



Affordable Housing Statement

Residential development comprising 14 apartments and associated landscaping works – Royal British Legion Site, Woodhouse Lane, Wythenshawe, M22 9TF.

For Wythenshawe Community Housing Group

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1. Background

- 1.1 Wythenshawe Community Housing Group (WCHG) manages almost 14,000 properties, providing homes to more than 20,000 people in South Manchester and provides local employment to 560 colleagues.
- 1.2 Recently awarded the prestigious 'Investors in People' Platinum Status, we are now amongst an elite group of world class organisations recognised for demonstrating a commitment to high performance through excellent people management and to be the very first Housing Association in the North West of England to achieve this prestigious accreditation.
- 1.3 Wythenshawe Community Housing Group's vision is to create a community where people choose to live and work, having pride in their homes and services. WCHG boasts an impressive £100m development portfolio which will create 836 new homes leaving a lasting legacy for the Wythenshawe Community.

2. Introduction

- 2.1 This Affordable Housing Statement has been prepared in support of the approved planning application (138185/FO/2023), which seeks to redevelop the application site to provide new homes to our customers.
- 2.2 This document should be read in conjunction with the supporting documents that accompanied the planning submission.

3. Planning policy context

- 3.1 As set out in Planning Policy Statement 3 (PPS3), Manchester City Council's guidance is that an affordable housing provision will be applicable for developments of 15 or more dwellings; or sites of 0.3 hectares or larger.
- 3.2 Manchester City Council's Housing Needs Assessment suggests an affordable housing target in the range of 30%.

4. Proposed affordable housing provision

- 4.1 The proposed scheme exceeds the required 20% of the proposed residential units being affordable in accordance with the definition set out at Annex 2 of the NPPF.
- 4.2 Currently the Heads of Terms are being finalised with MCC for a proportion of the site and the tenure will be social rent.



4.3 The scheme will be used to prioritise rightsizing amongst existing WCHG housing stock. They will be allocated to older tenants who are under occupying 3 and 4 bed homes. This will free up much needed larger homes for younger families. This will require a local lettings policy to be agreed with MCC and the Housing Access Board and talks are already underway.

4.4 The document appended to this entitled ***“Case for one bedroom homes in relation to development scheme App reference 138185/FO/2023 (Former British Legion site) as part of WCHG’s approach to rightsizing & best use of existing homes across Wythenshawe”*** was supplied with the planning application and provides further details on WCHG’s proposals for the site with the context of national, regional and local policy.

4.5 All of the Affordable Housing Units will be delivered using Homes England Grant Funding.

5. Conclusions

5.1 The proposed scheme satisfies local and national planning policy with respect to the provision of affordable housing.

5.2 Our Allocations team have confirmed there is significant demand for Social Rent, 1 & 2 bed properties in the locality.