

Affordable Housing Statement

Description of Development:	Partial demolition of rear of existing building and erection of a 23 storey residential building comprising 133 units with ground floor commercial unit (Use Class E) and associated works
Location:	Former Particular Baptist Chapel, 35 Rochdale Road, Manchester

This Statement addresses the affordable housing position in relation to the above scheme.

Policy

The National Planning Policy Framework (NPPF, 2024) states that where a need for affordable housing is identified, planning policies should specify the type of affordable housing required, and should expect it to be met onsite unless off-site provision or an appropriate financial contribution can be robustly justified and the agreed approach contribute to the objective of creating mixed and balanced communities (para 64).

Policy H8 addresses affordable housing requirements at the local level, but its target was replaced by 'Places for Everyone' Policy JP-H2. This policy states that it is important to provide a diverse mix of values and tenures without setting a specific affordable homes target. The Manchester Housing Strategy (2022) identifies a delivery target of 10,000 new affordable homes between 2022 and 2032.

Response

All 133 homes included in the proposed development will be market homes. The application is accompanied by a Viability Assessment which demonstrates that the proposed development is not able to deliver affordable homes. The lack of affordable delivery must be balanced against the positives of the scheme which include environmental and economic benefits. It is acceptable in policy terms that schemes be exempt from affordable provision

where its inclusion would make the scheme impossible to deliver. This approach aligns with national policy in this regard.