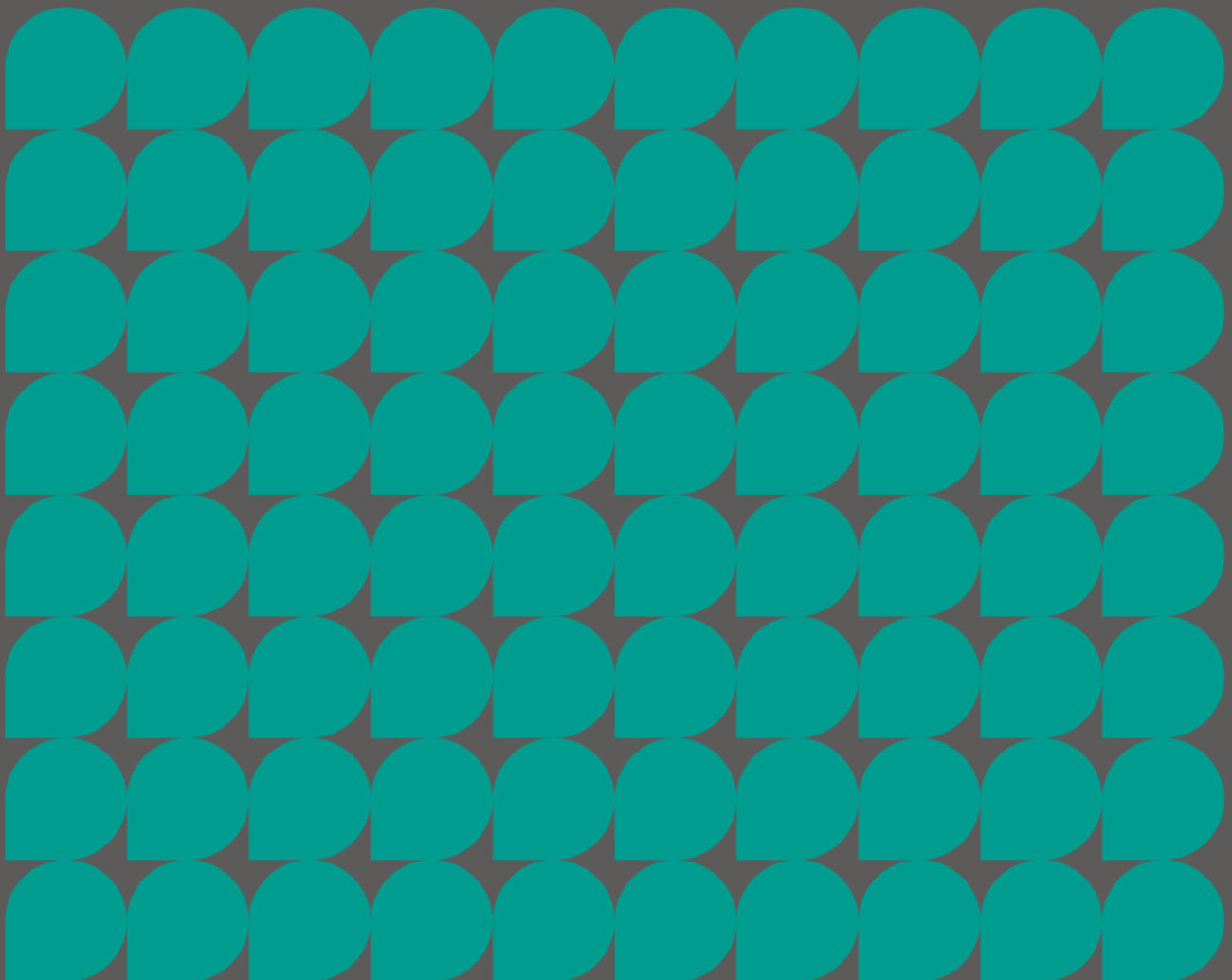


Places for Everyone

JPA11 Southwick Park Allocation Topic Paper

July 2021



Southwick Park – justification for removal of proposed allocation

Introduction

1. Southwick Park is a residential allocation amounting to around 20-24 dwellings that was originally proposed in the GMSF 2016 consultation draft plan. The site is predominantly a park and play area which is within the ownership of Manchester City Council.

Local Housing Need

2. In December 2020, Government responded to their consultation on a revised Local Housing Need Methodology (consultation held in the autumn of 2020). The Government updated Planning Practice Guidance (PPG) on 16 December adding in a new step 4 to reflect the following:

“Step 4 - cities and urban centres uplift

A 35% uplift is then applied for those urban local authorities in the top 20 cities and urban centres list.

Whether a cities and urban centres uplift applies depends on whether the local authority contains the largest proportion of population for one of the 20 cities or urban centres in England within the list.

The cities and urban centres list is devised by ranking the Office for National Statistics list of Major Towns and Cities by population size using the latest mid-year population estimates (nomis, official labour market statistics).

As at December 2020, this list of urban local authorities are: Birmingham, Bradford, Brighton and Hove, Bristol, Coventry, Derby, Kingston upon Hull, Leeds, Leicester, Liverpool, London, Manchester, Newcastle upon Tyne, Nottingham, Plymouth, Reading, Sheffield, Southampton, Stoke-on-Trent, and Wolverhampton.

To note: where a cap is applied in Step 3, the 35% uplift is applied after the cap.”

3. Further guidance added to the PPG highlighted the following:

“Where should the cities and urban centres uplift be met?”

This increase in the number of homes to be delivered in urban areas is expected to be met by the cities and urban centres themselves, rather than the surrounding areas, unless it would conflict with national policy and legal obligations. In considering how need is met in the first instance, brownfield and other under-utilised urban sites should be prioritised and on these sites density should be optimised to promote the most efficient use of land. This is to ensure that homes are built in the right places, to make the most of existing infrastructure, and to allow people to live nearby the service they rely on, making travel patterns more sustainable.”

4. Prior to the change in the PPG, the Local Housing Need for Manchester was 2,613 dwellings per annum. The 35% uplift therefore increased the Local Housing Need to 3,528 dwellings per annum.
5. Manchester’s published Strategic Housing Land Availability Assessment (SHLAA) that had fed into the GMSF 2020 Publication Draft Plan identified a total supply of around 57,560 dwellings over the period 2020-2037. The Local Housing Need for the same 17 year period was around 50,170 dwellings. With the introduction of the new Local Housing Need the equivalent figure over 17 years would be around 59,980 dwellings. It was therefore clear that whereas previously there was a net difference of around 7,390 dwellings between the identified supply and Local Housing Need, this was changed to a net shortfall of around 2,420 dwellings when the new Local Housing Need was applied.
6. Work was undertaken by the City Council to determine whether additional supply could be identified. The work subsequently identified a further additional supply of around 5,000 additional dwellings leading to an overall supply of around 62,530 dwellings. Once completions were taken into account for 2020/21 the supply was around 59,580 dwellings.
7. The new calculation comparing to supply to Local Housing Need, based on a 16 year period (2021-2037) demonstrates the following:
 - Supply – 59,580 dwellings
 - Local Housing Need – 56,530 dwellings

- Supply therefore exceeds Local Housing Need by around 3,050 dwellings.
8. Consideration was given to the continued need to identify any Green Belt residential development, specifically the site at Southwick Park. This was as a direct result of the change made by Government to the Local Housing Need to Manchester on 20 December 2020. Full account was taken of the PPG noted above in paragraph 3:

“...This increase in the number of homes to be delivered in urban areas is expected to be met by the cities and urban centres themselves, rather than the surrounding areas, unless it would conflict with national policy and legal obligations...”