



8 First Street,
Manchester,
M15 4RP

T: 0161 830 6910
W: indigoplanning.com

Ref. 21950015
Date: 19 March 2020
Subject: Affordable Housing Statement

Affordable Housing Statement

WSP | Indigo has prepared this Affordable Housing Statement to support an outline application on the site of the former B&Q, Great Stone Road.

The application proposes that 5% of the dwellings will be affordable. This equates to 16 dwellings out of the 333 proposed.

The application proposes that the affordable units shall be provided as intermediate (Shared Ownership).

Policy

The adopted development plan policy on affordable housing is L2 of the Core Strategy.

The site is within Old Trafford, which is defined in the Core Strategy as a cold market location.

The site is within the LCCC Quarter, where Policy SL3 applies. Policy SL3 says that affordable housing should be in accordance with Policy L2.

Policy L2.12 states that in the cold market locations, a contribution of 5% will be sought in normal market conditions.

Policy L2.14 requires at least 50% of the affordable housing to be suitable for families.

Policy L2.5 defines family accommodation as both 2-bed and 3+ bed accommodation.

Policy L2.14 states that affordable housing should ideally be delivered as a split of 50:50 between intermediate (commonly shared ownership) and social/affordable rented housing units, unless exceptional circumstances can be demonstrated.

Application of Policy

Policy L2.12 acknowledges that some schemes in some areas may perform differently to “generic developments” and that these will have affordable housing determined via a site specific viability study, with provision not normally exceeding 40%. There is no definition of “generic developments”.

Application 88279/FUL/16 at the former MKM House on Warwick Road was approved in 2016. It is located within the LCCC Quarter (as defined in the unadopted Site Allocations Plan), as is the former B&Q. This application was treated as being in the 'cold' area (Old Trafford) and the Council accepted that market conditions were 'poor', therefore not even 5% affordable housing should be provided. The scheme includes no affordable housing and was not supported by a viability appraisal and therefore was treated in a generic manner.

The officer's report to committee stated that:

Policy L2 of the Core Strategy states in respect of all qualifying development proposals, appropriate provision should be made to meet the identified need for affordable housing. The Old Trafford area is identified as a "cold" market location where, under normal market conditions, an affordable housing contribution of 5% will be sought. The supporting text of Policy L2 recognises that under poor market conditions a 5% contribution could inhibit development in these locations and therefore such applications will not trigger a requirement to provide affordable housing. It is considered that the Borough is still under "cold" market conditions and therefore a contribution towards affordable housing would not be required at the present time.

The proposed development on Great Stone Road is generic insofar as it is:

- Located on brownfield land in Old Trafford (it is unlikely that there will be greenfield development in Old Trafford);
- Comprised of apartments (most residential schemes in Old Trafford are predominantly or entirely apartments);
- Of a scale that will not set its own market, but rather will be dictated by the existing market of the area; and
- Will perform in a similar manner to the other new development in Old Trafford / the LCCC Quarter that the Council has already treated as generic.

Summary

The applicant is committed to providing 5% affordable housing on site, in accordance with Policy L2.

The proposed scheme comprises:

- 2 x studio (1%)
- 108 x 1-bed (32%);
- 190 x 2-bed (57%); and
- 33 x 3-bed (10%).

At least 50% of the affordable units should be suitable for families (ie 2-bed or 3-bed). Therefore, there will be 8 x 2-bed affordable homes and 8 x 1-bed homes.

The intention is to deliver intermediate (shared ownership) housing, this will be influenced by discussions during the determination period of the application.

The 16 affordable homes will be those set out in the table below:

8x 1-bed	8x 2-bed
Level 0: 44 sqm	Level 0: 62 sqm
Level 0: 44 sqm	Level 0: 62 sqm
Level 0: 44 sqm	Level 0: 63 sqm
Level 0: 44 sqm	Level 0: 63 sqm
Level C0: 57 sqm	Level 0: 64 sqm
Level 1: 45 sqm	Level 0: 64 sqm
Level C1: 50 sqm	Level 0: 65 sqm
Level C1: 57 sqm	Level 0: 65 sqm

This Affordable Housing Statement complies with the validation checklist and the proposal complies with the Core Strategy and NPPF.