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Development Management
Manchester City Council

Planning Portal submission

16 February 2024

Southway Housing Trust (Manchester) Limited
Application ref: 134603/FO/2022
Pellowe House, Francis Road, Manchester, M20 4XP
NMA application under S96A of the Town and Country Planning Act, 1990 (as amended)

Dear Development Management

Background

Sevo Planning is instructed by Southway Housing Trust (Manchester) Limited (trading as Southway Housing Trust Limited and referred to hereafter as Southway) to apply under S96A of the Town and Country Planning Act, 1990 (as amended) to vary a condition attached to planning permission ref: 134603/FO/2022.

The local planning authority (LPA) granted planning permission on 16 December 2022 (planning permission ref: 134603/FO/2022) for:

'Erection of three storey building to provide 24 apartments following demolition of existing buildings including creation of a new vehicular access from Francis Road, parking provision, landscaping and associated works'

Affordable housing condition

Condition 4 attached to the December 2022 planning permission is concerned with the submission for approval in writing of an affordable housing scheme, and its implementation. The final part to the condition states that the affordable housing scheme shall be *'...implemented as part of the development and thereafter observed in perpetuity subject to the exclusions and exemptions set out in the approved affordable housing scheme'*.



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An affordable housing scheme cannot be *observed in perpetuity* in absolute terms, and the condition acknowledges this, as there must always be exclusions and exemptions to the retention of an affordable housing scheme on specific dwellings.

The exclusions and exemptions concern:

- The affordable housing scheme not being binding upon a mortgagee, chargee or any receiver, or any persons or bodies deriving title through such mortgagee or chargee or receiver; and/or
- The affordable housing scheme ceasing to apply 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.

The change sought to the affordable housing condition is to remove the phrase *in perpetuity* and add in details of the above exclusions and exemptions. This is to ensure that the affordable housing condition is both clear and precise. The exclusions and exemptions are already accepted by MCC as they are part of the affordable housing scheme submitted to formally discharge condition 4 (application ref: CDN/23/0838 approved 5 February 2024).

A copy of the affordable housing scheme and a copy of the discharge of condition approval are submitted with this NMA application.

It is robust for the exclusions and exemptions to be in the condition wording itself, notwithstanding their inclusion in an affordable housing scheme approved by MCC as having discharged the relevant planning condition.

Pre-application advice

Southway has sought pre-application advice from MCC officers in November 2023 and again in February 2024.

Officers have confirmed that the nature of the change sought is one that can be dealt with by way of a non-material amendment, as the proposed amendment would not result in a different ultimate outcome. The exclusions and exemptions proposed to be included as a subject of condition 4 itself are already accepted by virtue of their inclusion in an affordable housing scheme approved by MCC as having discharged the relevant planning condition.

Officers have confirmed agreement with the exclusions and exemptions wording being included in an amended condition.



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Officers have also confirmed agreement with the omission of the phrase *in perpetuity*.

Proposed wording

The proposed amended wording to condition 4 of the planning permission is as follows. Words that are proposed to be deleted are ~~struck out~~ and words to be added in are underlined.

4) 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 100% of the dwelling houses;*
- 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 and thereafter observed ~~in perpetuity~~ subject to the ~~exclusions and exemptions set out in the approved affordable housing scheme~~ following exclusions and exemptions:*

- a) 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.*
- b) 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.*

Non-material amendment submission

The requisite NMA application form is completed and submitted with this cover letter. The NMA fee of £293 is paid via Planning Portal.



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Summary

Southway Housing Trust (Manchester) Limited is applying under S96A of the Town and Country Planning Act, 1990 (as amended) to vary a condition attached to planning permission ref: 134603/F0/2022.

A variation in condition 4 (affordable housing) is necessary to ensure that its wording is both clear and precise.

Southway has sought pre-application advice from MCC officers. Officers have confirmed that the change sought can be dealt with by way of a non-material amendment application as the proposed amendment would not result in a different ultimate outcome to the affordable housing exclusions and exemptions.

We trust that this submission sets out clearly the required change.

Should you need to discuss any matter concerning this NMA submission, please contact Sevo Planning in the first instance.

Yours faithfully

A handwritten signature in black ink, appearing to read "Stephen Morgan-Hyland", with a stylized flourish at the end.

Stephen Morgan-Hyland
Founder & Director (MRTPI)

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