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AFFORDABLE HOUSING STATEMENT

**Former Westwood Nursing Home, 8
Polygon Road, Manchester.**



Former Westwood Nursing Home,
8 Polygon Road,
Manchester,
M8 5DD

AFFORDABLE HOUSING STATEMENT

Applicant :

T & A Textiles and Hosiery Ltd

Date :

29/07/2021



Planning Statement

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Chapter 1

Introduction

- 1.1. De Pol Associates Ltd are retained by T & A Textiles and Hoisery Ltd to consider the affordable housing requirement associated with the proposal to erect a four storey apartment building submitted under the planning application reference number 128475/FO/2020. The application relates to the former Westwood Nursing Home, 8 Polygon Road, Manchester.
- 1.2. This Statement provides a brief description of the proposed development together with an appraisal of the affordable housing requirement. It should be read in conjunction with the accompanying application documents.



Chapter 2

Site Location, Description and Proposals

- 2.1. The application site is set within the urban area of Crumpsall, Manchester and is located on the corner of Polygon Road and Crumpsall Lane.
- 2.2. The site comprises a building which was formerly used as a residential care home up until May 2013 at which point the care home closed and the building fell vacant. In 2015 a planning application was submitted and approved under reference: 108021/FO/2015/N1 for a conversion of the building to create nine self-contained apartments. It is understood that this permission was never implemented and has now lapsed, meaning the building has remained vacant since 2013.
- 2.3. The existing vacant building comprises a total of 924 square metres in floorspace. The basement measures 145 square metres, the ground floor measures 375 square metres, the first floor measures 356 square metres and the second floor measures 48 square metres.
- 2.4. The applicant seeks to convert the existing building to create 25 apartments with associated car parking.
- 2.5. The basement will be increased to a floorspace of 207 square metres which will be used to accommodate a one bedroom apartment. This will be created in the north west corner of the original building. The rest of the basement will be used for a two bedroom apartment, a secure bike store and the existing stairwells.
- 2.6. The ground floor floorspace will be increased to 444 square metres and will accommodate five one bedroom apartments and two x two bedroom apartments. As shown on the submitted plans, this will involve the part demolition of the current ground floor structure and the erection of a new building structure in the south west corner.
- 2.7. The first floor is proposed to accommodate a further five x one bedroom apartments and three x two bedroom apartments. This will increase the floorspace of this floor to 480 square metres.



- 2.8. The second floor will contain two x one bedroom apartments and three x two bedroom apartments which will predominantly be sited in the southern end of the building. As a result the second floor floorspace will be increased to 326 square metres.
- 2.9. A dormer is proposed to allow for the creation of a third floor. This will be used to contain three x two bedroom apartments with a total floorspace of 229 square metres.
- 2.10. The proposed total floorspace will be 1,686 square metres.



Chapter 3

Policy Context

- 3.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The development plan for this application is the adopted Manchester City Council Core Strategy, the Greater Manchester Joint Waste DPD and the Greater Manchester Joint Minerals DPD.
- 3.2. Other material policy considerations to be balanced against the Development Plan include the National Planning Policy Framework (Framework or NPPF) and national Planning Practice Guidance (PPG).
- 3.3. Policy H8 of the Manchester City Council Core Strategy has an affordable housing requirement of 20% for any new housing developments on application sites of 0.3 hectares or above, or applications where fifteen or more units are proposed.
- 3.4. The NPPF is a significant material consideration and sets out the Government's policy in relation to affordable housing provision. It states in paragraph 63 that *"to support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount"*. Footnote 28 to paragraph 63 clarifies that this should be equivalent to the existing gross floorspace of the existing buildings.



Chapter 4

Affordable Housing Requirement

- 4.1. Policy H8 of the Core Strategy requires 20% affordable housing within new residential development, which equates to five affordable units out of the proposed twenty five apartments.
- 4.2. However, as the development involves the conversion of an existing vacant building NPPF paragraph 63 requires this affordable housing contribution to be reduced by a proportionate amount. Footnote 28 defines a proportionate amount as being equivalent to the existing gross floorspace of the existing buildings
- 4.3. As identified in Chapter 2, the gross floorspace of the existing building totals 924sq metres. The gross floorspace of the proposed building totals 1,686sq metres. Consequently, the gross floor space of the existing building is 54.81% of the gross floor space of the proposed building.
- 4.4. Following the definition as set out in NPPF footnote 28, the affordable housing requirement should therefore be reduced by 54.81%. This equates to 2.74 units thereby reducing the affordable housing requirement from 5 units to 2.26 units, which when rounded to the nearest whole number equals 2 affordable housing units required.
- 4.5. In accordance with Core Strategy Policy H8, the affordable housing requirement will be provided in the form of two intermediate rent units which will be marketed at a rate of 80% of the standard market rent price for those units.



Chapter 5

Conclusion

- 5.1. Manchester City Council have an affordable housing requirement of 20% as set out in Core Strategy Policy H8, which equates to 5 affordable housing units in the proposed scheme for 25 apartments.
- 5.2. Paragraph 63 of the NPPF states that where vacant buildings are being reused or redeveloped any affordable housing contribution due should be reduced by a proportionate amount.
- 5.3. The gross floorspace of the existing building is calculated a 54.81% of the proposed gross floorspace and therefore the affordable housing contribution should be reduced accordingly.
- 5.4. The total affordable housing requirement for this application is therefore two units.
- 5.5. In compliance with Core Strategy Policy H8, the proposal is to provide these 2 affordable units in the form of Intermediate Rent at 80% of the market value.