
From: Kate Hall

Sent: 11 September 2025 16:58

To: Jane Colley

Subject: RE: HPK/2023/0488 Land At Burlow Road And Heathfield Nook Road, Harpur Hill

Hi Jane,

Thanks for the opportunity to comment.

The applicant is proposing 2 plots (279 & 280) which meets the requirements of Local Plan policy H4 to provide 20% affordable housing on sites of 10 - 24 dwellings. However, whilst I note that applicant states the property types have been revised to meet NDSS, the proposed affordable units do not meet the space standards set out in the Developer Contributions SPD. In order to maximise flexibility in the lettings process, affordable units should meet the larger NDSS number of bed spaces - 3b5p units @ 93sqm. The applicant is proposing 3b4p units @ 91sqm which falls below this requirement.

Given the small number of units, it is difficult to meet the recommendations for social housing as outlined in the HELNA, which recommends 64% 1/2 bed dwellings and 36% 3&4 bed dwellings.

No tenure has been proposed, policy H4 requires an 80% rental 20% shared ownership split. In this instance both units should be secured as affordable rent.

Thanks

Kate

Do you really need to print out this Email? Be green - keep it on the screen.

This email is intended for the addressee(s) only and may contain sensitive, privileged or confidential information that could be protectively marked. If you are not the addressee please do not use the information in any way. If you have received this email in error please notify the sender immediately and delete it from your system. Thank you.

The Council may be required to disclose this email or any responses to it under the Freedom of Information Act 2000. The way in which we handle personal information is set out in our privacy notice and is available at <https://www.highpeak.gov.uk/YourData>
