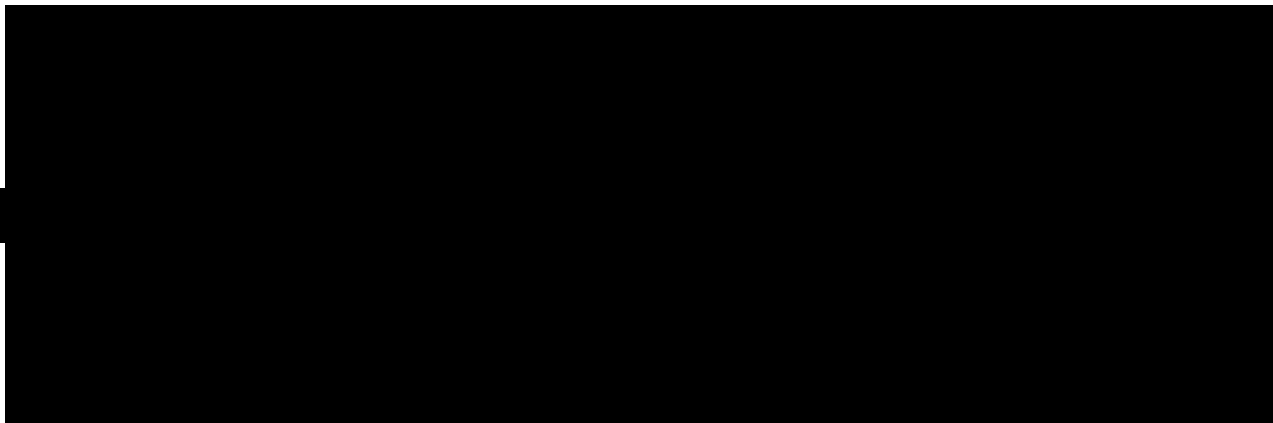
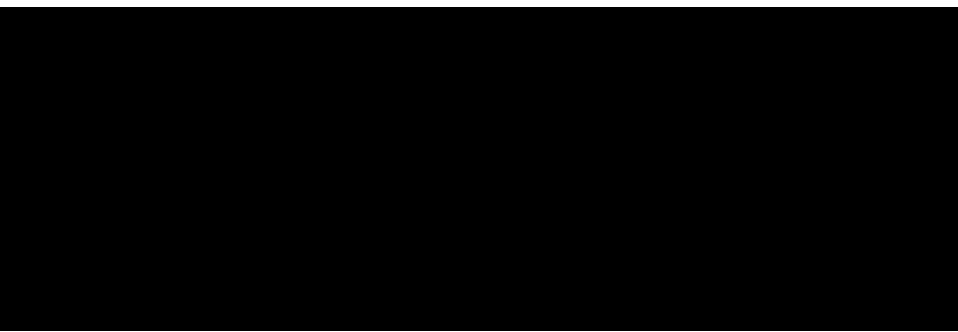




[Redacted]
Sent: 05 August 2026 12:31

[Redacted]
Subject: RE: SMD/2025/0528

Hi Chris,

The applicant, Your Housing group (YHG) is proposing to deliver 18 affordable dwellings on the site. Whilst this is welcomed, it should be noted that policy H3 requires 33% affordable housing provision on developments of 10 or more dwellings. On this basis, 6 dwellings will be secured through a S106 agreement.

However, should the development come forward as a wholly affordable housing scheme as currently anticipated, YHG will be able to utilise Homes England SAHP funding across all units. This arrangement should be secured and clearly defined within the S106 agreement.

The proposed accommodation schedule comprises:
7x 2b4p (79sqm)
5x3b5p (93sqm)
6 x 1b2p (50 and 56.8sqm)

An assessment of the proposed housing mix against the existing housing stock within the Cheadle South East ward and recommendations of the SHMA has been undertaken. The development would increase the proportion of smaller dwellings within the ward and assist in rebalancing the housing stock towards the SHMA recommendations.

2021 census	All categories:	1-bed	2-bed	3-bed	4 or more bed
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merged ward	Number of bedrooms				
Cheadle SE	1,622	126	484	733	279
% of housing stock	100%	7.8%	29.8%	45.2%	17.2%
<i>Proposed scheme</i>	18	6	7	5	0
	100%	33.3%	38.9%	27.8%	0%

SHMA recommendations	Property type and size	Proposed scheme (all units)
1-bed flat / house / bungalow	60%	34.6%
2-bed flat/house/bungalow		
3-bed house/bungalow	40%	65.4%

The dwellings proposed meet the National Described Space Standards (NDSS) and space standards as set out within the Developer Contribution's SPD.

Regards
Kate

Hi Kate

Yes please, even if it is a simple one-liner.

Thanks

Chris Johnston Senior Planning Officer

Planning

High Peak Borough Council and Staffordshire Moorlands District Council

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Hi Chris,
Do you still require comments from me on the Well Street, Robina Drive Cheadle application ?

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 - Thursday



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