3581 Reddish Farm

Affordable Housing Statement

Revision A – 5 October 2011

HIGH PEAK BOROUGH COUNCIL
PLANNING POLICIES:

H9 - AFFORDABLE HOUSING FOR LOCAL NEEDS
The Council will negotiate with developers to ensure the provision of a proportion of affordable housing for local needs in new residential development schemes, including windfall sites, conversions and renewals of existing or recently expired permissions. Under the terms of this policy the following thresholds apply:

In the case of settlements of less than 3,000 population:
sites of 0.17 hectare or more; or
developments of 5 dwellings or more,

And elsewhere:
sites of 0.5 hectares or more; or
developments of 15 dwellings or more.

Negotiations will be undertaken on the basis of the following criteria:
the level and type of affordable housing needed in the area, having regard to the council's most up-to-date analysis; and Local Development Framework High Peak Saved Local Plan Policies

Reddish Farm

As Whaley Bridge has a population greater than 3,000, the threshold for provision of affordable housing is an area of 0.5 hectares or more of 15 dwellings or more.

Permission is sought for the creation of 5 new dwellings. The area of the development for change of use, excluding the farmhouse and garden curtilage is 3082 m^2, (0.31 hectares) which is below the affordable housing threshold. See drawing 3581/14 for reference.

Therefore no affordable housing is required under the terms of policy H9. It should be noted that the conversions include a mix of smaller dwelling size, including two and three bedroom units.