

From: [Chris Johnston](#)
To: [Planning Comments \(SMDC\)](#)
Subject: FW: SMD/2025/0243 Manifold Drive, Cheadle - Outline
Date: 27 August 2025 10:55:21
Attachments: [image001.png](#)
[image002.png](#)

Sent: 26 August 2025 11:39

To: Chris Johnston

Subject: SMD/2025/0243 Manifold Drive, Cheadle - Outline

Hi Chris,

The Outline application for 50 dwellings would require under policy H3 an 33% affordable housing contribution to be secured via a S106 agreement. The policy stipulates a requirement for the affordable housing to comprise 60% affordable/social rent and 40% intermediate (shared ownership). Para 7.36 of the applicants planning statement suggests they would seek to provide a mix of First Homes, affordable rent and shared ownership. However, following amendments to the NFFP Dec 2025, the Council is no longer actively seeking to secure First Homes and this would not be acceptable.

As the application is outline, no proposed affordable property mix has been provided. The affordable housing obligations will be secured through a S106 which will require the landowner to provide an affordable housing scheme at each reserved matters where the numbers, type and location of the affordable units will be agreed.

In line with the Developer Contributions SPD, the S106 will secure that the affordable units meet the space standards which seek to maximise flexibility in the lettings process, 2b4p 79sqm, 3b5p 93sqm and 4b6p 106sqm.

The affordable units will be transferred to a registered provider, and should be tenure blind and designed as an integral part of the development as par H3 (4).

Thanks

Regeneration Officer
Regeneration Service
High Peak Borough Council and Staffordshire Moorlands District Council

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