



121 – 131 BELL LANE
BURY BL9 6BB

AFFORDABLE HOUSING STATEMENT

December 2021

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1. Affordable Housing Statement

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- 1.1 The proposed development consists of 24 apartments with a retail unit to the ground floor. The 24 units comprise of 15 No. 2-bed units and 9 No. 1-bed units.
- 1.2 Bury Council's affordable housing threshold is stated in the Unitary Development Plan Supplementary Planning Guidance Note 5. This SPD (Supplementary Planning Document) sets the threshold for the provision of affordable housing on residential developments at 25 units.
- 1.3 Bury Council is currently in the process of finalising its 'Local Plan' which will set out an up-to-date version of the borough planning policies. This document is set for adoption in late 2022, therefore the UDP and the SPD'S are the main reference on which planning policy decisions are made.
- 1.4 The National Planning Policy Framework is the overarching planning policy document that sets out the planning policies across the country and was updated during 2021. Paragraph 65 of this document sets out the affordable housing policy for major developments and states that where the provision of housing is proposed, 10% of the total number of units should be made available for affordable home ownership.
- 1.5 Bury Council's Local Plan Policy Directions sets out the proposed scope and a refined direction for the planning policies that will be contained within the Local Plan. Within the Local Plan, there is a document titled Topic Paper 1: Housing. Section 8 of this document refers to 'Affordable Housing' and reflects the aspects of the policy as referred to in the NPPF.

1.6 Therefore, it is the NPPF policy that is applicable in this case with particular reference to paragraph 65. As the proposed residential development comprises of 24 apartments, a total of 3 units will be made available for affordable housing provision.

1.7 As the site is located in a highly sustainable location, the initial intention is to make these available by way of an on-site provision and the applicant is open to discussion with the Local Authority as to which apartments will fulfil the required allocation.

1.8 It is expected that the provision will be agreed and formalised within a Section 106 agreement, between the developer and the Local Authority.