

Affordable Housing Statement

Description of Development: Full application for demolition of existing structures and erection of 28 affordable dwellinghouses (Use Class C3) with associated access, landscaping and parking

Location: Land at Sutherland Road and Lennox Walk / Argyle Street, Heywood

This Statement addresses the affordable housing position in relation to the above scheme.

Policy

The National Planning Policy Framework states that in relation to major development involving the provision of housing, local policy should expect at least 10% provision of dwellings for affordable home ownership, as part of the overall affordable housing contribution from the site.

Rochdale Core Strategy Policy C4 requires affordable housing provision on developments of 15 dwellings or more. It seeks a contribution to affordable housing of 7.5% of the development sales value of the overall scheme. Provision should be onsite and used to deliver a type, size and tenure of homes agreed with the local authority on the basis of evidence. Suitable levels of provision will be based on the type of affordable housing required; the availability of grant funding; the need to deliver other planning objectives with a higher priority; and the economic viability of the development.

The Affordable Housing SPD is dated, but remains live. It sets out evidence of local need for affordable housing and sets out how it will be calculated. It identifies the need to maximise the supply of affordable housing across the borough, and states that the type and mix of properties will be dependent upon local needs.

It finds that the involvement of a registered social landlord is the preferred way to ensure affordability. The document identifies the various types of affordable housing, ie social rent,

shared ownership and discounted/subsidised market housing. It requires a high standard of design and no compromise on open space provision, privacy or other aspects in order to deliver affordable properties. Affordable homes should usually be pepper potted amongst the market homes on individual schemes.

Response

The intention is to provide a 100% affordable scheme. The applicant is in discussion with several registered providers and has designed the proposals, including property types, with their requirements in mind. They are currently discussing the required tenure mix with the providers and the Council's housing officer. As such, the quantum of affordable / social rent and any shared ownership provision will meet identified local needs.

The proposals thereby greatly exceed the policy requirement for affordable housing provision and will meet identified need in the local area, while providing a high quality product.