



8 First Street,
Manchester,
M15 4RP

T: 0161 830 6910

W: indigo.planning.com

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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 10% of the dwellings will be affordable. This equates to 34 dwellings out of the 333 proposed.

The application currently 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”.

The proposed development is typical for Old Trafford and not non-generic, therefore 10% is policy compliant assuming good market conditions.

Summary

The applicant is committed to providing 10% 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 17 x 2-bed affordable homes and 17 x 1-bed homes.

The intention is to deliver a mix of intermediate:rented housing, this will be influenced by discussions during the determination period of the application and confirmed in the planning obligation.

The 34 affordable homes are currently proposed to be those set out in the table below:

17 x 1-bed	17 x 2-bed
Level 0: 44 sqm x10 Level 2: 44 sqm x 7	Level 1: 62-65 sqm x 10 Level 2: 64 sqm x7

The affordable homes are likely to be transferred to a Registered Provider who will manage the homes; a decision has not yet been made on which RP will be selected.