Chorlton Precinct, Manchester

Affordable Housing Statement

1.1 As set out in detail within the planning statement accompanying the application submission, the scheme proposes the construction of 262no. dwellings.

Planning Policy

1.2 **Adopted Core Strategy Policy H8 (*Affordable Housing*)** sets out the following requirements for affordable housing or an equivalent financial contribution and currently applies to all residential developments on sites of 0.3 hectares and above or where 15 or more units are proposed. The policy details that:

1. *New development will contribute to the City-wide target for 20% of new housing provision to be affordable. Developers are expected to use the 20% target as a starting point for calculating affordable housing provision. It is envisaged that 5% of new housing provision will be social or affordable rented and 15% will be intermediate housing, delivering affordable home ownership options.*

2. *The proportion of affordable housing units will reflect the type and size of the development as a whole; and where appropriate provision will be made within Section 106 agreements to amend the proportion of affordable housing in light of changed economic conditions, subject to a financial viability assessment.*

3. *Affordable housing units will be inclusively designed to reflect the character of development on the site.*

4. *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.*

1.3 Thereafter, **adopted Places for Everyone (PfE) Policy JP-H2 (*Affordability of New Housing)*** confirms that substantial improvements will be sought in the ability of people to access housing at a price they can afford.

1.4 Manchester City Council ('MCC') define Affordable Housing as follows:

'To be classed as affordable a property must cost no more, in rent or mortgage, than 30% of the current average gross household income of a Manchester resident of £27,000 (both earned or through benefits). This equates to up to £675 per month for rent and up to £121,500 (excluding deposit) to buy a home'.

Financial Viability

1.5 A detailed financial viability assessment (FVA) has been prepared by CBRE and forms part of the planning application submission. The FVA is informed by the applicant's latest cost plan, dated March 2025, prepared by Russell Bolton Consulting.

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1.6 The FVA tests the financial viability of the proposed residential development against the statutory development plan policy requirements set out in adopted Core Strategy policy H8.

1.7 The FVA demonstrates that the application proposal cannot viably support the policy aspiration for 20% of proposed dwellings to be affordable (as per policy H8 clause 1). Accordingly, having regard to policy H8 (clause 4), an exemption from providing affordable housing has been demonstrated and thus the policy compliant affordable housing requirement is nil (zero provision).

Affordable Housing Proposal

1.8 Whilst the scheme has demonstrated compliance with adopted Core Strategy policy H8 with a nil provision, the applicant is proposing to provide 20% affordable housing by applying to Homes England for grant funding to support the capital costs of developing affordable housing for rent or sale.

1.9 Subject to successful receipt of grant funding, the proposed scheme would provide 53no. 'affordable' residential units (20% of the 262 overall proposed residential unit scheme) of which:

- A total of 49no. affordable units (18.7% of the overall unit total) would be defined as social-rented and operated by Southway Housing Trust
- A further 4no. units (1.5% of overall unit total) would be located within Blocks A and C and would be sold by PJL at a discounted to 80% of market value.

1.10 The affordable housing breakdown is as follows:

UNIT MIX	AFFORDABLE HOMES (BLOCKS E AND F)	DISCOUNTED MARKET SALE (BLOCKS A AND C)
1Bed 2persons	16	
2Bed 3persons	16	4
2Bed 4persons	17	
3Bed	0	
Penthouse	0	
Total (out of 262 units)	49 (18.7%)	4 (1.5%)

1.11 All units will meet Nationally Described Space Standards (NDSS) and comply with Part M4(2) Category 2 – Accessible and Adaptable dwellings (as per adopted Places for Everyone policy JP-H3 which forms part of the statutory development plan.

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The Operator (Social Rent Provision)

1.12 Whilst this is not an application for a personal planning permission, Southway Housing Trust is joint applicant for the purposes of the planning application. Southway is a committed and forward-thinking not-for-profit local housing company, which is passionate about providing excellent homes and outstanding customer care.

1.13 Southway owns and manages over 6,000 homes and are striving to replenish the social housing stock within their core area (in Burnage, Chorlton, Didsbury and Withington) and increase the amount of social and affordable rented stock. Southway provides services for tenants, residents, the environment and wider community of south Manchester and beyond (including Tameside, Trafford and Salford).

1.14 Southway's vision is to create thriving communities, characterised by:

- Lower levels of child poverty;
- Lower levels of loneliness and isolation in all age groups;
- Higher levels of employment and social connectedness;
- A supply of homes that is closer to meeting needs; and
- And higher levels of satisfaction with their neighbourhoods as a place to live.

Manchester Move

1.15 The social-rented properties (49no. units) will be let in accordance with MCC's New Build Local Letting Policy (LLP)[1] . A scheme specific letting policy will be developed if required to ensure the scheme meets the needs of the local community.

Securing the Provision (Mechanism)

1.16 As detailed above, the proposals have demonstrated through the submission of a Financial Viability Appraisal (FVA) that the application proposal cannot viably support the policy requirement for 20% of proposed dwellings to be affordable (as per policy H8 clause 1). Accordingly, having regard to policy H8 (clause 4), an exemption from providing affordable housing has been demonstrated and thus the policy compliant affordable housing requirement is nil (zero provision).

1.17 Provision of affordable housing outside of the policy compliant position would be provided via a successful application to Homes England for grant funding to support the capital costs of developing affordable housing for rent or sale.

[1] As summarised in Section 4.0 of the Manchester City Council report for Resolution September 2023 – see https://democracy.manchester.gov.uk/documents/s41922/Strategic%20approach%20to%20developments%20of%20social%20homes%20via%20a%20city-wide%20New%20Build%20Local%20Lettings%20Policy%20.pdf

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1.18 It is proposed that the following condition is attached to the planning permission (if subsequently granted), requiring the final scheme for the provision of affordable housing to be submitted to MCC, as local planning authority, for approval:

"Prior to the commencement of the development (excluding demolition works), a scheme for the provision of affordable housing on the site shall be submitted for approval in writing by the City Council, as Local Planning Authority. The scheme shall comprise:

i. the type and tenure (such tenures being consistent with the definition of affordable housing in Annex 2 of the NPPF or any definition of affordable housing that replaces it) which shall consist of 20% of the dwellings;

ii. confirmation that the affordable dwellings will be made available on affordable housing terms for both first and subsequent occupiers of the affordable housing dwellings (subject to such exclusions and exemptions as may be approved by the City Council); and

iii. the eligibility criteria to be used for determining who may occupy the affordable housing dwellings (which shall not be required to include any local connection criteria in the case of shared ownership housing).

iv. The approved affordable housing scheme shall be implemented as part of the development subject to the following exclusions and exemptions:

1. The affordable housing scheme shall not be binding upon a mortgagee, chargee or any receiver (including an administrative receiver) appointed by such mortgagee or chargee or any other person appointed under any security documentation to enable such mortgagee or chargee to realise its security or any administrator (however appointed) including a housing administrator (each a receiver) of the whole or any part of the affordable housing or any persons or bodies deriving title through such mortgagee or chargee or receiver.

2. The affordable housing scheme which is the subject of this condition shall cease to apply (and shall be of no further effect) to any dwelling that has been acquired by an individual owner/purchaser and/or their mortgagee OR any dwelling in respect of which a statutory or voluntary right to buy or acquire has been exercised."

1.19 The above condition does form a material consideration in favour of the development in that it enables delivery of 20% affordable housing (subject to successful receipt of Homes England grant funding), notwithstanding that the policy compliant provision (Core Strategy policy H8(4) is demonstrated (via the submitted FVA) to be nil.

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