



Portwood Developments Ltd

AFFORDABLE HOUSING STATEMENT



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AFFORDABLE HOUSING STATEMENT

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WSP

8 First Street

Manchester

M15 4RP

Phone: +44 161 200 5000

WSP.com

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Prepared by	Matthew Hard MRTPI	
Signature		
Checked by	Matthew Hard MRTPI	
Signature		
Authorised by	Doug Hann MRTPI	
Signature		
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1 INTRODUCTION

1.1.1. WSP has prepared this Affordable Housing Statement on behalf of Portwood Developments Ltd, in support of a detailed planning application for residential development at 87 Rochdale Road, Manchester.

1.1.2. The Affordable Housing Statement meets the criteria of the Manchester City Council Validation Checklist, which requires:

“On schemes for 15 or more dwellings a statement will be required which sets out how the proposals contributes to the housing mix in the city; and

- **The number of proposed units that fall into the Council’s definition of affordable housing;**
- **The type of housing being proposed (social rent, shared ownership etc);**
- **Where no affordable housing is being proposed, a full un-redacted viability assessment will be submitted; and**
- **Why the proposal meets any other policy exception.**

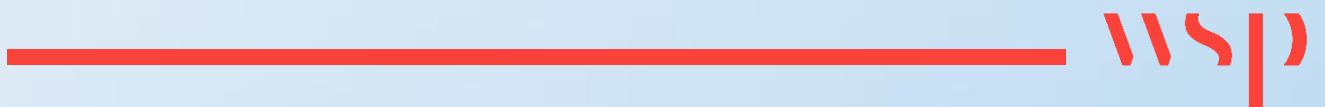
The statement should also include for all types of housing:

- **The total number of residential units;**
- **The mix of units, with number of bedrooms.”**



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AFFORDABLE HOUSING STATEMENT

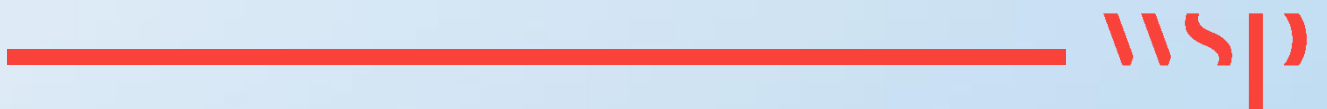


2 AFFORDABLE HOUSING STATEMENT

- 2.1.1. This planning application proposes 237 new homes.
- 2.1.2. Of these, there will be:
- 39x 1-bed, 1-person apartments;
 - 38x 1-bed, 2-person apartments;
 - 71x 2-bed, 3-person apartments;
 - 75x 2-bed, 4-person apartments;
 - 3x 2-bed, 3-person duplexes;
 - 4x 2-bed, 3-person duplexes;
 - 6x 3-bed, 5-person duplexes;
 - 1x 3-bed, 6-person duplex.
- 2.1.3. No affordable dwellings are proposed.
- 2.1.4. **Core Strategy Policy H8** states that:
- 2.1.5. **“either an exemption from providing affordable housing, or a lower proportion of affordable housing, a variation in the proportions of socially rented and intermediate housing, or a lower commuted sum, may be permitted where either a financial viability assessment is conducted and demonstrates that it is viable to deliver only a proportion of the affordable housing target of 20%; or where material considerations indicate that intermediate or social rented housing would be inappropriate. In the latter case, such circumstances could include...”**
- 2.1.6. Planning Practice Guidance sets out that Local Planning Authorities should seek to work with interested parties to promote their development. To incentivise the bringing back into use of sites, Local Planning Authorities should: “Take a flexible approach in seeking levels of planning obligations and other contributions to ensure that the combined total impact does not make a site unviable.”
- 2.1.7. A Financial Viability Assessment is submitted to accompany the planning application which considers the financial viability of the proposals, taking into account development costs and the anticipated value of the proposed development on completion. This will be used to determine if the development can contribute to the delivery of affordable housing.
- 2.1.8. The Assessment will be scrutinised by MCC and any third-party advisor, however, as submitted it concludes that the proposed development is not able to make any contribution to affordable housing.
- 2.1.9. A financial viability assessment accompanies this application, justifying that 20% affordable homes cannot be provided. A main influencer on this conclusion is the £1.7m being invested in creating public realm as part of the proposals.

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CONCLUSION



3 CONCLUSION

- 3.1.1. The application proposes a total of 237 new homes, including a mix of duplexes and different-sized apartments.
- 3.1.2. The proposed development includes the creation of substantial areas of public realm and improvements to surrounding public realm in an area currently degraded by existing uses and sterile brownfield land.
- 3.1.3. Therefore, due to the findings of the financial viability appraisal, no affordable homes are proposed within this scheme.
- 3.1.4. Notwithstanding the above, a high quality residential-led development in this area of Manchester, which is a key part of the development growth aspirations of Manchester City Council, will assist in diversifying the housing market in the area and would deliver a number of tangible benefits. These include developing an under-utilised site which currently detracts from the vitality and viability of the area, into a well-designed new development and deliver 237 quality homes and ground floor commercial uses on this prominent site.



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