

[REDACTED]

From: Chris Johnston
Sent: 09 July 2026 17:35
To: Planning Comments (SMDC)
Subject: FW: SMD 2026 0177 Reserved Matters application for 37 dwellings, land south of Thorley Drive, Cheadle

Categories: [REDACTED]

SMD 2026 0188 (not 0177)

SMDC Housing Officer Consultation Response

Chris Johnston Senior Planning Officer

Planning

High Peak Borough Council and Staffordshire Moorlands District Council

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From: Kate Hall [REDACTED]
Sent: 09 July 2026 16:46
To: Chris Johnston [REDACTED]
Subject: RE: SMD 2026 0177 Reserved Matters application for 37 dwellings, land south of Thorley Drive, Cheadle

Hi Chris,

SMD/2026/0188

The proposed affordable housing provision meets the requirements of the Staffordshire Moorlands local Plan H3(1), proposing a 33% affordable housing contribution. However, whilst the applicant has referenced Policy H3 (2), and the required 60/40% tenure split within the supporting documentation. I have been unable to identify any information confirming the proposed tenure split of the 45 affordable dwellings within the scheme.

The submitted site layout plans identify which units are proposed as affordable housing but do not distinguish between Affordable Rent and intermediate tenure units. Could clarification please be sought regarding the proposed affordable housing tenure mix.

Below is the ward based on census data with the calculation of the percentage of dwellings for Cheadle SE and the property size and type recommended by the SHMA.

2021 census merged ward	All categories: Number of bedrooms	1-bed	2-bed	3-bed	4 or more bed

Cheadle SE	1,622	126	484	733	279
% of housing stock	100%	7.8%	29.8%	45.2%	17.2%
<i>Proposed scheme</i>	<i>135</i>	<i>0</i>	<i>68</i>	<i>46</i>	<i>21</i>
	<i>100%</i>	<i>0%</i>	<i>50.4%</i>	<i>34.1%</i>	<i>15.5%</i>
<i>Affordable Housing Units</i>	<i>45</i>	<i>0</i>	<i>37</i>	<i>8</i>	<i>0</i>
	<i>100%</i>	<i>0%</i>	<i>82.2%</i>	<i>17.8%</i>	<i>0</i>

SHMA recommendations	Property type and size	<i>Proposed scheme (all units)</i>	<i>Affordable housing units</i>
1-bed flat / house / bungalow	60%	50.4%	82.2%
2-bed flat/house/bungalow			
3-bed house/bungalow	40%	49.6%	17.8%
4-bed house			

Apologies, I've not had the opportunity to review the Home Options data which in addition to the SHMA would give a more up to date indication of the affordable housing local need. I will forward this information onto you shortly,

Both the proposed affordable properties types Covenham 2b4p @79.8sqm and Holgate 3b5p @ 94.6sqm meet the NDSS requirements and Space standards set out in the Developer Contribution's SPD.

From: Chris Johnston <[REDACTED]>
Sent: 08 July 2026 18:03
To: Kate Hall [REDACTED]
Subject: RE: SMD 2026 0177 Reserved Matters application for 37 dwellings, land south of Thorley Drive, Cheadle

Hi Kate

I have not received the FVA yet and can understand you are not able to comment until this has been received.

There is a corresponding full application for over 100 houses on the wider land under SMD 2026 0188 (consultations in late May). Is there any chance you could look at this too by the end of the week if at all possible?

Thanks

Chris Johnston Senior Planning Officer

Planning

High Peak Borough Council and Staffordshire Moorlands District Council

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From: Kate Hall <[REDACTED]>

Sent: 08 July 2026 10:58

To: Chris Johnston <[REDACTED]>

Subject: RE: SMD 2026 0177 Reserved Matters application for 37 dwellings, land south of Thorley Drive, Cheadle

Hi Chris,

Apologies for the delay. I'm still working through the backlog of emails.

The site gained outline planning approval SMD/2020/0502. The S106 agreement dated 22nd October 2024 secured 33% affordable housing.

Para 8.4 of the Planning Compliance Statement - ...the provision of affordable housing on the site would deem the development unavailable and this position will be bolstered through a Viability Assessment which will be submitted in due course.

Have we received the FVA? I couldn't see any reference in the file. I'm unable to comment fully on this application until the FVA has been received and independently assessed.

Many thanks

Kate

From: Chris Johnston <[REDACTED]>

Sent: 03 July 2026 16:58

To: Kate Hall <[REDACTED]>

Subject: SMD 2026 0177 Reserved Matters application for 37 dwellings, land south of Thorley Drive, Cheadle

Hi Kate

Have you managed to have a look at this one yet?

Thanks

Chris Johnston Senior Planning Officer

Planning

High Peak Borough Council and Staffordshire Moorlands District Council

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