AAH planning consultants

AFFORDABLE HOUSING STATEMENT

LAND AT THORNCLIFFE ROAD, LEEK, ST13 6NH

GRID REFERENCE: X 400048, Y 357184

OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT INCLUDING ACCESS, WITH ALL OTHER MATTERS RESERVED

October 2019

Affordable Housing Statement

The proposed residential development is submitted in outline, including access, with all other matters reserved. The site measures approximately 3.62 hectares and it is proposed to develop at 24 dwellings per hectare once all site constraints have been taken into consideration.

The proposed development will provide affordable housing in accordance with Policy H2 - Affordable and Local Needs Housing of the Staffordshire Moorlands District Council Core Strategy DPD (Adopted 26 March 2014). Policy H2 states that:

"The provision of affordable housing will be delivered through the following measures:

1. *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 actual level of provision will be determined through negotiation taking into account development viability and other contributions*

2. *Elsewhere, residential developments of 5 dwellings (0.16 hectares) or more shall provide a target of 33% affordable housing on-site from all sources, unless there are exceptional circumstances which dictate otherwise. Exceptionally this may be provided through a commuted sum payment in lieu. The actual level of provision will be determined through negotiation taking into account development viability and other contributions.*

6. *Unless circumstances dictate otherwise and in agreement with the Council, 70% of all affordable dwellings provided on each site should be social rented housing with the remainder being intermediate housing."*

Given that this application is submitted in outline, the exact type, mix and tenure is to be agreed at reserved matters. However, it is considered that the site can provide a mix of dwelling types and sizes. Furthermore, affordable housing will be provided in line with the requirements of Policy H2 with a tenure split of 70% social rented and 30% intermediate housing.

We are happy to discuss this with the Council's Planning and Strategic Housing officers as part of the application process. Furthermore, the above can be controlled by the Council by a Section 106 agreement, which is considered appropriate, and a Draft Heads of Terms is submitted as part of the application.