Affordable Housing Statement

Robert Street, Manchester

Client: Rani Developments Ltd

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This Affordable Housing Statement supports a full planning application for a part 10, 11, 14 and 20 storey building within the Great Ducie Street regeneration area. A total of 189 apartments will be delivered in a mix of sizes. The Statement confirms the relevant planning policy and the scheme's response.

1. Introduction

1.1 This Affordable Housing Statement has been prepared by Zerum on behalf of the Applicant, Rani Developments Limited, to support a full planning application for the demolition of existing structures and erection of a residential development proposed at land bound by Robert Street and Dutton Street, hereafter referred to as 'the Site'. The description of development is as follows:

> *"Demolition of existing structures and erection of a part 10, part 11, part 14 and part 20 storey residential building comprising 189 units with associated residents' amenity space, servicing and public realm."*

1.2 The residential units are designed for open market sales, and therefore lack typical facilities required by the Build to Rent market.

1.3 The purpose of this Statement is to address the affordable housing position in relation to the above scheme.

2. Planning Policy

2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that when determining a planning application, the decision maker must make their determination in accordance with the development plan unless material considerations indicate otherwise.

2.2 The adopted development plan comprises the Manchester Core Strategy (adopted July 2012), the saved policies of the Manchester UDP (adopted July 1995) and the Places for Everyone Joint Development Plan Document ('PfE DPD') (adopted March 2024).

THE DEVELOPMENT PLAN

2.3 Policy H8 of the Core Strategy addresses affordable housing requirements at the local level, but its annual and long-term housing target was replaced by the PfE DPD Policy JP-H2 'Affordability of New Housing'. This Policy states that it is important to significantly increase the supply of new housing in accordance with Policy JP-H1, thereby reducing the potential for a shortfall to lead to large house price and rent increases; maximise the delivery of additional affordable homes, including through local plans setting targets for the provision of affordable housing for sale and rent; supporting provision of affordable housing as part of new developments; and increasing the supply of low-cost market housing, to complement the provision of affordable homes and diversify options for low income households. No specific affordable homes target has been set.

2.4 Policy JP-D2 of the PfE DPD directs the specifics of contributions to the local level, stating that applicants should take account of policies in development plans and other relevant documents when developing proposals and acquiring land. It is expected that viability assessments should only be undertaken where there are clear circumstances creating barriers to delivery. If an applicant wishes to make the case that viability should be considered, they should provide clear evidence at the planning application submission stage, demonstrating the specific issues that would create barriers to delivery in a transparent manner and reflecting national guidance. Where it is accepted that viability should be considered as part of the determination of an application, the Local Planning Authority should determine the weight to be given to a viability assessment alongside other material considerations.'

2.5 The Manchester Housing Strategy (2022) identifies a delivery target of 10,000 new affordable homes between 2022 and 2032.

NATIONAL PLANNING POLICY FRAMEWORK

2.6 The National Planning Policy Framework states that at Paragraph 64 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 (a) off-site provision or an appropriate financial contribution can be robustly justified, and (b) the agreed approach contributes to the objective of creating mixed and balanced communities. Paragraph 66 states that where major development involving the provision of housing is proposed, planning policies and decisions should expect that the mix of affordable housing required

meets identified local needs, across Social Rent, other affordable housing for rent and affordable home ownership tenures.

3. Response

3.1 This Section considers the response to the development plan and the national planning policy framework.

3.2 The application is accompanied by a Viability Appraisal prepared by Tim Claxton Property Limited. The viability of the development has been appraised on an Open Market Sales basis only given its nature. The Viability Appraisal demonstrates that the proposed development's viability is such that it cannot afford to meet in full the policy requirements relating to Section 106 items comprising 20% affordable homes or a commuted sum, resulting in -0.68% on the gross development value (GDV). This clearly demonstrates that the scheme is unable to afford any planning obligations if the benchmark return of 20% on GDV is to be achieved.

3.3 The lack of affordable delivery must be balanced against the positives of the scheme which include other social, environmental and economic benefits. The proposed development's benefits as stated in the Planning and Tall Building Statement are as follows:

- Direct creation of 29 FTE jobs during the construction phase;
- Indirect creation of 22 FTE jobs during construction;
- It is estimated the management of the building would create 3 FTE jobs during the permanent occupation phase; and
- Generating additional local spending of up to £1.9m per annum from 328 new residents.

Social

3.4 The proposed development will support the creation of a strong, vibrant and healthy community. The proposed development will deliver the following social benefits:

- Delivery of 189 new residential units to the neighbourhood, providing a range of homes from one to two-bedroom units. The development will contribute to the average annual housing target for Manchester set by the PfE DPD.
- Contribution to the ongoing regeneration of the Strangeways / Great Ducie Street area, replacing an existing low-density former light industrial unit currently in a temporary padel use, with a high-density, high-quality residential development, in accordance with the Strategic Regeneration Framework and in line with national planning policy objectives to build on brownfield land and at higher density in sustainable locations.
- Improve safety and security in the immediate Site surroundings by attracting footfall through more local residents, introducing passive surveillance onto the streets and creating active frontages to the street.
- Delivery of seven accessible apartments to M4(3) standard, and all apartments accessible to M4(2) standard.

- Delivery of car-free apartments in a highly accessible location in the City Centre fringe, reducing reliance on the private car.

Environmental

3.5 The proposed development will support the natural environment by developing the land which is almost entirely hardstanding to deliver biodiversity net gain, and including new soft landscaping at ground floor and within resident terraces. The following environmental benefits are expected:

- Delivery of the regeneration of a prominent site earmarked for redevelopment, greatly improving the area's appearance and streetscape through the creation of a high-quality scheme;
- Inclusion of new trees to the public realm and soft landscaping to deliver biodiversity gain on Site and create habitats for species;
- Delivery of a car free development in a very accessible location, supported by 100% cycle parking, which will contribute to promoting a more active and lower carbon lifestyle; and
- The building has been designed to be energy efficient and is proposed to perform well against Part L Building Regulations 2021, in excess of the requirements.

SUMMARY

3.6 It is acceptable in policy terms that schemes be exempt from affordable housing provision where its inclusion would make the scheme impossible to deliver. Therefore, the proposals comply with the adopted development plan.