

VILLAGE NEWS HOUSING ITEM MARCH 2017

PROPOSED HOUSING DEVELOPMENT

28 villagers attended an open forum on 20 Feb 2017 where a courtesy information presentation was given to the Parish Council by developers ahead of their public consultation on 28 Feb. The following is a summary of what was said.

The information given was about a proposed housing development by Andrew and Jean Ford, developers, of 'Affordable Homes', and Steven Grimster of Barton Willmore Planning consultants. Sam Lancaster the builder also spoke. A question and answer session followed.

Purpose. The developers wanted to do something to help the housing crisis and to realise a dream of providing good quality affordable homes for young people.

Proposal. To provide 11 affordable homes and 4 market value homes on 1.2 acres of land off Knutsford Road between Manley Farm and Manley Close. They would be good quality, modest and in keeping with the surroundings, 2,3 and 4 bed homes including bungalows, 100% owned. They would be affordable in perpetuity (meaning 20-30% below the market price and with agreements in place to keep the prices low for future owners). Priority would be given to local Antrobus people (they would not be advertised in the wider market) and would have to be first time buyers. Larger 4 bed open market homes would help fund the 11 others.

Examples. Norley, Mickle Trafford and Ashton Heyes were quoted as sites of similar concept where the borough council had agreed the concept and worked out the necessary agreements. Recent building work of Sam Lancaster is a care home at West Horton near the M61 at Bolton.

Need. The recent housing survey received a good 20% response and it was claimed it showed a need for 23 new homes over 5 years, and a preference for owned housing over social or rented.

Plans. Pre-application negotiations with Planning Officers are ongoing. The CWaC Local Plan acknowledges the concept of rural exception sites for affordable led housing. A Feb 2017 government white paper focusses on the need for affordable housing. More details of the development will be given at the public consultation event at the school on Tue 28 Feb between 4 and 7 pm where villagers can fully engage with the developers. A planning application is expected around March at which time the Parish Council will give it's response as a statutory consultee. Feedback to any Parish Councillor is welcomed. A decision, probably by Cheshire West Planning Committee, is expected June/July.