HPK/2012/0678
- 8 FEB 2013

SEDDON RDP LTD & EQUITY HOUSING GROUP

LAND AT LONG LANE, CHAPEL-EN-LE-FRITH

AFFORDABLE HOUSING STATEMENT

FEBRUARY 2013

TURLEY ASSOCIATES

CONTENTS

1.	Introduction	1
2.	Details of Affordable Housing	2

Appendices

Appendix 1 : Schedule of Affordable Plots

TA Ref:	SEDM2003
Office Address:	1 New York Street Manchester M1 4HD
Telephone	0161 233 7676
Date of Issue:	February 2013

TURLEYASSOCIATES

1. Introduction

1.1 An application for the proposed development comprising 33 affordable dwellings and 33 market dwellings has been prepared and submitted on behalf of a joint venture between Seddon RDP Ltd and Equity Housing Group (the group owns and manages a large stock of affordable housing, including a number of schemes within the High Peak, in partnership with High Peak Borough Council).

1.2 This document sets out details of the affordable housing to be provided as part of the development.

2. Details of Affordable Housing

2.1 The development comprises 33 affordable dwellings together with 33 market dwellings.

2.2 These dwellings will be social rent and shared ownership tenure and will comprise a mix of types and sizes to meet local needs. A summary schedule of the proposed accommodation is shown below:

Dwellings	No. of Units (Market)	No. of Units (Affordable)
2 bedroom	8	6
3 bedroom	17	14
Bungalows		
2 bedroom	8	5
Apartments		
1 bedroom	-	4
2 bedroom	-	4
Total Units	**33 (50%)**	**33 (50%)**

2.3 Full details of which units which are to be affordable are provided in the Schedule at Appendix 1. It confirms details of which plots are to be affordable; the house type; the tenure proposed and the size of the affordable dwellings.

2.4 Details of the affordable housing, including controls to ensure they remain affordable in perpetuity and over occupation will be secured by means of a condition requiring the submission of an Affordable Housing Scheme or a Section 106 Agreement (draft Heads of Terms are also provided). The precise nature of these controls is to be subject to discussion with the Local Planning Authority and the High Peak Borough Council Strategic Housing Team

2.5 Either method will provide the Local Planning Authority with appropriate controls over the provision and management of the affordable element.

Appendix 1 – Schedule of Affordable Plots

Plot no.	House Type	No. of Bedrooms	Size (sqm)	Tenure
1	Apartment	2	57	Rented
2	Apartment	2	57	Rented
3	Apartment	2	57	Rented
4	Apartment	2	57	Rented
5	Apartment	1	48	Rented
6	Apartment	1	48	Rented
7	Apartment	1	48	Rented
8	Apartment	1	48	Rented
9	Bungalow	2	57	Rented
10	Bungalow	2	57	Rented
15	House	3	82	Rented
16	House	3	82	Rented
17	House	2	70	Rented
18	House	3	82	Rented
19	House	3	82	Rented
20	House	3	82	Rented
21	House	3	82	Rented
24	House	2	70	Rented
25	House	2	70	Rented
26	House	2	70	Rented
27	House	3	82	Rented
28	House	3	82	Rented
11	House (detached)	3	76	Shared Ownership
12	Bungalow	2	57	Shared Ownership
13	Bungalow	2	57	Shared Ownership
14	Bungalow (detached)	2	57	Shared Ownership
22	House	2	74	Shared Ownership
23	House	2	74	Shared Ownership
29	House	3	76	Shared Ownership
30	House	3	76	Shared Ownership
42	House	3	76	Shared Ownership
43	House	3	76	Shared Ownership
44	House	3	76	Shared Ownership