

## Walker, Hazel

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**From:** Planning (SMDC)  
**Subject:** FW: SMD/2016/0510- Land SW of Ashbourne Road, Leek

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**From:** Costello, Michelle  
**Sent:** 15 November 2016 09:54  
**To:** Simpkin, Rachael  
**Subject:** RE: SMD/2016/0510- Land SW of Ashbourne Road, Leek

Hi Rachael

Comments below re: SMD/2016/0510- Land SW of Ashbourne Road, Leek

The site is within the Leek development boundary, the applicable H2 policy regarding affordable housing contribution states 'In the towns, residential developments of 15 dwellings (0.5 hectares) or more shall provide a target of 33% affordable housing on-site from all sources'. The planning officer is satisfied that site constraints (significant tree constraints) have led to the reduction in the overall number of dwellings proposed, from 16 to 14. This is below the 15 dwelling threshold triggering an affordable housing contribution, there is therefore no affordable housing contribution required in relation to this site/ planning application.

Kind regards

Michelle

Michelle Costello  
Housing Strategy Technical Officer  
Customer Services  
Staffordshire Moorlands District Council and High Peak Borough Council  
Email: [michelle.costello@staffsmoorlands.gov.uk](mailto:michelle.costello@staffsmoorlands.gov.uk)  
Tel: 01538 395400 ext 4100

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**From:** Simpkin, Rachael  
**Sent:** Tuesday, November 15, 2016 9:41 AM  
**To:** Costello, Michelle  
**Subject:** RE: SMD/2016/0510- Land SW of Ashbourne Road, Leek

Hi Michelle,

Apologies – it is in the development boundary. The site has significant tree constraints hence the reduction in number.

Kind regards,

Rachael

**Rachael Simpkin**  
**Senior Planning Officer (Majors)**  
**Development Services**

Highpeak Borough Council and Staffordshire Moorlands District Council

**T: 01538 395 400 x4122**

**Working Days:** Monday, Tuesday and Wednesday am

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**From:** Costello, Michelle  
**Sent:** 14 November 2016 16:13  
**To:** Simpkin, Rachael  
**Subject:** RE: SMD/2016/0510- Land SW of Ashbourne Road, Leek

Hi Rachael

Sorry to be a nuisance- took a look at the Leek Local Plan map today and the site is definitely within the Leek development boundary?

Michelle

Michelle Costello  
Housing Strategy Technical Officer  
Customer Services  
Staffordshire Moorlands District Council and High Peak Borough Council  
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**From:** Simpkin, Rachael  
**Sent:** Monday, November 14, 2016 4:10 PM  
**To:** Costello, Michelle  
**Subject:** RE: SMD/2016/0510- Land SW of Ashbourne Road, Leek

Hi Michelle,

Yes – the land is outside of the development boundary – does that make any difference?

Kind regards,

Rachael

**Rachael Simpkin**  
**Senior Planning Officer (Majors)**  
**Development Services**

Highpeak Borough Council and Staffordshire Moorlands District Council

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**Working Days:** Monday, Tuesday and Wednesday am

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**From:** Costello, Michelle  
**Sent:** 14 November 2016 15:40  
**To:** Simpkin, Rachael  
**Subject:** RE: SMD/2016/0510- Land SW of Ashbourne Road, Leek

Hi Rachael

Sorry just to be clear you are satisfied with these reasons? Given that this now fall below 15 trigger threshold for affordable housing provision?

Many thanks

Michelle

Michelle Costello  
Housing Strategy Technical Officer  
Customer Services  
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**From:** Simpkin, Rachael  
**Sent:** Monday, November 14, 2016 3:23 PM  
**To:** Costello, Michelle  
**Subject:** RE: SMD/2016/0510- Land SW of Ashbourne Road, Leek

Hi Michelle,

Dwellings numbers have been reduced owing to site constraints – particularly in respect of tree and ecology considerations. Would you kindly let me know the number of affordable units to be provided in relation to this scheme for 12 units.

Kind regards,

Rachael

**Rachael Simpkin**  
**Senior Planning Officer (Majors)**  
**Development Services**

Highpeak Borough Council and Staffordshire Moorlands District Council

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**Working Days:** Monday, Tuesday and Wednesday am

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**From:** Costello, Michelle  
**Sent:** 14 November 2016 15:03  
**To:** Simpkin, Rachael  
**Subject:** FW: SMD/2016/0510- Land SW of Ashbourne Road, Leek

Dear Rachael

Initial comments for full planning application for 12 dwellings SMD/2016/0510.

The application is full and as such the detail of any affordable housing contribution will need to be confirmed.

The site is within the Leek development boundary, the applicable H2 policy regarding affordable housing contribution states 'In the towns, residential developments of 15 dwellings (0.5 hectares) or more shall provide a target of 33% affordable housing on-site from all sources'. In the first instance please could clarification be sought from the applicant of the reasons why the number of dwellings has reduced from 16 to 14 dwellings following pre-app consultation? Is there a technical reason why the site could not accommodate more than the 14 dwellings now proposed bearing in mind that 15 or more dwellings would trigger an affordable housing contribution?

Of a 33% affordable housing contribution the Council requires 70% rent and 30% shared ownership/ intermediate tenure split across affordable housing. The information submitted by the applicant makes no reference to affordable housing contribution therefore please could clarification from the applicant be provided.

The application proposes 12 open market dwellings; 6x3 bedroom & 6x4+ bedroom dwellings with no mention to affordable housing contribution. In terms of affordable mix, predominantly 2 bed 4 person houses with 3 bed 5 person houses would be considered appropriate. However further detail in this respect will be required pending clarification of the reasons why the number of dwellings has reduced from 16 to 14 dwellings following pre-app consultation?

It is the councils expectation that affordable dwellings will be built to the HCA former Design and Quality Standards and Housing Quality Indicators and will meet the specified size criteria. This criteria ensures that 1b2p dwellings are 45-50m<sup>2</sup> and 2b4p dwellings are 67-75m<sup>2</sup> and 3b5p 2 storey dwellings are 82-85m<sup>2</sup>

Kind regards

Michelle

Michelle Costello  
Housing Strategy Technical Officer  
Customer Services  
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