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HIGH PEAK BOROUGH COUNCIL
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Affordable Housing Statement

Land to the North of Shepley Street, Old Glossop

Introduction

This document is part of a suite of documents that accompany affordable planning application for 44 new dwellings on land to the north of Shepley Street, Old Glossop.

The site comprises of 0.97 hectares of land to the north of Shepley Street and to the South of Hope Street. The proposals comprise of construction of 44 new dwellings and therefore the adopted High Peak Borough Council policy requiring that sites proposing 15 dwellings or more should provide affordable housing is relevant.

Therefore this affordable housing statement outlines the provision for affordable housing as part of the proposed scheme. The statement will also consider the national planning guidance in respect of affordable housing and within the context of local planning policy.

Planning Policy Context

National Planning Policy Framework (NPPF)

The NPPF adopted in March 2012 sets out the overarching national planning principals which will guide local authorities in plan and decision making. Section 6 of the N.P.P.F requires that local planning authorities should use an up to date evidence base in order for them to develop relevant housing policy.

Annex 2 of the NPPF sets out the definitions for affordable housing. Social rented housing is owned by local authorities and private registered providers. Target rents for social rented housing are to be set through the national rent regime.

A recent addition to national definitions of affordable housing is the affordable rented housing. Affordable rent is subject to rent controls that require a rent of no more than 80% of local market rent.

Intermediate housing includes homes for sale and for rent at levels in between market level and social rent level. Intermediate housing can include shared equity products such as shared ownership and equity loans, as well as intermediate rent, but not affordable rented housing. Homes that do not meet any of the above definitions are not regarded as affordable homes.

Local Planning Policy

Adopted local policy H9 places a requirement on developments that propose 15 dwellings or more to provide affordable homes. A target provision of 30% of the total number of proposed dwellings is stated within policy H9.

Policy H9

Policy 44

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
- development 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
- the suitability of the site to accommodate a range of house types and sizes, including a proportion of affordable housing; and
- proven site development constraints, including the level of new infrastructure required; and
- the proximity of local services and facilities and access to public transport.

Where a site is considered suitable for an element of affordable housing, rather than make direct provision on the land itself it may be appropriate to make a contribution to affordable housing provision on a different suitable site in the area in its place.

Conditions will be imposed, and/or planning obligations or the involvement of Registered Social Landlords sought, to ensure the benefits of affordable dwellings for local needs will continue for initial and subsequent occupiers. Conditions will be imposed on outline approvals to ensure that appropriate pro rata provision is made at reserved matter stages.

Proposed Affordable Housing Provision

The proposals allocate 30% of the total dwellings on site as affordable homes. This equates to 13 no. dwellings which are to be distributed across the site. (see Appendix 1)

Towards the southern end of the site fronting Shepley Street, 6 no. dwellings are proposed distributed between the two blocks of terraces fronting Shepley Street. Further to the north a block of 2 no. dwellings are proposed. To the far north of the site a block of 5 no. dwellings are proposed.

The tenure mix will be agreed through discussions with High Peak Borough Council following a financial viability assessment.

The proposed provision of affordable homes as outlined above and in the proposed affordable housing distribution plan in Appendix A, provides a mix of two and three bed homes across two tenure types. The exact mix of house types is to be agreed with High Peak Borough Council

The proposed affordable homes have been distributed across the site. In accordance with national and local planning policy, the affordable houses will be aesthetically identical in style to the open market dwellings on site. Therefore the proposal for affordable homes as part of the scheme will be tenure blind.

Appendix A – Proposed Affordable Housing Distribution

