

**Planning application for the construction of 5 Affordable
Family Housing units on land at West Drive, Tintwistle.**

Statement of Community Involvement

1. Introduction

- 1.1. Following a report showing an identified need to family housing, the West Drive site has been identified as potentially suitable for Re-development in preliminary consultations with officers in the planning and property services teams.

2. The proposal

- 2.1. The proposal is for the construction of 4 x 3 bed houses and 1 x 2 bed Houses for families on an existing garage site at West Drive, Tintwistle. The site is currently garaging but has been identified by High Peak Borough Council as being suitable for Residential usage as it lies within a long established residential area and its redevelopment is an acceptable usage of a brown field site.
- 2.2. The site has been put forward by the council following a review on other brownfield in council ownership undertaken by the council's development plan team, in liaison with officers from housing, environmental protection and property services.
- 2.2. If approved, the houses will be built to Lifetime Homes standards suitable for wheelchair access. They will also be required to achieve Level 3/4 of the national Code for Sustainable Homes, which means that they will have to meet high standards of design and energy efficiency. The scheme will also be designed to incorporate the issues set out in Secured by design and Building for Life.
- 2.3. Each house has be laid out to include will have 2 parking spaces to allow enough off-road parking for the tenants and visitors.

3. The pre-application consultation

- 3.1. Pre-application consultation was undertaken by means of an approach to the local ward councillor, parish council and also a door to door survey of the local of residential properties most likely to be affected by development of the site.
The consultation pack included a brief statement of the reasons for the proposal plus layout plans and Elevations of the site. Residents were invited to contact a named officer if they wished to discuss the proposal in more detail.

Proposed Plan of Scheme



4. Comments received

4.1. All feedback from the survey was in favour of demolishing the garages and developing new houses on the site – see consultation feedback.

4.2. The grounds for support included:

- 24 'YES' votes on the consultation poster plus;
- "Knock garages down and build housing."
- "Garages are unsightly, build 5 more properties."
- "Dismantle the garages on West Drive and replace with housing for local people."
- "As long as the housing is for local people – good idea."
- "I think it would be a great idea as the garages are not a nice site at the moment, however I would only be in favour if the houses went to local people and people who haven't been evicted from other houses for anti-social behaviour."
- "All for the garages to be gone as they are unsafe and look a mess, Houses will improve as long as they go to local residents."
- "I am in agreement with the scheme. I live opposite the garages and they are unsightly and a meeting point for teenagers. I would suggest that any housing is given to Tintwistle residents"

- “I think the garages are an eye sore and I think a car park for residents would be more appropriate.”
- “Knock down the garages they cause nothing but trouble.”
- “Would be in favour of knocking them down, kids are smoking drugs in the garages.”
- “Wants garages pulling down – ok to build 5 homes for local people.”

4.3. The local parish council was also approached and they have written back giving their support (see attached)