

Draft S106 Heads of Terms

Our Ref:267

Planning Application Ref: 133036/DEM/2022

Address : Openshaw AEU Club, 14 Club Street, Manchester

Date: 03.04.22

Subject: Affordable Housing Undertaking

- 1.1 The Manchester Local Development Framework Core Strategy Plan Development Document (adopted 11th July 2012), identifies under Policy H8 Affordable Housing, the requirement that new residential development shall adhere too.
- 1.2 The application is for more than 15 new 'units' and on a Site of more than 0.3ha. The policy requests the provision of a target of 20% (as a starting point) for provision of the homes to be affordable.
- 1.3 The Applicant KMM Homes undertakes to deliver 20% of the 26 homes as affordable dwellings.
- 1.4 The Applicant will work with the Local Planning Authority over whether there is a preference for delivery on site or as an off site provision.
- 1.5 Based on 26 homes the applicant underrates to deliver 5.5 homes as affordable. If the LPA wish to see on site delivery, the application will provide 5 dwelling houses as affordable and provide a commuted sum contribution equal; to the 0.2 requirement for the LPA to allocate to another appropriate provision.
- 1.6 The Applicant acknowledges the tenure split request of policy H8, which states it is envisaged that 5% of new housing provision will be social or affordable rented and 15% will be intermediate housing. The Applicant will work with the LPA during the determination to clarify this and will undertake to submit top the LPA

- 1.7 Alternatively, a clause could be provided within the S106 agreement along the following lines:

“To provide to the Council the affordable Housing Tenure Plan (such approval not to be unreasonably withheld or delayed) in writing and once approved the Development shall proceed in accordance with the Affordable Housing tenure Plan.”

- 1.8 During determination of the application The Applicant in discussions with the LPA shall provide to the Council a Affordable Housing Location Plan to identify and provide clarification of the proposed affordable plots, if the council consider on site provision shall be their preference.

- 1.9 Parties eligible for the affordable homes shall meet a specified criteria. Which shall include but which may not be exhaustive:

- Any person or persons borne within 5 kilometres of the site,
- Any person or persons borne within 5 kilometres of the site that has had to move away form the area due to lack of affordable homes;
- Any person or persons that has immediate family within 5 Kilometres of the site (Mother, father, brother, sister), that wishes to move back to the area but following means testing, requires an affordable home; and
- Any person or person that works within 5 kilometres of the site and has been employed at that location for a minimum of 2 years, but whom (following means testing) requires and affordable house in order to live close to their place of work.

- 1.10 The affordable homes as identified shall remain so in perpetuity for the category of persons listed in paragraph 1.8 above.

Summary

- 1.11 The Applicant undertakes to meet planning policy H8 and provide for 20 % of the homes as affordable.
- 1.12 In discussion with the LPA, the Applicant will identify the tenure split of the homes.

- 1.13 In discussion with the LPA, if onside requirement is preferred by the council, the Applicant will provide an Affordable Housing Locations Plan, that identifies the location of the affordable homes.

End.