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Affordable Housing Statement

Proposed Residential-led Mixed Use Development

At [One Park Place, Manchester M4 4FY](#)

for [Benjamin Property Company Limited](#)

October 2023

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1. INTRODUCTION

1.1 This Affordable Housing Statement has been prepared on behalf of the Applicant, Benjamin Property Company Limited, who are working in partnership with United Living. The Statement has been submitted in support of a full planning application for the demolition of the existing building and erection of a residential-led mixed use development proposed at land bound by Park Place and Cheetham Hill Road, hereafter referred to as the 'site'.

1.2 The description of development is as follows:

"Demolition of existing building and erection of a part 25 and part 15 storey residential building comprising 154 units with ground floor commercial units (Use Class E), associated residents amenity space, cycle parking, substation, servicing, and associated landscaping works."

1.3 As set out within the Manchester City Council's Validation Checklist (updated January 2020), an Affordable Housing Statement is required to accompany planning applications for the following:

"Schemes for 15 or more dwellings (Core Strategy Policy H8) a statement will be required which sets out how the proposals contributes to the housing mix in the city; and,

- The number of proposed units that fall into the Council's definition of affordable housing;*
- The type of housing being proposed (social rent, shared ownership etc);*
- Where no affordable housing is being proposed, a full un-redacted viability assessment will be submitted; and;*
- Why the proposal meets any other policy exception.*

The Statement should also include for all types of housing;

- The total number of residential units*
- The mix of units, with number of bedrooms".*

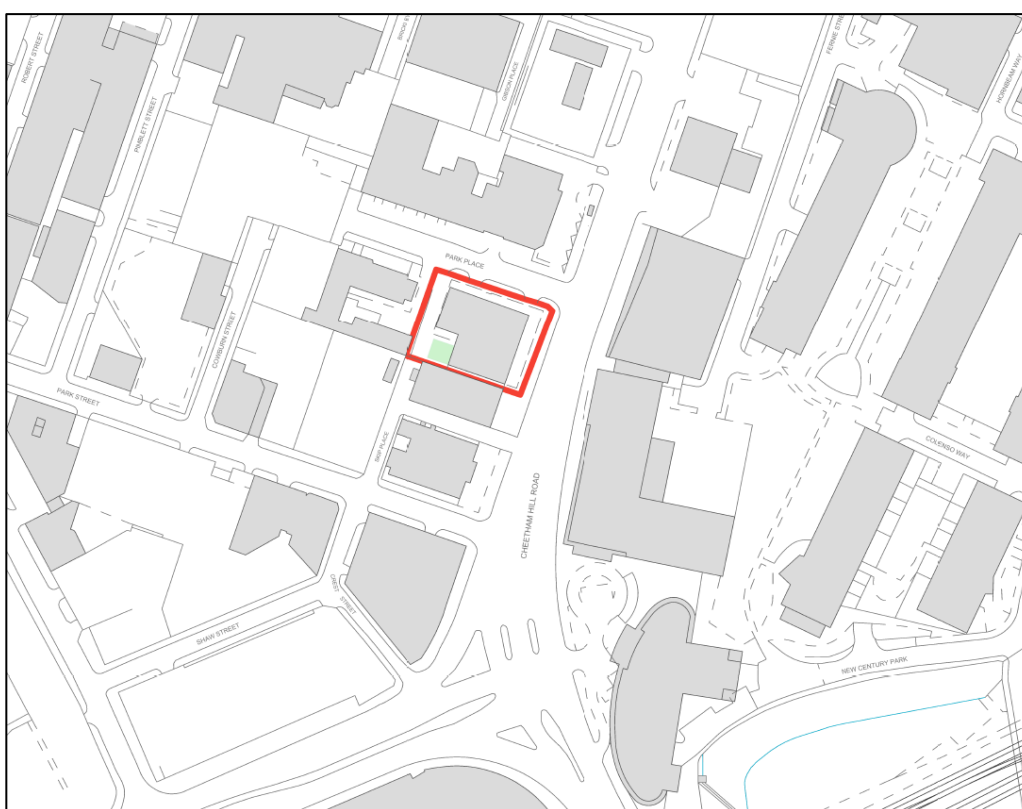
PURPOSE

- 1.4 The purpose of this Affordable Housing Statement is to describe the site and surrounding area; and to consider the proposal with regard to relevant housing policies and any other material considerations.

2. DEVELOPMENT CONTEXT

- 2.1 This section briefly describes the site and its surroundings.
- 2.2 The site measures circa 0.1 hectares and is located to the north of Manchester City Centre, within the city centre fringe area and is situated in Cheetham Hill Ward. The site is bound by Park Place to the north, Cheetham Hill Road to the east, no. 21 Cheetham Hill Road to the south, and no. 3 Park Place to the west. The red line boundaries of the site are shown on the plan below (Figure 2.1).

Figure 2.1 Site Location Plan



- 2.3 The site currently consists of a single storey light industrial unit with a pitched roof and a flat-roofed single storey extension, with associated surface car parking and hardstanding to the rear. The exiting property measures circa 760m² and is currently vacant but most recently it was operated as a jewellery wholesaler.
- 2.4 The former commercial building is faced in white render; window and door openings are obscured by closed yellow roller shutters. The northern and western elevations of the building are largely blank in character, their appearance further deteriorated through vandalism and neglect. The combination of the degrading exterior, fenced off

land and overgrown, unkempt exterior area and perimeter car parking make for a hostile pedestrian environment lacking in any usable public realm.

- 2.5 The existing building fronting onto Cheetham Hill Road is shown below (Figure 2.2)

Figure 2.2 Existing building at the site (Cheetham Hill Road frontage)



- 2.6 The site's surroundings are characterised by retail premises, residential use, and offices. In general, the wider surrounding area is occupied by manufacturing premises, surface car parks and retail uses (predominantly wholesalers).
- 2.7 The area immediately around the site has a range of land uses. To the north of the site is Park Place, and the building at 25-31 Cheetham Hill Road is a bank. A recently completed residential building known as The Hallmark lies on the opposite side of Cheetham Hill Road, which ranges from 10 to 15 storeys high. To the south-east of the site is a hotel (Park Inn by Radisson). To the south, the adjacent property is in retail use (former women's and children's hospital, now occupied by Imperial Home & Multi Goods Ltd) and a law chamber is located in the Grade II Listed former Synagogue at 19 Cheetham Hill Road. To the south-west is a large surface car park accessed from Skip Place and to the west, lies a three-storey brick building understood to be in office use.
- 2.8 The area to the east on the other side of Cheetham Hill Road, known as the Green Quarter, is a primarily residential area with buildings ranging between 8-16 storeys.

- 2.9 Further details of the site location and strategic context can be found in the Design & Access Statement, produced by Hodder and Partners Architects.

SITE ACCESSIBILITY

- 2.10 The site is within easy walking distance of the City Centre where there are many public transport connections. Both Victoria Station and Shudehill Interchange are approximately 10 minutes walking distance from the site, providing train, tram and bus links. From Victoria Station, the Metrolink runs to Rochdale, East Didsbury, Bury and Piccadilly.
- 2.11 Bus stops are also located less than 100m to the south of the site on Cheetham Hill Road. The site is located 200m to the north of the junction with the A6042 Ring Road, a main arterial road providing road access northwards away from the City Centre and also direct access on to the outer ring road of Manchester City Centre.
- 2.12 The shops, services and leisure facilities in Manchester City Centre are located less than a 10-minute walk to the south. Local shops and services are also located along Cheetham Hill.
- 2.13 The accompanying Design & Access Statement and Transport Statement provide more detail in terms of the site's connectivity.
- 2.14 In summary, the site is sustainably and suitably located for the mixed-use proposals, including residential use.

3. AFFORDABLE HOUSING STATEMENT

PROPOSED DEVELOPMENT

- 3.1 The application seeks to secure detailed planning approval for the demolition of the existing building at the site and erection of residential-led mixed use development of up to 25 storeys in height, with commercial units at the ground level. Amenity areas are provided at ground floor (external) and mezzanine level (Level 1), and in the form of a resident roof garden on the 15th floor. The current proposals are aiming to deliver 154 residential units in total.
- 3.2 The residential element of the proposed development is as follows.
- 46 one bedroom apartments (1B2P) – 30%
 - 95 two bedroom-three person apartments (2B3P) – 62%
 - 13 two bedroom-four person apartments (2B4P) – 8%
 - Total – 154 units
- 3.3 The split per level is as follows:
- Levels 02 – 14 – Each floor providing 8 units, split into the following:
 - 2 x 1B2P; 5 x 2B3P and 1 x 2B4P
 - Levels 15 – 24 – Each floor providing 5 unit, split into the following:
 - 2 x 1B2P and 3 x 2B3P
- 3.4 The scheme has been designed as open market sales however, the design has included flexibility that should the market change between now and start on site, the building could be adapted to built to rent (BTR). This flexibility is seen as important given possible changes to the Manchester housing market between now and a start on site.
- 3.5 In line with the City-wide target (as set out in Core Strategy Policy H8), 20% of the proposed units will be affordable, which amounts to 31 affordable units in total. The policy asks for that 5% of new housing provision will be social or affordable rented and 15% will be intermediate housing, delivering affordable home ownership options.
- 3.6 The tenure of the affordable housing and unit types will be market dependant and based on further discussions with Registered Providers (RPs). The Applicant and their delivery partner are currently in discussions with an RP to provide the on-site affordable units. Further information can therefore be provided during the application process.

- 3.7 The affordable housing tenures as defined in Annex 2 of the National Planning Policy Framework (NPPF) are outlined below.

AFFORDABLE HOUSING FOR RENT

- 3.8 In line with the Framework, Affordable Housing for Rent must meet all of the following conditions:
- a) *the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable);*
 - b) *the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and*
 - c) *it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).*

STARTER HOMES

- 3.9 In line with the Council's policy, 15% of required affordable homes should be intermediate housing, delivering affordable home ownership options.
- 3.10 Starter Homes are as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.
- 3.11 The Housing and Planning Act 2016 defines Starter Homes as:
- new dwellings;
 - available for purchase by 'qualifying first-time buyers' (as defined by only; these are defined as people who don't already own a home and who are aged 23-40; and
 - to be sold at a discount of at least 20% of their market value, and always for less than the price cap (currently set to £250,000 for developments outside London).

DISCOUNTED MARKET SALES HOUSING

- 3.12 This type of affordable homes is sold a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

OTHER FORMS OF AFFORDABLE HOME OWNERSHIP

- 3.13 This includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision or refunded to Government or the relevant authority specified in the funding agreement.

4. PLANNING POLICY

- 4.1 The full consideration of all relevant planning policies is set out in the submitted Planning Statement. This document focuses only on those policies relating to the provision of affordable housing.
- 4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the statutory development plan, unless material considerations indicate otherwise. For development management decisions, the development plan for Manchester currently comprises the Manchester Core Strategy (2012) and saved policies of the Manchester Unitary Development Plan (UDP, 1995).
- 4.3 This chapter therefore considers the relevant national planning policy and guidance which form a material consideration in the determination of this application in terms of affordable housing provision, and the development plan which consists of the Manchester Core Strategy (2012) and saved policies of the Manchester Unitary Development Plan (UDP, 1995).

NATIONAL PLANNING POLICY

- 4.4 The National Planning Policy Framework ('NPPF') was published in September 2023 and provides a framework within which locally prepared plans for development can be produced. It is a material consideration in planning decisions.
- 4.5 The NPPF has a clear presumption in favour of sustainable development at its heart (para 10). Sustainable development means that the planning system pursues economic, social and environmental objectives (para 8), although they are not criteria against which every decision can or should be judged (para 9). Local planning authorities should approach decisions on proposed development in a positive and creative way, with decision-makers at every level required to seek to approve applications for sustainable development where possible (para 38).
- 4.6 The presumption in favour of sustainable development means that local planning authorities should, without delay, approve development plans that accord with an up-to-date development plan, and where the relevant policies are out-of-date, granting permission unless other policies provide a clear reason for refusal or if any adverse impacts of doing so would significantly and demonstrably outweigh the benefits (para 11).

- 4.7 Section 5 states a need to support the government's objective of significantly boosting the supply of homes by enabling a sufficient amount and variety of land to come forward for development. Housing size, type and tenure should correspond to the locally-identified needs of different groups (para 62).
- 4.8 At least 10% of the homes on a major development should be affordable, with the exception of proposals which are provides solely for Build to Rent homes; b) provides specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students); c) is proposed to be developed by people who wish to build or commission their own homes; or d) is exclusively for affordable housing, an entry-level exception site or a rural exception site (para 65).

MANCHESTER CORE STRATEGY (2012)

- 4.9 The Manchester Core Strategy was adopted by the Council on 11 July 2012. It is the overarching strategic policy document in the Local Planning Framework. It sets out the planning framework for guiding the location and level of development in the borough up to 2027.
- 4.10 Policy H3 states that:

"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 the parts of North Manchester that fall within the Regional Centre (Strangeways and Collyhurst area) and within Cheetham Hill and Harpurhey district centres as part of mixed-use schemes as well as along high frequency public transport routes."

- 4.11 The policy gives a clear strategic direction regarding the location of high density housing within North Manchester.

- 4.12 Policy H8 of the Core Strategy sets out that:

"New development will contribute to the City-wide target for 20% of new housing provision to be affordable. Developers are expected to use the 20% target as a starting point for calculating affordable housing provision. It is envisaged that 5% of new housing provision will be social or affordable rented and 15% will be intermediate housing, delivering affordable home ownership options."

4.13 Furthermore, the policy states that the proportion of affordable housing units will reflect the type and size of the development as a whole and it requires affordable housing units to be inclusively designed to reflect the character of development on the site.

4.14 However, the policy continues, stating:

“Either an exemption from providing affordable housing, or a lower proportion of affordable housing, a variation in the proportions of socially rented and intermediate housing, or a lower commuted sum, may be permitted where either a financial viability assessment is conducted and demonstrates that it is viable to deliver only a proportion of the affordable housing target of 20%; or where material considerations indicate that intermediate or social rented housing would be inappropriate.”

4.15 It is clear from the above the importance of meeting affordable housing needs however, there is an acknowledgment that the delivery of affordable housing can affect the viability of a scheme.

SAVED POLICIES OF THE MANCHESTER UNITARY DEVELOPMENT PLAN (1995)

4.16 A number of policies from the UDP were saved and not replaced by the Local Plan Core Strategy. The relevant policy in the UDP was not saved and therefore is not discussed here.

OTHER MATERIAL CONSIDERATIONS

4.17 Other material policy considerations include:

- i. National Planning Practice Guidance; and
- ii. Providing for Housing Choice – Supplementary Planning Document and Planning Guidance (2008)

4.18 The National Planning Practice Guidance ('NPPG') defines affordable housing and sets out strategic advice for policy-makers on how to identify need.

4.19 The Providing for Housing Choice document sets out in detail the Council's Affordable Housing Strategy and sets out the rationale for the target proportion of affordable housing and tenure mix.

- 4.20 The document confirms that the types and size of housing provision suitable for each site will vary and should take account of the housing need of the immediate neighbourhood, the location of the site relative to services, facilities and public transport and the type and form of development appropriate to the character of the area.

5. SUMMARY AND CONCLUSIONS

- 5.1 This Affordable Housing Statement has been prepared on behalf of the Applicant, Benjamin Property Company Limited, who are working in partnership with United Living. The Statement has been submitted in support of a full planning application for 154 residential units. By providing 31 affordable units, the proposals will provide a policy-compliant scheme, 20% rate of affordable homes.
- 5.2 The tenure of the affordable housing and unit types will be market dependant and based on further discussions with Registered Providers (RPs). The Applicant and their delivery partner are currently in discussions with a RP to provide the on-site affordable units. Further information can therefore be provided during the application process.
- 5.3 Notwithstanding the tenure detail and unit types not being available at this stage, the approach to affordable housing will align with the development plan, namely Core Strategy Policy H8 and the relevant SPD. Delivery of affordable housing is a core element of the proposal's aim of delivering transformative regeneration in one of the City's key improvement areas. The affordable dwellings will display the same high quality of design which is proposed throughout the scheme.