

**Land off Well Street, Cheadle, Stoke On Trent ST10 1EX.**

**Application For Full Planning Permission**

**Affordable Housing Scheme**

Your Housing Group, a Registered Social Landlord (RSL), owns the freehold of the proposed 18 properties, associated landscaping and infrastructure covered by this planning application with roads and sewers subject to adoption by the Highway Authority and Water Authority.

A minimum of 100% of the new build dwellings constructed on this site, will be Affordable Housing within the meaning of Annex 2 of the National Planning Policy Framework (NPPF) (or any successor guidance) ("the Affordable Dwellings") or such other percentage as may be agreed by the council (such agreement not to be unreasonably withheld or delayed).

The current proposal is to deliver 100% of the Affordable Housing as Social Rent as defined in the Capital Funding Guide, which contains the rules and procedures for the Homes England's Affordable Homes Programmes; or any successor rent regime approved by guidance issued by that organisation or any successor thereto, unless otherwise agreed in writing by Staffordshire Moorlands District Council.

The conditions relating to affordable housing within this Affordable Housing Scheme shall not be binding upon a mortgagee or chargee (or any receiver (including an administrative receiver)) appointed by such mortgagee or chargee or any other person appointed under any security documentation to enable such mortgagee or chargee to realise its security or any administrator (howsoever appointed) including a housing administrator (each a Receiver) of the whole or any part of the Affordable Housing or any persons or bodies deriving title through such mortgagee or chargee or Receiver. The conditions shall also not be binding on a person exercising the Right to Acquire or the Right to Buy, or any person who acquires a 100% interest in a dwelling pursuant to a shared ownership lease or shared equity arrangement or any successor in title thereto should the tenure be amended from Social Rent.

A JCT Design and Build contract for the construction of the proposed 18 units will be entered into by Your Housing Group and a Main Contractor following receipt of the planning approval and following a compliant tender process.

Each Social Rent dwelling shall initially and at all subsequent times upon a vacancy arising be allocated to a person who are adjudged by the Council or Registered Provider (whichever the case may be) to need affordable housing. Such allocations shall be made in accordance with the criteria set out in the Council's allocation scheme, local lettings policy and nominations agreement between the Council and Your Housing Group, or any successor policy or agreement issued by the Council and or Your Housing Group.