

Affordable housing statement - 127 Manchester Road, Chapel-en-le-Frith

The Council's affordable housing policy H9, and as set out in the "Housing Needs in High Peak - Supplementary Planning Document - Adopted November 2007" is summarised as:

Policy H9 – Affordable Housing for Local Needs

We 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 recently expired permissions. Under the current policy, the following thresholds apply:

Settlements of less than 3,000 population:

- Site of 0.17 hectare or more*
- Developments of 5 dwellings or more*

And elsewhere:

- Site of 0.5 hectares or more*
- 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*
- The suitability of the site to accommodate a range of house types and sizes*

This includes:

- A proportion of affordable housing*
- Proven site development constraints, including the level of new infrastructure required*
- 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.

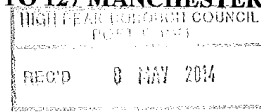
Conditions will be imposed, and/or planning obligations or the involvement of Registered Social Landlords sought, to ensure the benefits of affordable dwellings for local needs will continue for initial and subsequent occupiers. Conditions will be imposed on outline approvals to ensure that appropriate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

Planning policy currently requires an affordable housing contribution of 30% when developments meet the above criteria. The Housing Strategy Team will be able to advise developers and Registered Social Landlords as to the tenure type and size, based on local needs evidence. [include links to HNS, SHMA (??) to provide further information on housing need].

Outline planning consent was granted on 07/08/2014 with affordable housing approved subject to the following statement:-

HPK/2013/0418

YOUR REF HPK/2013/0418, HOUSES ADJACENT TO 127 MANCHESTER ROAD CHAPEL EN LE FRITH



AFFORDABLE HOUSING STATEMENT

The following statement has been prepared after discussions with Mrs Kaye Hall of High Peak Borough Council's Strategic Housing Team.

The affordable housing units will be delivered by a housing association, which will be involved in a full planning application.

Of the total number of houses in the proposed development, 30 percent will be defined as 'affordable housing'.

Of the affordable houses in the development, 80 percent will be rented with the remaining 20 percent shared ownership.

It is anticipated that the final decisions on the accommodation – houses, flats, numbers of bedrooms, etc, will be taken in conjunction with a housing association at the full planning application stage.

Trevor Gilman

We have developed the reserved matters design with the full support of Peaks & Plains Housing Trust and have agreed that the affordable housing need identified in the area has resulted in the following proposed mix and tenure of housing:-

Unit reference	Unit type	Unit floor area	Unit tenure	Number
LT(S) 39	1bed/2person flat	610sqft	2 x Affordable rent	2
LT(S) 40	2bed/3person flat	756sqft	2 x Affordable rent	2
LT(S) 5	2bed/4person house	773sqft	5 x Affordable rent 1 x Shared ownership	6
LT(S) 9	3bed/5person house	1018sqft	3 x Affordable rent 2 x Shared ownership	5
			Total homes	14

Our proposals have been developed in consultation with Kate Hall, High Peak Affordable Housing officer.

The tenure of all new homes developed will be indistinguishable externally, in line with the Council's aim to create sustainable neighbourhoods with an adequate mix of tenures to meet local demand. All the affordable housing developed by Lovell will ultimately be owned and managed by Peaks and Plains (RP). We will expect the peaks and Plains to provide property, tenancy and neighbourhood management services which support our aspirations for long term sustainability and the Council's vision for the area.