



CAROLINE TAMWORTH PLANNING

Planning and Development

PLANNING APPLICATION

**ACCESS, LAYOUT AND SCALE TO BE CONSIDERED.
APPEARANCE AND LANDSCAPING RESERVED.**

FOUR STOREY BUILDING CONTAINING 27 NO. APARTMENTS

**LAND AT THE JUNCTION OF COCKCROFT STREET AND ROCHDALE ROAD,
HARPURHEY, MANCHESTER, M9 8AE**

AFFORDABLE HOUSING STATEMENT

Prepared on Behalf Of

Mr M. Akram

CT1159

Introduction

This Affordable Housing Statement outlines the commitment of the applicant to provide affordable housing as part of the proposed development at Cockcroft Street/Rochdale Road. This statement has been prepared in accordance with the policies and guidelines set out by Manchester City Council, the Places for Everyone Plan and the National Planning Policy Framework.

Development Overview

The proposed development consists of 27 apartments. Of these, 5 units will be designated as affordable to meet local housing needs.

Affordable Housing Provision

The affordable housing units will include 3 No. one-bedroom apartments and 2 No. two-bedroom apartments to cater for diverse households.

The proposed tenure mix would be 4 units for social/affordable rental and 1 unit under the First Homes scheme.

The affordable units will be distributed throughout the building to ensure an inclusive and balanced community.

Compliance with Policy

The proposed affordable housing provision aligns with the requirements set out within the Council's Core Strategy Policy H8 'Affordable Housing' which requires that on all residential developments of 0.3 hectares and above, or where 15 or more units are proposed, a contribution should be made to the city-wide target for 20% of new housing provision to be affordable.

The proposal has also been informed by the Manchester Living Rent framework and the Council's Strategic Policy Documents on Affordable Housing.