

AFFORDABLE HOUSING STATEMENT

FULL PLANNING APPLICATION FOR DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF BUILDING PROVIDING RESIDENTIAL APARTMENTS (USE CLASS C3) WITH ASSOCIATED CAR PARKING, AMENITY SPACE AND ACCESS 112 KENYON LANE, MANCHESTER M40 9DH

This Affordable Housing Statement has been prepared on behalf of the applicant, Adelphi (Kenyon Lane) Developments Limited, to support an application seeking full planning consent for the erection a residential apartment building. It should be read alongside the Planning Statement which provides a full justification for the scheme in planning terms, including affordable housing.

This statement complies with the requirement of Core Strategy Policy H8, as set out in the Council's validation checklist.

Type of housing proposed

The proposal involves demolition of the existing building and construction of a four storey building providing 33 apartments (Use Class C3) with associated car parking, amenity space and access.

Provision of dwellings is as follows:

- 3x one-bedroom apartments; and
- 30x two-bedroom apartments.

Affordable housing

Policy H8 requires provision of affordable housing or an equivalent financial contribution on sites of 0.3ha and above, or where 15 or more units are proposed. The starting point for provision is 20%. Of new housing provision, 5% is anticipated to be social or affordable rent, and 15% intermediate housing.

The scheme provides the necessary quantum of affordable housing to comply with relevant policies. This comprises 20% of 33 units, ie 7 units. The applicant welcomes discussion on the Council's preferred tenure split in terms of social/affordable rent or intermediate products.

How the proposals contribute to the housing mix in the city

The site is located within the North Manchester Area and the Inner Area where residential use is supported by Policies H3 and SP1. The proposal will contribute to the aim of these policies, which seek new residential development. The provision of one- and two-bedroom apartments and the high quality nature of the scheme responds to the policies' focus on development which makes a positive contribution to creating neighbourhoods of choice where there is a range of dwelling types.

It aligns with Policy H3 which seeks residential development that changes the character of North Manchester and supports economic growth.

The applicant has specified the type and size of dwellings in response to the requirements of the local market. The provision of one- and two-bedroom apartments enhances choice, in line with

national policy. The dwellings will appeal to young professionals and older downsizers. As well as providing these occupiers with a high-quality dwelling choice, it will free up family homes for those who will occupy them fully, encouraging young people out of shared accommodation and 'empty nesters' from family homes which their adult children have left. This will have economic benefits in retaining and attracting local residents.