

AFFORDABLE HOUSING STATEMENT

In respect of

The Land off Churchill Road, Cheadle, ST10 1DJ

On behalf of

Mr D Oakes



Prepared By

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Lane End
Tedsmore Road
West Felton
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The proposed residential development is submitted in outline including access, with all other matters reserved. The site area is approximately 0.46 hectares, the submitted indicative site layout comprises of 16 dwellings proposing a density of 34.7 dwellings per hectare, once all of the site constraints have been taken in to 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 26th 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.
3. Unless circumstances dictate otherwise and in agreement with the Council, 70% of all affordable dwellings provided on each site should be for 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 stage. 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 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 via a Section 106 agreement, which is considered appropriate, and Draft Heads of Terms are submitted as part of the application.