

**Statement of Support in Respect of Planning Application No 15/22274M Land off, School Lane,  
Marton, Cheshire**

Peaks and Plains are a prominent social landlord that own and manage approximately 5,000 properties across Cheshire East and High Peak, whilst adding to the portfolio by building affordable housing and obtaining Section 106 units. We would like to confirm our support for the above proposed development submitted by Hollins Strategic Land LLP.

The Trust has been providing much needed affordable homes since 2006 and in Marton we own and manage seven properties and experience a very low rental turnover.

There is a very high demand for a mixture of accommodation and within that a specific demand for affordable housing. The Trust has had a limited number of properties become available since the launch of Choice Based Lettings in 2010. The majority have been for over 55's accommodation with only ten being available for general needs. The bid average on these properties was 48.5 bids per property, demonstrating high levels of demand for the area. Whilst the small turnover only gives us limited information on the housing requirements of the area our Lettings would support new properties in this area and have previously had enquiries for properties in Marton giving comfort that the new homes would be let without difficulty

The proposed development is for a mixture of family homes and these are favourable sizes for us to let. The proposed unit types will help meet the housing needs of the area as identified by the SHMA. The annual net affordable housing requirement for Macclesfield Rural is 10no, 2 and 3 bed properties between 2013/14 to 2017/18.

Reviewing the current housing market within Marton there are currently no two and three bedroom properties for sale or to rent. Previous sale properties have high sale prices and first time rents/buyers may find it hard to stay in the local area. The proposed affordable units could allow people to stay in the local area rather than having no choice but to move to a more affordable location.

Within the Trust's current stock there are many rural properties which do not have a main gas supply. The absence of mains gas and use of liquefied petroleum gas, electric heating or the use of air source heat pumps is common practice in these areas. We envisage this to have no impact of the amount of interest we would receive on properties in this area, given the lack of affordable housing. We have found the letting of new properties not on gas mains to be no different to those connected and the potential tenants are aware.

Based on the information we have been provided and our years of experience in letting rural properties, Peaks and Plains would like to take the affordable element of this proposed build.

Laura Jones- Campbell, Development Officer

Peaks and Plains Housing Trust