

From: [Jane Curley](#)
To: [Planning Comments \(SMDC\)](#)
Subject: FW: SMD/2022/0667 Uttoxeter Road, Tean
Date: 25 June 2025 16:26:22
Attachments: [image001.png](#)

From: Kate Hall
Sent: 25 June 2025 16:01
To: Jane Curley
Subject: SMD/2022/0667 Uttoxeter Road, Tean

Hi Jane,

Apologies for the delay in responding to the consultation request. I've reviewed the Affordable Housing Plan 1706 rev A (3/3/2025), and my comments are based on this latest version. It appears that the housing contribution remains unchanged since my previous feedback in June 2024.

	Property type	Tenure	No. of bedrooms	GIFS	NDSS/ bedspace criterion	NDSS requirements
Plot 19	House	Shared ownership	2b4p	79.2 sqm	Yes	79sqm
Plot 20	House	Shared ownership	2b4p	79.2sqm	yes	79sqm
Plot 21	Apart GF	Affordable Rent	1 bed	50.5 sqm	Yes	50sqm
Plot 22	Apart FF	Affordable Rent	1 bed	54.5 sqm	yes	50sqm
Plot 23	Apart GF	Affordable Rent	1 bed	50 sqm	Yes	50sqm
Plot 24	Apart FF	Affordable Rent	1 bed	54.5sqm	Yes	50sqm
Plot 25	House	Affordable Rent	2 bed	79.2 sqm	Yes	79sqm
Plot 26	House	Affordable Rent	2 bed	79 sqm	Yes	79sqm
Plot 27	House	Shared ownership	2 bed	79.7sqm	Yes	79sqm
Plot 28	House	Shared ownership	2 bed	79.7 sqm	Yes	79sqm

Design and Access Statement (Pg 11) notes that the mix addresses local need as outlined within the Housing Needs Study, and referred to within the emerging Neighbourhood Plan.

Para 3.4 (1) of the Neighbourhood Plan notes – An increase in the need for 1 and 2-bed apartments/ houses/ bungalows, particularly in the social rented sector.

Whilst this one consideration, it is important to maintain a balanced approach. The Local Plan still carries weight, which refers to the SHMA (or successor document) and recommends a 60% 1/2 bedroom and 40% 3/4 bedroom mix. I'm of the view that including 1,2 and a small number of 3 bed properties would be preferable as per my comments in June 2024.

My earlier reference to the requirement for First Homes is now outdated, following amendments to the NPPF in December 2024. The mix delivered should align with policy H3, which seeks to secure 60% affordable/ social rent with the remaining 40% as shared ownership/ intermediate.

Thanks
Kate

Kate Hall Regeneration Officer
Regeneration Service

High Peak Borough Council and Staffordshire Moorlands District Council

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Please note my working days are Tuesday to Thursday



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