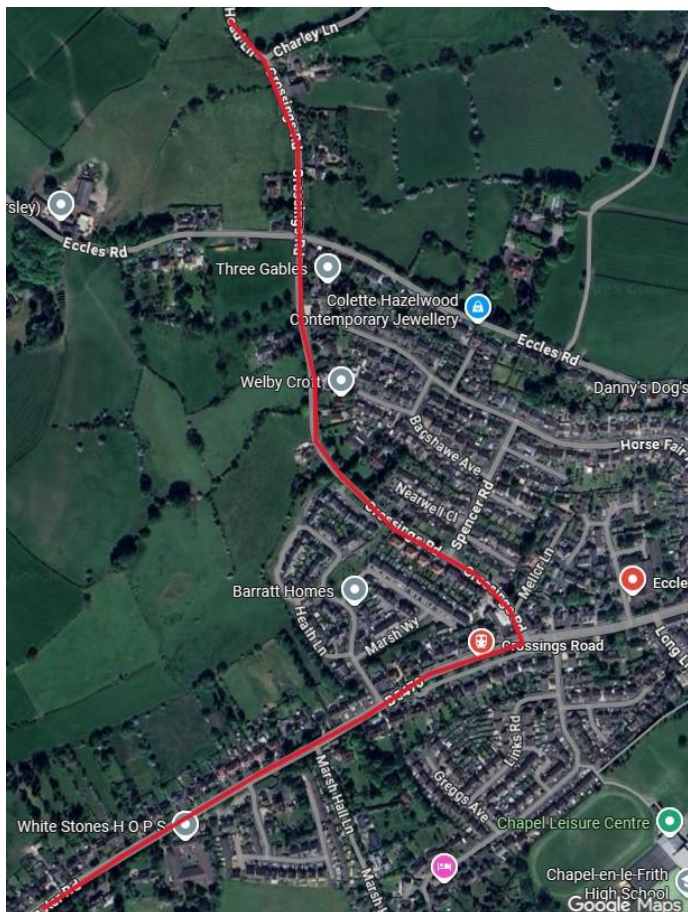
- Built development has been removed from the northern parcel, now proposed as a village green-style open space.
- Provision for 30% affordable housing, with mix to be agreed at Reserved Matters stage.
- 2.84 hectares of open space, exceeding policy requirements.
- Minimum 10% Biodiversity Net Gain, secured through habitat creation and management.
- At detailed design stage where possible Barratt Homes will seek to retain landscape features.
- Fixed access points from Crossings Road; internal layout and parking to follow at detailed design.
- A Construction Management Plan to manage routing, timing and logistics during works.

9. Next Steps

If outline consent is granted, Barratt Homes will continue to work with local residents and stakeholders as detailed proposals are developed. This will include sharing the draft layout and design at the Reserved Matters stage, providing updates as the project progresses, and publishing details of the Construction Management Plan once approved, including a named contact for local queries.

10. Appendices

Appendix A – Distribution Boundary





Land at Crossings Road, Chapel-en-le-Frith

14th October 2025

Dear Ms G Turner,

Consultation on proposals for new homes at Crossings Road, Chapel-en-le-Frith

I am writing on behalf of Barratt Homes to let you know that we are launching a public consultation on emerging proposals for land at Crossings Road, Chapel-en-le-Frith. The consultation is taking place before we submit a planning application to High Peak Borough Council, and we want to ensure local stakeholders have an opportunity to view the plans and share their feedback.

By way of background, Barratt Homes is the country's leading 5 Star housebuilder, with a strong track record of delivering high-quality new homes across the UK and within High Peak. We are committed to building homes designed for modern living – practical, energy-efficient, and part of well-connected communities.

We are preparing an outline planning application for up to 185 new homes on the site, which will include:

- A mix of house types and sizes to suit a range of needs
- 30% affordable housing (around 56 homes)
- New public open space and landscaping throughout the development
- Measures to achieve at least a 10% biodiversity net gain
- Vehicular access from Crossings Road via a new junction
- Sustainable features, including EV charging points for every home

As part of the planning process, contributions may also be made towards local services and facilities where required by the council, such as education, transport and healthcare provision.

As the Clerk to Chapel-en-le-Frith Parish Council, we would greatly appreciate the opportunity to address any questions you may have and arrange a meeting to discuss our proposals in more detail.

If you are interested in meeting, please feel free to contact my colleague, Charlotte Leach, via email at charlotte@cleachcomms.co.uk or by phone at 07791 291 521.

In the meantime, further details will be available on our dedicated consultation website: www.crossingsroadconsultation.co.uk

The consultation will run until **28th October**. All comments received will be reviewed and summarised in a Statement of Community Involvement that will accompany the planning application.

Yours sincerely,

Simon Artiss
Planning Manager
Barratt Homes Manchester

Enc: Illustrative Layout Plan