Our Ref: IR/ms/061210

6th December 2010

High Peak District Council
Planning & Development Services
Municipal Building
Glossop
SK13 8AF

Dear Sir

Re: Planning Application, Station Road, Dinting, Glossop

You are aware that a planning application for affordable housing has been submitted by Cassidy & Ashton on behalf of the Seddon Group for a residential scheme of 24 nr. family houses at the above address.

We understand that the preferred option for delivering the affordable units is for us to work with the Councils housing strategy department and a council preferred RSL (Johnnie Johnson) in ensuring the housing is delivered to the right families at an affordable price.

This of course may only be possible with the help of grant subsidy which may or may not be available.

In order to allow for a worst case scenario of the RSL/LA being unable to attract the necessary grant, Seddons propose a fallback position of the units being made affordable by offering them at a 10% discount off the open market value.

In line with the process outlined in the planning application, Seddons are committed to working with the LA in ensuring that the houses are offered to families from your nominations waiting list. The actual mechanism, of how we identify the local needs first then cascade down to a broader geographical area are of course to be jointly agreed.

For your information, I would like to add that Seddons are an HCA approved partner both for the NAHP programme and the Delivery Partner Panel. They have a track record of delivering schemes in conjunction with Local Authorities and RSL Partners.

inspired developments

3 cinnamon park
crab lane
warrington
cheshire
wa2 0xp

t 0845 600 5550
f 0845 600 5551
e sales@id4living.com
w www.id4living.com

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I hope that this letter provides you with a level of confidence that together we should be able to deliver a high quality affordable housing scheme, both with or without Grant Subsidy in what is a very challenging time.

I am available to discuss this with yourselves at your convenience.

Best Regards



Ian Ridgway
Development Director