
From:
Sent: 14 February 2022 12:17
To:
Subject: FW: SMD/2021/0441 Compton Mill Leek

Jane Curley (Mrs)
Senior Planning Officer (Majors & Commercial)

From:
Sent: 10 February 2022 16:54
To:
Cc:
Subject: RE: SMD/2021/0441 Compton Mill Leek

Hi Jane,

Following on from my comments to you back in October. I had a very useful conversation with Housing 21 Development Officer Becci North which answered many of my outstanding questions.

The proposal is to deliver 57 units of rented accommodation to older households 65 year+. 33% (19 units) would be secured through a S106 agreement. Although this is not in line with policy H3 part 2 which specifies that ' unless circumstances dictate otherwise and in agreement with the Council, 60% of all affordable dwellings provided on each site will be social/affordable rented housing with the remaining 40% being intermediate/starter homes' I'm of the view that the proposal to provide all rented accommodation would be acceptable.

The Strategic Housing Market Assessment suggests that there is a high need for accommodation for older people given that we have an ageing population, more recent data from our housing register doesn't seem to reflect this though. The table below would suggest that only 33 households over 55+ are seeking 1 bed affordable accommodation in Leek. Whilst data from Home Options gives us a snap short view of demand, many factors can influence this, such as the amount, quality and location of existing sheltered provision. As an aging population it is important that provision of additional older persons accommodation is made to meet the emerging demand identified in the SHMA. On reflection, given the excellent location of the site and its close location to shops and amenities it is a good opportunity to expand the range of affordable older person accommodation available in Leek.

Thanks
Kate

From: Hall, Kate
Sent: 07 October 2021 15:13
To: _____
Cc:
Subject: RE: SMD/2021/0441 Compton Mill Leek

Hi Jane,

I was contacted directly by Housing 21 about this site back in March. My response to them is attached. Data from the Homes Options register would suggest a relative low need for older persons accommodation in Leek? Whilst I acknowledge this would contradict the SHMA which suggest a high demand for older person accommodation given an ageing population.

Before I can comment further, is it possible we could request some additional information from Housing 21. The Planning Statement only refers to affordable tenures, could they clarify if this is Affordable Rent, or Shared Ownership.

I also note they request to secure the 33% affordable by condition rather than by S106. Could they provide justification as to why? I'm assuming that as they are proposing to deliver 100% they will seek Homes England AHP grant on the site. Even if this is the case, it is still acceptable for the LPA to secure a policy compliant AH contribution through a S106.

Thanks
Kate

From:
Sent: 04 October 2021 12:21
To: _____
Cc:
Subject: SMD/2021/0441 Compton Mill Leek

Hi Jane, Yes we would ask for 33% in line with Policy H3.

I've just had a quick look through the planning statement and it appears that Housing 21 are a Registered Provider and are proposing that all of the dwellings will be affordable units for older people which would clearly far exceed the 33% requirement set out in Policy H3. They are asking for the Council to secure the affordable tenure of the scheme by way of a planning condition. I'm not clear about the mix they are proposing though? Policy H3 part 2) specifies that 'unless circumstances dictate otherwise and in agreement with the Council, 60% of all affordable dwellings provided on each site will be social/affordable rented housing with the remaining 40% being intermediate/starter homes. Have you had any discussions with them Kate?

Also because it's exclusively for affordable housing and aimed at specialist accommodation for older people First Homes won't apply.

Thanks

Ruth

Ruth Wooddisse
Planning Officer, Development Services
Staffordshire Moorlands District Council & High Peak Borough Council

Working days: Mon - Thurs

Website: www.staffs Moorlands.gov.uk www.highpeak.gov.uk



From:
Sent: 28 September 2021 14:39
To: **Subject:** FW: SMD/2021/0441 Compton Mill Leek

Hi,

As discussed.

Thanks,

Mark James
Principal Planning Officer
Development Services
High Peak Borough Council and Staffordshire Moorlands District Council

www.highpeak.gov.uk www.staffsmoorlands.gov.uk

From:
Sent: 23 September 2021 09:58
To: _____
Subject: SMD/2021/0441 Compton Mill Leek

Hello Mark and Kate

Please can you both have a quick look at this one sometime for me? It is for 57 apartments and the application says the apartments will be reserved for people aged 65 years and over and will be available in affordable tenures. The applicants are Constructing Growth and Housing 21, the latter is said to be a leading not-for-profit provider of retirement housing and extra care for older people of modest means.

Presumably we would want to secure 33% as affordable in line with Policy H3 – am I right Mark?

Jane

Jane Curley (Mrs)
Senior Planning Officer (Majors & Commercial)

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