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**From:** Curley, Jane  
**Sent:** 03 November 2022 19:27  
**To:** Planning Comments (SMDC)  
**Subject:** FW: SMD/2021/0610- Froghall Lane, Cheadle

**Categories:**

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**From:** Hall, Kate  
**Sent:** 18 November 2021 11:55  
**To:** Curley, Jane  
**Subject:** RE: SMD/2021/0610- Froghall Lane, Cheadle

Hi Jane,  
Apologies for the delay in sending comments to you.

The application is outline for up to 228 dwellings. Inline with policy H3 the applicant is proposing a 33% affordable housing contribution, although no tenure mix is suggested by the applicant.

The ministerial statement 24<sup>th</sup> May 2021 introduces the requirement to secure a minimum of 25% of all affordable units secured through developer contributions as First Homes. The MS states that the requirements for FH does not apply for sites with full or outline planning already in place or determined before 28<sup>th</sup> December or applications for full or outline planning permission where there has been significant pre-application engagement which are determined before 28<sup>th</sup> March 2022.

Depending on if the application is to be decided before the 28<sup>th</sup> Dec or 28<sup>th</sup> March 2022 if extensive pre-app has been undertaken, the following mix would apply: 33% affordable housing contribution secured with 25% as First Homes with the remaining 75% delivered in line with the local plan policy H3 60% social/affordable rent and 40% /intermediate shared ownership.

If no First Homes are secured, applicant will need to provide a tenure mix in line with policy H3, 60% social/affordable rent and 40% immediate/ shared ownership.

Properties will need to be NDSS compliant, with an expected bedspaces criterion of 1b2p, 2b4p and 3b5p. The affordable homes secured will need to be distributed across the site and be delivered by a registered provider. The exact location, type and tenure will be agreed at reserved matters stage.

The applicant has approached me directly requesting further guidance on a potential affordable mix which. I will of course cc you into my response.

Kind regards  
Kate

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**From:** Curley, Jane  
**Sent:** 10 November 2021 14:05  
**To:** Hall, Kate  
**Subject:** SMD/2021/0601

Hi Kate  
Please can you do me some comments on this application sometime?

Thanks  
Jane

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

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