

Land west of New Street – Affordable Housing Scheme

Introduction

This Affordable Housing Scheme has been prepared by Russell Homes in support of a full planning application at Land to the West of New Street. The development is for “Erection of a residential development for 61 dwellings (to include 2no. Use Class C2 residential care dwellings for children), access, landscaping, open space, SUDs, and associated works”

As part of the 61 dwellings in line with Rochdale Planning Policy, 9 of the units will be delivered as affordable housing to be secured via a Section 106 Agreement.

Attached Details

Please find enclosed the following documents:

- Affordable House Types
 - The Buckley (Ref:19060_HT_21 April 2022);
 - The Philips (Ref: 19060_HT_20 April 2022); and,
 - The Cromwell (Ref: 19060_HT_11 April 2022)
- Proposed Site Layout (Ref: 19060_01 June 2022).

Proposals

The proposed development comprises 61 dwellings with public open space and associated works on land to the west of New Street, Littleborough.

The proposals form an extension to the previously approved development of 100 dwellings on Land at New Road (Ref: 20/00607/FUL).

Location, Tenure and Specification

The location of the proposed affordable units is noted on the Proposed Site Layout (Ref: 19060_01 June 2022) the properties have been spread throughout the development and will be built as tenure blind properties to ensure the units assimilate with the wider development.

The affordable housing plots are: 07, 08, 09, 10 11, 12, 13, 52, and 53.

The Tenure and Specification

The specification is detailed within the drawings. The specification is based on Russell Homes house type range which has been adopted by Registered Social Landlords on recent scheme in Rochdale and other authority areas across Greater Manchester.

In considering the Council's Planning Policy position of Affordable Housing comprising 7.5% of Gross Development Value (in summary 15% of the proposed number of dwellings). 61 units are proposed and therefore 9 units are required to be affordable homes split across the Tenure of Shared Ownership and Affordable Rent.

The tenure household comprise the Buckley, Philips and Cromwell Housetypes:

- The Buckley is 785 sq ft and is a 2Bedroom 3 Person Dwelling;
- The Philips is 906 sq ft and is a 3 Bedroom 4 Person Dwelling; and,
- The Cromwell is 1133 sq ft and s 4 Bedroom 5 Person Dwelling.

The affordable housing tenure split across the entire development Site will be:

- 40% Affordable Rented Dwellings = 4 dwellings;

- 60% Shared Ownership Dwellings = 5 dwellings.

The affordable housing units provided on Site will be provided with Off-Street Parking Spaces.

Appointment of Registered Provider/Housing Association

Russell Homes will offer the affordable housing units to a number of Registered Providers/Housing Associations as defined by the Housing and Regeneration Act 2008 all of the discussion being held are with Register Providers on Rochdale Councils approved list.

At this stage of the project discussion are still on going, with a formal partner to be agreed prior to the commencement of the delivery of the first affordable housing unit on Site.

Delivery of Affordable Housing

The delivery of the Affordable Housing will be delivered in line with the development programme but will all be delivered within 2 years of works commencing.

Conclusion

It is proposed that the development will provide 9 on site affordable homes in line with the Council's requirements for a policy compliant affordable housing scheme. The tenure, location and specification of the units is specified on the plans and Design Statement which support the application for Full Planning Permission

The remaining requirements of the affordable housing scheme such as delivery, providers and method for calculating affordable rent and shared ownership has been provided within this letter.

The information set out above provides an appropriate and policy compliant affordable housing scheme and as such should be accepted and approved by the Council within the 42 day period.