

From: [Kate Hall](#)
To: [Rachael Simpkin](#)
Cc: [Planning \(HPBC\)](#)
Subject: Cottage Lane HPK.2024.0154
Date: 13 August 2024 17:05:27
Attachments: [image001.png](#)

Hi Rachael,

Sincere apologies for the delay in sending comments.

The applicant Westshield limited is working in partnership with Great Places Housing Group who propose to deliver the 51 dwellings as wholly affordable.

House Type	Quantity (Rented)	Quantity (Shared Ownership)	Proposed GIFA	Developer Contributions SPD (space standards)
1b2p (ground)	8		50sqm	50sqm
1b2p (first floor)	8		61sqm	61sqm
2b4p	11	4	72sqm	79sqm
3b5p	7	13	84sqm	93sqm

Applicant proposes a good mix of accommodation types and the inclusion of 16, 1bed apartments is welcomed. The HELNA suggest a small demand for 4 bed units and this is echo by Home Options data. The HELNA suggests a need for between 66-88 affordable rental units per annum and between 9-18 for intermediate sale.

Home Options data based on applicants current address suggest the housing need for the Glossopdale area is:

Row Labels	1	2	3	4	5	Grand Total
Charlesworth	6	1				7
Gamesley	31	13	15	4	1	64
Glossop	116	61	39	8	3	227
Hadfield	40	29	18	8		95
Simmondley		2	1	1		4
Tintwistle	6	7	1	3		17
(blank)						
Grand Total	199	113	74	24	4	414

It is noted that the both the 2b4p and 3b5p dwelling types fall below the space standards set out in the Developer Contributions SPD. The introduction of the bedspace criterion seeks to maximise flexibility within the lettings process. Although through the pre-app process Great Places did raise concerns that the associated extra build costs would create a feasibility gap.

Great Places Housing Group will seek to partially grant fund the development through the Homes England Strategic Partnership Programme 2022-2026.

To comply with policy H3, 30% of the dwellings will be secured as affordable through a S106 agreement. The Homes England Capital Funding Guide requires that grant funded shared ownership units must be let in line with the national eligibility criteria, therefore it would be acceptable to secure the 30% contribution as Affordable Rent (15 dwellings).

Kind regards

Kate

Kate Hall Regeneration Officer
Regeneration Service

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Please note my working days are Tuesday to Thursday



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