
From:
Sent: 30 January 2024 17:13
To:
Subject: SMD/2023/0555 Grange Clay Lane

Thank you for the opportunity to comment on application SMD/2023/0555.

Local Plan Policy H3 states residential development of 10 dwellings (or 0.5ha) or more shall provide 33% affordable housing. Affordable housing should normally be provided on-site. Provision off-site or through a commuted sum payment in lieu will only be considered where it will be of broadly equivalent value to on-site provision and it can be robustly justified in delivering affordable homes through mixed and balanced communities.

Policy SS8 identifies Endon as a larger village and states these settlements shall retain and enhance their role as rural service centres. The policy also includes para 2a increasing the range of available and affordable house types, including for first time buyers and families.

The applicant is proposing not to provide any affordable housing on site due to a number of reasons as laid out in the Design and Access Statement para 5.31 -5.33.

In response to para 5.32 "whilst the application site lies wholly within the village development boundary it is located on the periphery of it. All of the village functions and services are located some distance away within the centre of the village. Provision of affordable housing on this site is therefore not considered to be appropriate having regard to the proximity of established shops and services from the site"

My view is that the location is acceptable for affordable housing. The road adjacent to the site, Clay Lane has adequate footways, is well lit and bus stops are located close by, therefore residents would not be dependent upon private transport.

In line with policy H3 a policy compliant contribution would be as follows:

33% = 7 dwellings

First Homes = 2 dwellings

Affordable Rent = 4 dwellings

Intermediate/ shared ownership = 1 dwelling.

The Strategic Housing Market Assessment recommends the following property size and type mix for both market and affordable dwellings.

	Percentage of dwellings
1 bed flat	60%
2 bed flat/ house/ bungalow	
3 bed house/ bungalow	40%
4 bed house	

In addition the 2021 Census data for the electoral ward Brown Edge and Endon identifies the following property mix, any development should works towards achieving the mix identified in the SHMA.

Brown Edge and Endon	Households	Percentage of dwellings
1 bed	53	3%
2 bed	520	25%
3 bed	1,046	51%

4 bed	430	21%
	2,049	

Given the limited allocated sites within Endon and the green belt constraints this is an ideal opportunity to provide much needed affordable housing.

Thanks

Kate

Kate Hall Regeneration Officer

Regeneration Service

High Peak Borough Council and Staffordshire Moorlands District Council

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