

From: [Kate Hall](#)
To: [Planning \(SMDC\)](#)
Cc: [Chris Johnston](#)
Subject: RE: SMD/2024/04000
Date: 04 December 2024 16:43:25
Attachments: [image001.png](#)

Dear Chris,

Thank you for the opportunity to comment on the above application.

The applicant is proposing to deliver 10 bungalows of which 5 would be for 55+. The Planning Statement outlines that the properties are all for the rental market, implying standard private rents, which do not meet the definition of an affordable unit as per the NPPF definition.

The NPPF outlines 12 exception circumstances when development in the Green Belt would be appropriate. One of these is the provision of limited affordable housing.

Para 154 of the NPPF states:

A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- (a) buildings for agriculture and forestry;
- (b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- (c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- (d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- (e) limited infilling in villages;
- (f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- (g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

In order to be considered a rural exceptions site the proposal will also need to be inline with policy H3 which states:

2) unless circumstances dictate otherwise and in agreement with the Council, 60% of all affordable dwellings provided on each site will be social/ affordable housing with the remaining 40% being intermediate.

3. in or on the edge of villages, affordable housing schemes that are of an appropriate scale for the spatial strategy will be permitted on suitable rural exceptions sites which are

well related to services and facilities and where a demonstrable need exists within the local area which cannot otherwise be met by means of provision in the plan. Small numbers of market housing may be allowed at the councils discretion where it would facilitate the provision of significant additional affordable housing to meet the needs of the local community.

Following the introduction of First Homes through the Ministerial Statement in May 2021 and the implementation through the Developer Contributions SPD in October 2023 the Council would seek to secure 25% First Homes, 60% social / affordable rent and 15% shared ownership.

No housing needs survey or supplementary evidence has been submitted to suggested an unmet housing need in the Kingsley Parish.

Having reviewed the proposal, which proposes no affordable housing, this does not align with the affordable housing exemption outlined in the NPPF or policy H3.

Thanks

Kate

Kate Hall Regeneration Officer

Regeneration Service

High Peak Borough Council and Staffordshire Moorlands District Council

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