

Built Developments Ltd.

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## **Church Lane, Moston**

### Planning & Affordable Housing Statement

**FINAL**  
November 2024



## Revision Schedule

Church Lane, Moston

Planning and Affordable Housing Statement

November 2024

Doc Ref: BDL-1762-01-PS-001

| REV | DATE                                 | STATUS      | PREPARED BY                       | REVIEWED BY                      | APPROVED BY                      |
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| -   | 25 <sup>th</sup><br>November<br>2024 | First Issue | Calum Reford, BSc<br>(Hons), MSc. | Lee Barnes, BSc<br>(Hons), MCIHT | Lee Barnes, BSc<br>(Hons), MCIHT |
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| REVISION NOTES |  |
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## 1.0 INTRODUCTION

- 1.1 Inspire Design & Development Ltd. have been instructed by Bernard Taylor Partnership, on behalf of their client, Built Developments Ltd., to prepare a Planning and Affordable Housing Statement to support a full planning application to Manchester City Council for the erection of 39no. Affordable Dwellings on land at Church Lane, Moston, Manchester, M9 4HX.
- 1.2 This Planning and Affordable Housing Statement discusses the site location and relevant planning policy context, including the National Planning Policy Framework (NPPF), the *Places for Everyone Joint Development Plan*, and Manchester City Council's *Providing for Housing Choice SPD*.
- 1.3 This Planning and Affordable Housing Statement has been submitted along with additional supporting technical documentation and plans, which should be read in conjunction with this report.

## 2.0 SITE DESCRIPTION

- 2.1 The site is located within the established residential area of Moston, Manchester, forming a parcel of disused land with a site area of approximately 0.95ha. The site is enclosed by existing residential areas at Church Lane to the north, Glenwood Drive and Mossclough Court to the east, Moss Brook Road to the south, and Thorntree Close to the west.
- 2.2 The site can be accessed off Glenwood Drive, via an existing site access (Figure 1). A small part of the northern corner of the site also has frontage onto Church Lane itself (Figure 2).



Figure 1 - View of Existing Site Access off Glenwood Drive.

- 2.3 The site is located 400m to the southeast of the Harpurhey Shopping Centre, and 1km to the north of Central Park Metrolink Station. The site comprises dense overgrown vegetation, with the presence of various shed-like structures which appear to be a significant state of disrepair. Moss Brook Road lies to the southern boundary of the site which provides access to the Manchester and Cheshire Dogs Home.
- 2.4 According to the Manchester City Core Strategy, the site is located within the *North Manchester* Policy Area and is not subject to any other designations.



Figure 2 - View of Existing Site from Church Lane.

- 2.5 A review of online mapping resources shows that the site is within a sustainable location within the inner suburbs of Manchester. The site is well served by public transport, with bus stops on Church Lane, and the Harpurhey Shopping Centre, located 400m to the northwest of the site, providing key services within walking distance.

### **Planning History**

- 2.6 The applications listed below, using the Council's online public access system, provide an overview of the planning history of the site.
- 020963 – Erection of Stables. Status: Approved in April 1984.
  - 026762 – City Council Development Reclamation of Derelict Land for Public Open Space. Status: Approved in June 1986.
  - 052563/FO/NORTH2/97 – Change of use from dwelling to Children's Nursery. Status: Approved in November 1997.
  - 068904/FO/2003/N1 – Erection of a three-storey building comprising 21 two bedroomed flats. Status: Withdrawn in 2003.

- 
- 070112/FO/2003/N1 – Erection of building (max. 4 storey) comprising of 21 self-contained residential units. Provision of 18no. car parking spaces and amenity space. Status: Approved in March 2004.
  - 076317/FO/2005/N1 – Erection of 3 storey building comprising 25 apartments with associated parking and landscaping. Status: Approved in June 2006.
  - 133395/FO/2022 – Erection of part 3, part 4 storey building to create 25 x 2-bedroom and 3x1 bedroom apartments (Class C3), together with landscaping, parking and boundary treatment. Status: Withdrawn.

### **3.0 PROPOSED DEVELOPMENT AND AFFORDABLE HOUSING STATEMENT**

#### **The Proposed Development**

- 3.1 The proposed development seeks full planning permission for the construction of 39no. affordable dwellings, with car parking and an adoptable access road, as shown on the Drawing 4450-S0-105 *Proposed Site Plan*.
- 3.2 The site will be accessed via a new vehicle and pedestrian access off Church Lane at the location shown in Figure 2 and shown on the drawing 4450-S0-105 *Proposed Site Plan*. Each dwelling will have allocated parking spaces in accordance with local parking standards set out within the Manchester Core Strategy Appendix B. The development will also provide formalised footways adjoining the existing footways on Church Lane in order to encourage active travel options to access the nearby public transport provision and the local centre services.
- 3.3 Further details of the proposed development, including layout and scale, are available in the drawings prepared by Bernard Taylor Partnership Architects, submitted in support of this planning application.

#### **Affordable Housing Statement**

- 3.4 The proposed development will provide 39no. affordable dwellings with the following housing mix:
- 5no. 1B2P Bungalows with 50sqm floorspace per dwelling.
  - 10no. 2B3P Semi-Detached Dwellings with 70sqm floorspace per dwelling.
  - 6no. 2B3P Terraced Dwellings with 70sqm per dwelling.
  - 1no. 2B3P Terraced Dwelling with 72sqm.
  - 7no. 3B4P Semi-Detached Dwellings with 87sqm per dwelling.
  - 1no. 2B3P Semi-Detached Dwelling with 89sqm.
  - 8no. 3B4P Terraced Dwellings with 87sqm per dwelling.
  - 1no. 3B4P Detached Dwelling with 87sqm.
- 3.5 It is proposed that the 39no. dwellings will be managed by a Registered Provider, which may include a local Housing Association or other appropriate entity. The properties will be owned and maintained by the Registered Provider, ensuring effective management and upkeep of the dwellings and their surroundings. Full details of the Registered

Provider, and the chosen affordability model will be made available to the Local Planning Authority at the appropriate time, and details of this could be secured post consent.

- 3.6 To ensure long-term affordability of the development, legal mechanisms, such as deed restrictions or affordability covenants will be placed on the proposed dwellings. These measures will secure affordability in perpetuity, whilst allowing a degree of flexibility to align with tailored affordability criteria that support sustainable tenure mixes.
- 3.7 Should alternative perpetuity models, such as those facilitated by a Community Land Trust or similar arrangement, be preferred, the details of such approaches will ensure affordability in perpetuity will be submitted to the Local Planning Authority at the appropriate stage for review and consideration.

## 4.0 PLANNING POLICY

### Manchester City Core Strategy

4.1 The Manchester Core Strategy was adopted on the 11<sup>th</sup> July 2012 and is the key document in the Manchester Local Plan. The Core Strategy was updated in March 2024, following the *Places for Everyone* Joint Development Plan. The Core Strategy sets out the long-term strategic policies for Manchester's future development and forms the framework in which planning applications will be assessed against.

4.2 In accordance with Planning Law, applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise. Therefore, the most relevant Core Strategy policies are:

- SP1 – Spatial Principles
- CC3 – Housing
- CC10 – A Place for Everyone
- H1 – Overall Housing Provision
- H3 – North Manchester
- H8 – Affordable Housing
- T1 – Sustainable Transport
- EN14 – Flood Risk
- EN17 – Water Quality
- DM1 – Development Management

4.3 The overarching policy for this development is Policy H3 'North Manchester'.

#### **Core Strategy Policy H3 'North Manchester'**

*North Manchester, over the lifetime of the Core Strategy, will accommodate around 20% of new residential development. Priority will be given to family housing and other high value, high quality development where this can be sustained. High density housing will be permitted within or adjacent to parts of North Manchester that fall within the Regional Centre (Strangeways and Collyhurst area) and within the Cheetham Hill and Harpurhey district centres as part of mixed-use schemes as well as along high-frequency public transport routes.*

### ***Places for Everyone* Joint Development Plan**

- 4.4 *Places for Everyone* is the Strategic Spatial Plan which sets a planning policy framework for the nine boroughs of Greater Manchester. All policies within the Joint Development Plan are *Strategic Policies* which shape housing delivery, economic growth and environmental sustainability across Greater Manchester. The Joint Development Plan forms part of the respective Development Plan for each of the nine boroughs, and should be read alongside each respective Local Plan and, where appropriate, Neighbourhood Plan.
- 4.5 The six objectives of *Places for Everyone* are:
- Delivering New Homes and Jobs
  - Protecting the Environment
  - Addressing Climate Change
  - Improving Transport and Connectivity
  - Reducing Inequality
  - Urban and Suburban Growth.
- 4.6 In addition to the identified Manchester Core Strategy policies, the following *Places for Everyone* policies are also considered to be relevant to the proposed development:
- JP-S1 – Sustainable Development
  - JP-S4 – Flood Risk and the Water Environment
  - JP-H1 – Scale, Distribution and Phasing of New Housing Development
  - JP-H2 – Affordability of New Housing
  - JP-H3 – Type, Size, and Design of New Housing
  - JP-H4 – Density of New Housing
  - JP-P1 – Sustainable Places
  - JP-C8 – Transport Requirements for New Development
- 4.7 The overarching policy from *Places for Everyone* for this development, is Policy JP-H2 *Affordability of New Housing*.

#### **Policy JP-H2 – Affordability of New Housing**

*Substantial improvements will be sought in the ability of people to access housing at a price that they can afford, including through:*

1. *Significantly increasing the supply of new housing, in accordance with Policy JP-H1 'Scale, Distribution and Phasing of New Housing Development', thereby reducing the potential for a shortfall to lead to large house price and rent increases.*
2. *Maximising the delivery of additional affordable homes, including through Local Plans setting targets for the provision of affordable housing for sale and rent as part of the market-led developments based on evidence relating to need and viability.*
3. *Supporting provision of affordable housing as part of the new developments (avoiding where possible clusters of tenure to deliver mixed communities).*
4. *Working with Government to maximise the amount of public funding being directed towards the provision of new affordable housing.*
5. *Increasing the supply of low-cost market housing to complement the provision of affordable homes and diversify options for low-income households.*

### **National Planning Policy Framework (NPPF) 2023**

- 4.8 Central to the NPPF is the presumption in favour of sustainable development. Paragraph 7 of the Framework sets out the overarching goal of the planning system, which is to achieve sustainable development.
- 4.9 To achieve sustainable development, the NPPF sets out three objectives which are interdependent and need to be pursued in mutually supporting ways in order to secure net gains across each objective:
- An Economic Objective – to help build a strong, responsive, and competitive economy, and sufficient land of the right types is available in the right places and at the right time to support growth, innovation, and improved productivity, and by identifying and co-ordinating the provision of infrastructure.
  - A Social Objective – to support strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.

- An Environmental Objective – to contribute to protecting and enhancing our natural, built, and historic environment; including making effective use of land, helping improve biodiversity, using natural resources prudently, minimising waste pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 4.10 Paragraph 9 of the NPPF explains that these objectives should be delivered through the preparation and implementation of plans and the application of the policies in the NPPF. They are not criteria against which every decision can or should be judged. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but should also take local circumstances into account, in order to reflect the character, needs and opportunities of each area.
- 4.11 Paragraph 60 of the NPPF sets out the strategy for Local Planning Authorities to support the Government’s objectives of significantly boosting the supply of new homes. It is important for the Local Planning Authority to ensure that sufficient land can come forward where it is needed, and that housing supply meets the needs of various groups with specific housing requirements.
- 4.12 Paragraph 70 of the NPPF states that small and medium sized sites can make an important contribution to meeting the housing requirements of an area and are often built out relatively quickly. Local Planning Authorities are encouraged to support the development of small sites through their policies and decisions, giving great weight to the benefits of using suitable sites within existing settlements for homes.
- 4.13 Annex 2 of the NPPF sets out the definition of what constitutes ‘Affordable Housing’.
- 4.14 Paragraph 115 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

## **5.0 PLANNING ASSESSMENT**

### **Principle of Development**

- 5.1 The NPPF policies indicate the Government's clear intention that Local Planning Authorities should be supportive of meeting the housing needs of their areas, especially small and medium infill sites within established settlements for new residential development. Therefore, Local Planning Authorities should take a positive approach to development for affordable housing on infill sites.
- 5.2 Given the site is sustainably located within the inner area of an established settlement and could be considered infill development given the sites location between established residential estates, including Thorntree Close, Mossclough Court, and residential properties along Church Lane. The proposed development will provide a total of 39no. affordable dwellings with the proposed tenure mix to be agreed post consent. The delivery of a 100% affordable scheme will significantly contribute to Manchester's overall need for affordable housing. Therefore, the development will provide significant benefit to the social and economic objectives set out within the NPPF.
- 5.3 Overall, the site's sustainable location, forming a parcel of land which could be considered as infill, and given the presence of existing structures, which suggest the land is previously developed, and the contribution of the development to Manchester's affordable housing need, it is considered that the proposed development would be acceptable in principle.

### **Design and Heritage Impact**

- 5.4 The site is not located within any designated conservation areas. A review of Historic England's Listed Building Map Search shows no listed buildings are located within or immediately adjacent to the site boundary, and therefore it is considered that the development will have no impact on the historic environment.
- 5.5 The proposed development is shown on the drawing 4450-S0-105 *Proposed Site Plan* by Bernard Taylor Partnership architects. Supplementary drawings have also been submitted to the Local Planning Authority to provide information with respect to elevations and internal layout of the proposed dwellings.

- 5.6 The proposed development provides an appropriate housing mix of single-storey bungalows, semi-detached, and terraced dwellings which is consistent with the surrounding local context. It is therefore considered that the proposed buildings will complement the existing built environment on Church Lane, Thorntree Close, and Moss Brook Road.
- 5.7 The proposed development has been designed in accordance with the National Described Space Standards, which require one-bedroom, two person properties to have a minimum floorspace of 50sqm, and two-bedroom, three-person properties to have a minimum floorspace of 61sqm.
- 5.8 Areas of public open space have been designated within the site, including landscaping between properties to the frontage, providing appropriate urban design elements to enhance biodiversity, and break up areas of hardstanding.
- 5.9 From the above, it is considered that the proposed development will make efficient use of the land within the site, in accordance with the NPPF, and the spatial objectives of the Joint Development Plan. The proposed design accords with the minimum space standards, and it is considered to be contextually appropriate and sympathetic to the surrounding built environment, while providing a social-economic use for a site with no clear current land use.

### **Drainage and Flood Risk**

- 5.10 A review of the Environment Agency's *Flood Map for Planning* shows the site is within Flood Zone 1. Therefore, there is no significant risk of fluvial flooding and no need to consider the NPPF's Sequential and Exception Tests. As the site area is less than 1ha, there is no need to submit a site-specific flood risk assessment, as set out by the NPPF.
- 5.11 A full Drainage Strategy has been prepared by Inspire Design and Development Ltd., and submitted in support of this planning application. The proposed drainage system will be based on SUDS principles to the culverted watercourse which crosses the site, as identified in the drawing BDL-1762-01-DR-001 *Drainage Strategy*. Following implementation of the surface water drainage system, there will be no significant risk of surface water flooding at the site.
- 5.12 With regard to flood risk and drainage, therefore, the site is considered to be suitable for the proposed use. Subject to the implementation of this Drainage Strategy, the

development may be occupied safely and adequately drained without increasing flood risk overall.

### **Traffic and Transport**

- 5.13 It is proposed that vehicle access to the site will be taken via a new junction off Church Lane as shown on the drawing 4450-S0-105 *Proposed Site Plan*. Visibility splays and swept path analysis will be undertaken in support of the planning application, which will demonstrate that vehicles can access and egress the site safely, and in a forward gear.
- 5.14 In accordance with the Manchester City Core Strategy, Policy T1, the site's location in within the inner-city area, and close proximity to nearby service centres and public transport corridor aligns with the aspirations of the policy to promote modal shift away from car travel to public transport, cycling and walking. In addition to this, parking provision for each dwelling has been made in accordance with Appendix B of the Core Strategy.
- 5.15 It is proposed that cycle storage will be provided within each dwelling to promote use of cycling as an alternative mode of travel.
- 5.16 Paragraph 115 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or where the residual cumulative impacts on the road network would be severe. The proposed development is not considered to be contrary to Paragraph 115.

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## **6.0 CONCLUSIONS AND RECOMMENDATIONS**

- 6.1 This report has been prepared to support a planning application to Manchester City Council to seek permission for the proposed development of 39no. affordable dwellings on land at Church Lane, Moston, Manchester, M9 4HX.
- 6.2 The report includes an Affordable Housing Statement setting out the intentions of the applicant for all 39no. dwellings to be managed by a Registered Provider in perpetuity for an affordable housing means such as social rent, rent to buy, or first homes. Full details of the affordable housing arrangements will be provided to the Local Planning Authority post-consent.
- 6.3 It is considered that the proposed development achieves the sustainable development goals set out within the NPPF. The principle of development has been established as acceptable given the site's sustainable location, forming an infill development, providing social and economic benefits for a site which currently has no clear land use.
- 6.4 The *Places for Everyone* Joint Development Plan Policy JP-H2 supports the development of new affordable housing across Greater Manchester. The development will provide a significant contribution to the Council's affordable housing supply.
- 6.5 The proposed development has been carefully designed to consider the wider impacts on the local area, including how it interacts with the surrounding built environment. The proposed scheme is also considered to be compliant with the National Described Space Standards and accords with the Manchester Core Strategy and the Joint Development Plan.
- 6.6 Paragraph 60 of the NPPF set out the strategy for Local Planning Authorities to support the Government's objectives of significantly boosting the supply of new homes. Overall, the development accords with the objectives and policies of both the Joint Development Plan and the NPPF.
- 6.7 For these reasons, it is considered that the benefits of the proposed development significantly outweigh the likely concerns, and therefore, support for this development from the Local Planning Authority is encouraged.

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## **APPENDIX A    PROPOSED SITE LAYOUT**



Key

- 2400 x 4800mm parking space
- Pavement
- Parking Space - Tarmac
- Access Road - Tarmac
- Access Road - Tarmac
- Private Garden
- Front Garden
- POS

Schedule of Accommodation

5no 1B2P Bungalow @ 50m<sup>2</sup> (250m<sup>2</sup>)  
10no 2B3P Semi-Detached Houses @ 70m<sup>2</sup> (700m<sup>2</sup>)  
6no 2B3P Terraced Houses @ 70m<sup>2</sup> (420m<sup>2</sup>)  
1no 2B3P Terraced Houses @ 72m<sup>2</sup> (72m<sup>2</sup>)  
7no 3B4P Semi-Detached Houses @ 87m<sup>2</sup> (609m<sup>2</sup>)  
1no 3B4P Semi-Detached Houses @ 89m<sup>2</sup> (89m<sup>2</sup>)  
8no 3B4P Terraced Houses @ 87m<sup>2</sup> (696m<sup>2</sup>)  
1no 3B4P Detached Houses @ 87m<sup>2</sup> (87m<sup>2</sup>)  
**39no Total**

**5no 1B2P Bunagalows**  
**17no 2B3P Houses**  
**17no 3B4P Houses**

**Total GIFA: 2923m<sup>2</sup>**

1B2P - 100% parking spaces  
2B3P - 100% parking spaces  
2B4P - 100% parking spaces  
3B4P - 100% parking spaces

Caveats

- Overlooking distances subject to LPA Approval
- Density and parking mix subject to LPA Approval

Layout subject to confirmation of red line boundary, all statutory approvals including highways, planning and building regulations, relevant surveys and reports such as topographical, ecology, trees, ground investigation and flood risk.

| Area Schedule           |             |                     |
|-------------------------|-------------|---------------------|
| Type                    | Description | Area                |
| BTP - Adopted Footpath  | Light Grey  | 809 m <sup>2</sup>  |
| BTP - Adopted Road      | Dark Grey   | 1157 m <sup>2</sup> |
| BTP - Car Parking       | Salmon      | 537 m <sup>2</sup>  |
| BTP - Front Garden      | Dark Green  | 1207 m <sup>2</sup> |
| BTP - Plot Hardstanding | Light Grey  | 1112 m <sup>2</sup> |
| BTP - POS Zone          | Dark Green  | 1130 m <sup>2</sup> |
| BTP - Private Garden    | Light Green | 2122 m <sup>2</sup> |
| BTP - Unadopted Drive   | Brown       | 238 m <sup>2</sup>  |
| Total: 179              |             | 8313 m <sup>2</sup> |

| Rev | Date | Int | Description |
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**btp**  
ARCHITECTS

**RIBA**  
Chartered Practice

CLIENT:

Built Development Ltd

PROJECT:

Church Lane Moston

DESCRIPTION:

Proposed Site Plan

PURPOSE OF ISSUE:

Planning

| DRAWN BY: | CHECKED | DATE:    | SCALE @ A2: |
|-----------|---------|----------|-------------|
| ED        | VJS     | 25.07.24 | 1 : 500     |

| JOB NO: | STATUS CODE: | DRAWING NO: | REV |
|---------|--------------|-------------|-----|
| 4450    | S0           | 105         |     |

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CL-BTP-00-SP-DR-A-4450\_105

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00 Proposed Site Plan  
1 : 500