

**Affordable Housing Statement for site formerly of Tack Lea Works
and Sheppard Mill, Greenbooth Road, Norden
Planning Application Ref 20/01170/OUT**

September 2023



Introduction

This Affordable Housing Statement has been prepared by Great Places Housing Association, a Registered Provider, in support of planning application 20/01170/OUT for the development of land at Greenbooth Road shown for the purposes of identification only on the Plan in Schedule 1, on which it is proposed to deliver a residential scheme of affordable homes for shared ownership. Great Places Housing Association is not the applicant, but will deliver the affordable housing with its appointed contractor, Stonebond Properties (Manchester) Ltd.

The statement addresses the provision of relevant affordable housing consideration in light of national and local policy. The affordable housing shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework (or any future, equivalent guidance that replaces it).

The Statement includes details of:

- i The registered provider – Great Places Housing Association
- ii the type, tenure and location of the affordable housing provision, which shall consist of 49 dwellings;
- iii affordability - the arrangements to ensure that such provision is affordable for both the first and subsequent occupiers of the affordable housing; and
- iv the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

This Statement shall cease to apply (and shall be of no further effect) to any dwelling in respect of which the full equity has been acquired by the individual owner/purchaser and/or their mortgagee OR any dwelling in respect of which a statutory or voluntary right to buy or acquire has been exercised.

The Registered Provider

Great Places Housing Association is a Registered Provider who will procure the services of the contractor, Stonebond Properties, to complete the construction of this development. Following handover of the completed units the Registered Provider will market the homes for sale for shared ownership and the homes will be part owned by the Registered Provider until the point at which any future occupier decides to 'staircase' out of the property and own it outright.

The Type, Tenure and Location of the Affordable Housing Provision

Affordable Housing Tenure	Total	2 bed house	3 bed house	4 bed house
Shared Ownership Housing Units	49	17	22	10
Total	49	17	22	10

The tenure mix may be varied from time to time throughout the lifetime of the development subject to submission of a revised affordable housing statement for provision of the affordable units to be submitted for the written approval of the Council.

The scheme meets the requirements of the adopted Local Plan by supporting Core Strategy Policy C4 which sets out a requirement for 204 new affordable homes annually. The provision of 3 house types presents a mix of two, three and four bedroom properties on offer to different demographics within the same development. All 49 homes on the scheme will be affordable.

Affordability

The required affordability criteria are as follows:

- Shared Ownership dwellings will be disposed of to purchasers who meet the Homes England eligibility criteria as set out in the Capital Funding Guide. Purchasers will be able to purchase between 10% and 75% of the full market value of the property. The properties will be sold at the current market value. A relevant Independent Financial Adviser will then use the approved Homes England Shared Ownership Affordability calculator to ascertain that any applicant is maximising their contribution and that any mortgage and rental costs are affordable and sustainable.
- The shared ownership lease will give the buyer the right to buy the remaining share or additional shares in their home and therefore move from an initial share to full ownership in a number of stages as and when they can afford them. For the avoidance of doubt, this can be in 1% increments and the shared owner is entitled to a 990-year lease. Once a buyer staircases to 100% ownership the affordable housing obligations cease absolutely.
- This Statement shall not be binding on a mortgagee or chargee or any receiver (including an administrative receiver) appointed by such mortgagee or chargee or any other person appointed under any security documentation to enable such mortgagee or chargee to realise its security or any administrator (howsoever appointed) including a housing administrator (each a **Receiver**) of the whole or any part of the affordable dwellings as provided under planning reference 20/01170/OUT or any

persons or bodies deriving title through such mortgagee or chargee or Receiver
PROVIDED THAT:

- such mortgagee or chargee or Receiver shall first give written notice to the Council of its intention to dispose of the dwellings and shall have used reasonable endeavours over a period of three months from the date of the written notice to complete a disposal of the dwellings to another registered provider or to the Council for a consideration not less than the amount due and outstanding under the terms of the relevant security documentation including all accrued principal monies, interest and costs and expenses; and
- if such disposal has not completed within the three-month period, the mortgagee, chargee or Receiver shall be entitled to dispose of the dwellings free from the provisions of this Statement which shall determine absolutely

Occupancy

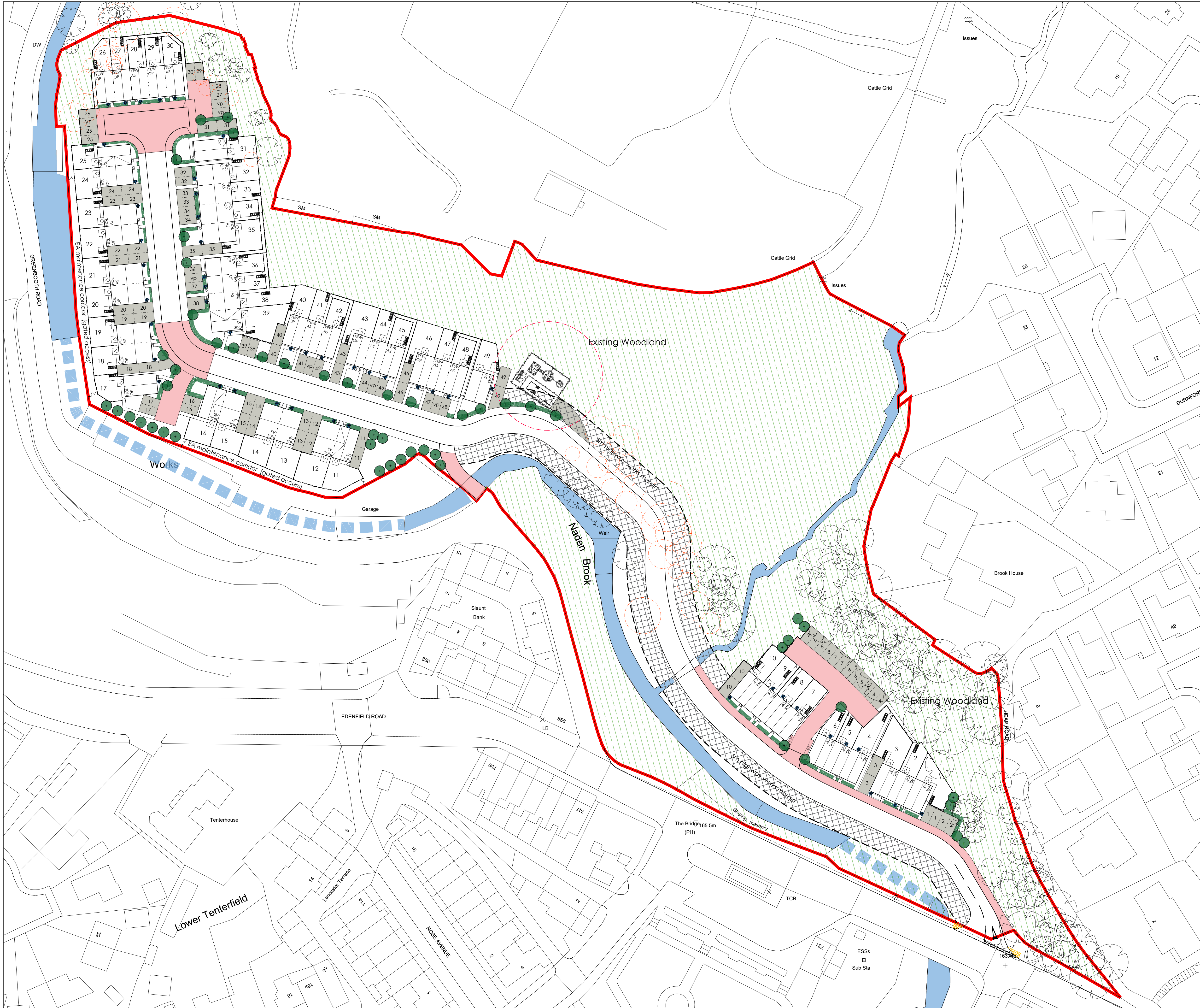
The required occupancy criteria for the affordable tenure will be as follows;

- The shared ownership units will be disposed of to purchasers who meet the Homes England eligibility criteria set out in the Capital Funding Guide. In line with Homes England's requirements, nationally or locally defined prioritisation criteria will not apply to the Shared Ownership units other than a prioritisation for current and former members of the British Armed Forces. Eligible purchasers will have a household income less than £80,000 per annum and will not own another property.
- For the avoidance of doubt occupiers who have entered into a Shared Ownership Lease will be allowed to Staircase to full ownership.

Great Places Housing Association
September 2023

Schedule 1

Site plan



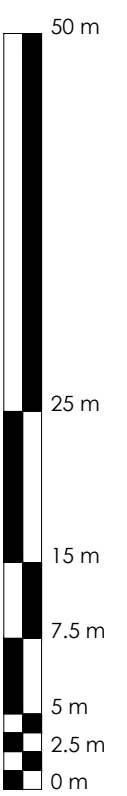
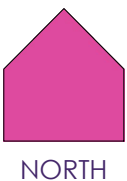
- Legend**
- Site boundary
 - Development boundary
 - 600 wall / 1200 close boarded fence (feature wall detail)
 - 1800 concrete post & close boarded panel fence
 - 600 post & rail fence
 - Bin storage area
 - Bin collection point
 - Vehicle charging point
 - Front door (1200 level threshold)
 - Rear patio door (1800 x 1800 paved area)
 - Indicative tree planting
 - Existing water course
 - Existing water course culvert
 - Existing woodland
 - 5m highway works margin
 - Existing tree to remain
 - Existing tree to be removed

J	22.09.23	EA maintenance corridor added to rear of plots 11-25.	SMc
H	19.09.23	11-17 2No. Yew's omitted. 1 No. Holly added, configurations amended. Drive width's amended to 2.7m. 17-25 configurations amended, drives amended to 2.7m. 40-49 1No. Yew added, configurations amended, drive width's amended to 2.7m.	SMc
G	16.08.23	19-20 amended from Yew's to Holly's. 600mm verge added highway.	SMc
F	01.08.23	Plots 11-49 amended to LA planning comments.	SMc
E	03.07.23	Pump-station added.	SMc
D	15.06.23	Additional path added to plots 18-19.	SMc
C	15.06.23	Edison's entrance detail added.	SMc
B	14.06.23	House type references amended. Development boundary added. Topo trees added (trees to be removed added) Woodland area added. Highway works margin added.	SMc
A	08.06.23	Planning layout first issue from FL01 Rev H	SMc
Rev	Date	Comments	By

ACCOMMODATION SCHEDULE								
Housetype	Number	Mid	End	Def	Sqft	Bed Nos.	En-Su	Total Sqft
Yew	17	8	9	0	755	2	No	12835
Holly	20	2	16	2	911	3	No	18220
Oak	2	0	1	1	914	3	Yes	1828
Willow	10	4	6	0	1164	4	Yes	11640
TOTAL	49							44523
Gross Area					Acres			
Nett Area	2.6				Acres			
Coverage	17,124				Sqft/Acre			
Density	18.8				UPA			

Stonebond.

Stonebond Properties (Manchester)Ltd
Registered Office:
Suite 5, Egerton House
Towers Business Park
Wilmslow Rd
Didsbury, M20 2DX



site:	Edenfield Rd Norden Rochdale
title:	Planning Layout
scale: @A1	1:500
date:	Jun 23
drawing no:	SBM-001-PL01
sheet no:	Sheet 1 of 1
revision:	J