

AFFORDABLE HOUSING STATEMENT

Proposed Residential Development Comprising 100 dwellings including areas of public open space, landscaping and associated works

Land South of Dinting Vale (A57), Glossop, Derbyshire

- 1.1 Hourigan Planning is instructed by Wain Homes (North West) Ltd to produce an Affordable Housing Statement in support of a full planning application submitted to High Peak Borough Council relating to land to the south of Dinting Vale, Glossop. The description of development is detailed above.
- 1.2 The Development Plan comprises the High Peak Local Plan which was adopted on 14 April 2016. Policy H4 (Affordable Housing) requires 30% affordable housing provision within schemes of 25 dwellings or more. It also states that where the provision of affordable houses proposed is below the requirements, the Council will require applicants to provide evidence by way of a financial appraisal to justify a reduced provision.
- 1.3 A Viability Assessment accompanies the planning application therefore affordable housing provision will be dealt with during the application process. However, it is considered that the applicant has provided sufficient evidence to demonstrate that affordable housing provision is not viable and hence it is considered that there are no conflicts between the proposals and Policy H4. Therefore, this matter will be dealt with during the course of the planning application once the Council has had a chance to review the Applicant's Viability Assessment.
- 1.4 It is our view that the proposals are compliant with the provisions of the Development Plan and the material considerations identified support the proposed development. These matters are discussed further in the Planning Statement which accompany the planning application.

