

Appendices to the Affordable Housing Proof of Evidence of Jamie Roberts MPlan MRTPI

Land to the east of Froghall Road, Cheadle

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Outline application for residential development with access considered
(all other matters reserved)

Land to the east of Froghall Road, Cheadle

Appeal by Bloor Homes NW

January 2025

PINS REF: APP/B3438/W/24/3351035

LPA REF: SMD/2021/0610

TKP REF: M24/1106-03.RPT

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Appendices

- Appendix JRO1 [Freedom of Information Correspondence dated 25 November 2024 and 23 December 2024](#)
- Appendix JRO2 [Relevant Extracts from the Planning Practice Guidance](#)

Appendix JRO1

Freedom of Information Correspondence dated 25 November
2024 and 23 December 2024

Q1. Households on housing register as as 31.3.24 813

Q2. The average waiting times at 31 March 2024 (days) 1 bed= 446, 2 bed = 496, 3 bed = 530, 4 bed = 707.

Q3. The average waiting times at 31 March 2023 (days) 1 bed= 509, 2 bed = 436, 3 bed = 547, 4 bed = 673.

Q4. Number of households on the Council's Housing Register at 31.3.24 specifying as their preferred choice of location
Areas within the Kingsley Parish =6, Areas within the Cheadle Parish =136.

Q5. Number of properties advertised on the Council's Home Options housing Register, and average number of bids per property over the 2023/24 monitoring period shown below

Type of affordable property	Kingsley Civil Parish		Cheadle Civil Parish	
	Number of properties advertised	Average Bids per Property	Number of properties advertised	Average Bids per Property
1-bed affordable dwelling	2	15.5	14	31.6
2-bed affordable dwelling	0	n/a	16	29.5
3-bed affordable dwelling	1	34	6	42.3
4+ bed affordable dwelling	0	n/a	0	n/a

Q6. Any changes the Council has made to its Housing Register Allocations Policy since 2011 including copies of the respective documents, outlining what they entailed.
2016 information available, https://democracy.highpeak.gov.uk/Data/Cabinet/201606141000/Agenda/11.4_housing_allocation_policy_and_choice_based_lettings.pdf
2020 information available, https://democracy.staffs Moorlands.gov.uk/documents/s19649/20201021185703_001616_0002883_HousingAllocationsPolicySMDC2.pdf

Q7. The total number of social housing dwelling stock at 31 March 2024 in the Kingsley Parish or Cheadle Parish.
The local authority is not stock holding, stock was transferred under LSVT in 2001 to Moorlands Housing (now part of Your Housing Group). Further stock (and stock information) is held by other Registered Providers operating in the Staffordshire Moorlands area. Information relating to Registered Providers available <https://www.staffs Moorlands.gov.uk/article/563/Find-a-home>

Q8. The number of social housing lettings in the period between 1 April 2022 and 31 March 2023; and between 1 April 2023 and 31 March 2024 in the following locations:

Location	Social Housing Lettings	
	1 April 2022 to 31-Mar-23	1 April 2023 to 31-Mar-24
Kingsley Civil Parish	5	3
Cheadle Civil Parish	41	36

Q9. The number of households on the Housing Register housed in temporary accommodation within and outside the Staffordshire Moorlands District region on the following dates:

Households in Temporary Accommodation	31-Mar-23	31-Mar-24
Households Housed within Staffordshire Moorlands District	9	8
Households Housed outside Staffordshire Moorlands District	5	7
Total Households	14	15

Q 10. The amount of money spent on temporary accommodation per household within the Staffordshire Moorlands District region, 1 April 2023 to 31 March 2024.
Average temporary accommodation expenditure per household £1849.37.

Q 11. The amount of money spent on temporary accommodation per household outside the Staffordshire Moorlands District region, 1 April 2022 to 31 March 2023.
Average temporary accommodation expenditure per household £1017.02

Q12 - 17 please see table

	Q 12. Net housing completions	Q13. Gross Affordable Housing completions (not including completions within the Peak District National Park Authority)	Q14. Net housing completions in Kingsley parish	Q15. Gross affordable completions in Kingsley Parish	Q16. Net completions in Cheadle (local Plan definition)	Q17. Gross affordable housing completions in Cheadle
2023/2024	232	37	3	0	95	16
2022/2023	242	48	5	0	128	34
2021/2022	177	20	3	0	57	6
2020/2021	207	21	0	0	41	4
2019/2020	203	18	12	0	22	14
2018/2019	165	42	7	0	87	30
2017/2018	142	5	9	0	13	0
2016/2017	128	33	1		4	0
2015/2016	99	19	0		10	0
2014/2015	278	225	1		31	29
2013/2014	78	42	n/a		3	
2012/2013	96	32	n/a		37	
2011/2012	58	16	n/a		1	
2010/2011	110	36	n/a		2	
2009/2010	185		n/a		46	
2008/2009	236		n/a		26	
2007/2008	261		n/a		20	
2006/2007	260		n/a		9	
2005/2006						
2004/2005						
2003/2004						
2002/2003						
2001/2002						
2000/2001						

	Total Temporaray Accommodation (TA) expenditure	Total Households placed in TA	Average cost per household placed in TA	Number of households placed inside District*	Overall cost inside placements	Average cost per household placed inside District	Number of households placed outside District*	Overall cost outside placements	Average cost per household placed outside District
1.4.2022- 31.3.2023	73,225.63	72	1017.02	35	Infromation is not available	Infromation is not available	47	information is not available	information is not available
1.4.2023- 31.3.2024	129,456	70	1849.37	31	Infromation is not available	Infromation is not available	51	information is not available	information is not available

*Please note households can be placed in multiple temporary accommodation placements, for instance B&B accommodation initially then into Registered Provider accommodation

Appendix JRO2

Relevant Extracts from the Planning Practice Guidance



Extracts from Planning Practice Guidance

Appendix JRO2

Section	Paragraph	Commentary
Housing and Economic Needs Assessment	006 Reference ID: 2a-006-20241212	This section sets out that assessments of housing need should include considerations of and be adjusted to address affordability. This paragraph sets out that <i>“an affordability adjustment is applied as housing stock on its own is insufficient as an indicator of future housing need.”</i> This is because: <i>housing stock represents existing patterns of housing and means that all areas contribute to meeting housing needs. The affordability adjustment directs more homes to where they are most needed</i> <i>people may want to live in an area in which they do not reside currently, for example to be near to work, but be unable to find appropriate accommodation that they can afford.</i> <i>“The affordability adjustment is applied in order to ensure that the standard method for assessing local housing need responds to price signals and is consistent with the policy objective of significantly boosting the supply of homes. The specific adjustment in this guidance is set at a level to ensure that minimum annual housing need starts to address the affordability of homes.”</i>
Housing and Economic Needs Assessment	018 Reference ID 2a-01820190220	Sets out that <i>“all households whose needs are not met by the market can be considered in affordable housing need. The definition of affordable housing is set out in Annex 2 of the National Planning Policy Framework”</i> .
Housing and Economic Needs Assessment	019 Reference ID 2a-01920190220	States that <i>“strategic policy making authorities will need to estimate the current number of households and projected number of households who lack their own housing or who cannot afford to meet their housing needs in the market. This should involve working with colleagues in their relevant authority (e.g. housing, health and social care departments)”</i> .
Housing and Economic Needs Assessment	020 Reference ID 2a-02020190220	The paragraph sets out that in order to calculate gross need for affordable housing, <i>“strategic policy-making authorities can establish the unmet (gross) need for affordable housing by assessing past trends and current estimates of:</i> <i>the number of homeless households;</i>

		• <i>the number of those in priority need who are currently housed in temporary accommodation;</i> • <i>the number of households in over-crowded housing;</i> • <i>the number of concealed households;</i> • <i>the number of existing affordable housing tenants in need (i.e. householders currently housed in unsuitable dwellings); and</i> • <i>the number of households from other tenures in need and those that cannot afford their own homes, either to rent, or to own, where that is their aspiration."</i>
Housing and Economic Needs Assessment	024 Reference ID 2a-02420190220	The paragraph states that <i>"the total need for affordable housing will need to be converted into annual flows by calculating the total net need (subtract total available stock from total gross need) and converting total net need into an annual flow based on the plan period"</i>. It also details that: <i>"An increase in the total housing figures included in the plan may need to be considered where it could help deliver the required number of affordable homes."</i>
Housing Supply and Delivery	022 Reference ID: 68-031-20190722	With regard to how past shortfalls in housing completions against planned requirements should be addressed, the paragraph states: <i>"The level of deficit or shortfall will need to be calculated from the base date of the adopted plan and should be added to the plan requirements for the next 5 year period (the Sedgfield approach)..."</i>
Housing Needs of Different Groups	001 Reference ID: 67-001-20190722	Sets out the relationship between affordable housing need and overall housing need: <i>"This need [for specific groups of people] may well exceed, or be proportionally high in relation to, the overall housing need figure calculated using the standard method. This is because the needs of particular groups will often be calculated having consideration to the whole population of an area as a baseline as opposed to the projected new households which form the baseline for the standard method."</i>