



Affordable Housing Statement

Residential development comprising 23 apartments with
associated works – Hogs Yard, Buxton Road, Whaley
Bridge

for High Peak Developments



Project : 9097
Site address : Hogs Yard, Buxton Road,
Whaley Bridge
Client : High Peak
Developments

Date : July 2015
Author : Gareth Salthouse

Approved by : Peter Emery

This report has been prepared for the client by Emery Planning with all reasonable skill, care and diligence.

No part of this document may be reproduced without the prior written approval of Emery Planning.

Emery Planning Partnership Limited
trading as Emery Planning.

Contents:

1. Introduction	1
2. Planning policy context	1
3. Proposed affordable housing provision	2
4. Conclusions	3



1. Introduction

- 1.1 Emery Planning Partnership has been instructed to prepare this Affordable Housing Statement in support of our client's planning application, which seeks outline planning permission to develop the application site for residential purposes.
- 1.2 This affordable housing statement should be read in conjunction with the supporting documents that accompany this outline planning submission, including the Planning Statement.
- 1.3 This Affordable Housing Statement has been submitted because the number of residential units proposed exceeds fifteen in number.

2. Planning policy context

- 2.1 Adopted High Peak Local Plan Policy H9 states that residential developments shall comprise an element of affordable housing where the number of units exceeds fifteen in number, or where the site area exceeds 0.5ha.
- 2.2 The High Peak Strategic Housing Market Assessment April 2014 (SHMA) recommends an affordable housing split at table 10.8 (page 142) as follows:
 - affordable rent 50%;
 - social rent 30%;
 - intermediate tenure 20%.
- 2.3 The National Planning Policy Framework (NPPF) provides a definition of affordable housing at Annex 2:

"Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other

persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency. Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable). Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity)."

- 2.4 The NPPF at paragraph 47 states local planning authorities should: *'use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period.'*
- 2.5 Paragraph 50 of the NPPF states: *'To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes); and identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.'*

3. Proposed affordable housing provision

- 3.1 The proposed scheme would make provision for 30% of the proposed residential units being affordable in accordance with the definition set out at Annex 2 of the NPPF, unless it is evidenced to the local planning authority that such an obligation would render the proposed scheme economically unviable.
- 3.2 The proposed affordable housing would comprise 7 affordable units with the tenure being consistent with the recommendations of the High Peak SHMA (2014) as outlined at paragraph 2.2 of this statement.

3.3 Further details can be secured at the reserved matters stage.

4. Conclusions

4.1 The proposed scheme satisfies local and national planning policy with respect to the provision of affordable housing.