Town and Country Planning Act 1990 (As Amended)

Affordable Housing Statement

Outline planning application for residential development of up to 275 dwellings, public open space, a creche, sports pavilion, access & associated infrastructure

Site: Land at Burlow Road and Heath Nook Road, Buxton

Document date: October 2013

Ref: HAR225/1

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1.1 This affordable housing statement should be read in conjunction with the supporting planning statement, and supporting design and access statement by Knights LLP as well as other documents that accompany the outline planning application.

1.2 The planning application seeks permission for up to 275 dwellings, of which 30% would be affordable housing units.

1.3 The provision of affordable housing would be secured through a Section 106 legal agreement.

1.4 In the case of the proposed development, affordable housing means subsidised housing that would be made available to persons who cannot afford to rent or buy housing generally available on the open market. The 30% affordable housing provision would comprise 80% affordable rented and 20% shared ownership housing, or otherwise as may be agreed in accordance with the Affordable Housing Scheme, that would be submitted to the LPA at the reserved matters stage.

1.5 The affordable housing units would be managed by a registered provider in accordance with its usual and normal leasehold terms and conditions, or shared ownership leasehold terms and conditions as recommended by the Homes and Communities Agency. The preferred registered provider for the submitted scheme is Peaks and Plains Housing Trust.

1.6 The Affordable Rented Housing would be made available for a minimum of 80 years from the date of first occupation for rental. The lettings of the Affordable Rented Housing shall be subject to the nomination rights and residence qualifications as set out by the LPA.

1.7 The Registered Provider would inform the Council when the Affordable Rented Housing is to be available and shall allocate the Affordable Rented Housing to persons nominated by the Council and who are able to make a Suitable Offer within 6 weeks of notification to the Council to enable the Council to advertise the availability of the relevant unit through the Council's Choice Based Lettings Scheme 'Home Options' (or any such allocation scheme which is in place with the Council at the time).

1.8 The Shared Ownership Housing would be used for the purposes of providing shared ownership leasehold accommodation. The Shared Ownership Housing shall only be sold to individuals able to make a suitable offer. The tenant/owner would have the right to staircase to 100% ownership. The Section 106 Agreement would include the relevant provisions for mortgagees in possession to have a separate chargees duty should they take possession of an affordable housing unit.

1.9 The breakdown of affordable housing as part of the proposal would be as follows:

- 23 – 3 bedroom houses
- 38– 2 bedroom houses
- 22– 1 bedroom houses
- Total – 83 affordable homes

1.10 Of the above, 20% would be made available for shared ownership, and 80% would be made available for social rent as set out earlier.

Knights LLP
October 2013