

Manchester City Council Report for Resolution

Report to: The Executive – 26 June 2019

Subject: Proposed City of Manchester (20 Ilk Street and 22 Alpine Street, Clayton) Compulsory Purchase Order 2019

Report of: Strategic Director (Development)

Summary

To report to Executive on proposals for the compulsory purchase of the sites of two former dwellings houses within the Ilk and Alpine street within the Clayton neighbourhood shown edged red on the plan attached at **Appendix 1** of this report (“the Order Lands”) under the provisions of Section 17(1) (b) Housing Act 1985 to facilitate the provision of housing accommodation.

Recommendations

The Executive is asked to:

1. Authorise the making of the City of Manchester (20 Ilk Street and 22 Alpine Street) Compulsory Purchase Order 2019 (“the Order”) under Section 17(1) (b) of the Housing Act 1985, and the Acquisition of Land Act 1981 to acquire the Order Lands for housing purposes for the reasons set out in the Statement of Reasons.
2. Note the contents of the attached Statement of Reasons attached at **Appendix 2**
3. Authorise the City Solicitor to seal the Order and to take all necessary steps, including the publication and service of all statutory notices and presentation of the Council’s case at public inquiry, to secure confirmation of the Order by the Secretary of State for Housing, Communities and Local Government and the vesting of the land in the City Council.
4. Authorise the Strategic Director Development (in the event that the Secretary of State notifies the Council that it has been given the power to confirm the Order) to confirm the Order, if the Secretary of State is satisfied that it is appropriate to do so.
5. Authorise the Head of Development to approve agreements with landowners setting out the terms of withdrawals of objections to the Order including where appropriate the exclusion of land from the Order. Authorise the Strategic Director Development and the City Solicitor to make deletions from, and/or minor amendments, and modifications to the proposed Order and Order Plan or to agree to refrain from vesting any land included within the Order should this be in their opinion appropriate.

6. Authorise the Head of Development to negotiate terms for the acquisition by agreement of any outstanding interests in the land within the order prior to its confirmation.
7. Authorise the Strategic Director of Neighbourhoods to take all necessary steps to secure the closure of all relevant highways streets and alleyways which are required for the development to proceed, if requested by the Director of Housing.
8. Agree that the resources of the City Council are sufficient to carry out the duties resulting from the making of the City of Manchester (Ilk and Alpine Street, Clayton) Compulsory Purchase Order 2018, as outlined in this report.
9. Agree that compensation for owners and other interests will be paid in accordance with the law on compulsory purchase.

Wards Affected: Clayton and Openshaw

Manchester Strategy outcomes	Summary of the contribution to the strategy
A thriving and sustainable city: supporting a diverse and distinctive economy that creates jobs and opportunities	The council has continued to work with partners to drive forward major development schemes that provide safe accommodation, stimulate economic growth and job creation.
Individual and collective self esteem – mutual respect	The well designed homes and area to be provided will improve the quality of life for local people.
A highly skilled city: world class and home grown talent sustaining the city's economic success.	The city aims to provide safe accommodation which encourages people worldwide to visit keeping those with the skills the city needs, keeping our home grown professionals
A progressive and equitable city: making a contribution by unlocking the potential of our communities.	Everyone will have the same opportunities and life chances no matter where they're born or live in safe accommodation. Voluntary and community groups will find new ways to reach those as yet untouched by Manchester's success to create resilient and vibrant communities

<p>A liveable and low carbon city: a destination of choice to live visit and work</p>	<p>The provision of these homes will increase housing choice within the city and contribute to the availability of neighbourhoods of choice.</p> <p>The right mix of quality accommodation is needed to support growth and ensure that our growing population can live and work within the city and enjoy a good quality of life.</p>
<p>A connected city: world class infrastructure and connectivity to drive growth</p>	<p>This approach recognises the importance a balanced housing offer plays within a well-connected city and the neighbourhoods within it. It seeks to create neighbourhoods where residents will choose to live and their housing needs and aspirations are met</p>

Full details are in the body of the report, along with any implications for:

- Equal Opportunities Policy
- Risk Management
- Legal Considerations

Financial Consequences Revenue

In the restricted report also presented to the meeting

Financial Consequences –Capital

In the restricted report also presented to the meeting

Contact Officers

Name: Eddie Smith
Position: Strategic Director Development
Telephone: 0161-234-3030
Email: e.smith@manchester.gov.uk

Name: Roy Smith
Position: Design and Development Manager, Strategic Development
Telephone: 0161-234-4100
Email: r.smith1@manchester.gov.uk

Name: David Lord
Position: Head of Development
Telephone: 0161-234-1339
Email: d.lord@manchester.gov.uk

Name: Juliet Mbam
Position: Principal Solicitor, City Solicitors
Telephone: 0161-234 -4489
Email: j.mbami@manchester.gov.uk

Background documents (available for public inspection):

The following documents disclose important facts and these have been relied upon in preparing this report. Copies of the background documents are available up to 4 years after the date of the meeting. If you would like a copy please contact one of the contact officers above

General Documents

1. Detailed Planning Application 122897/FO/2019 for the redevelopment of the Order Lands
2. East Manchester Strategic Regeneration Framework 2008-2018.
3. The Core Strategy Development Plan Document 2012-2027 (Core Strategy)
4. East Manchester Growth Priorities- January 2015

All of the above can be found at <http://www.manchester.gov.uk/planning>

Council Reports

1. Report to Executive 16 January 2008 - Proposed City Manchester (Alpine Street, Clayton) Compulsorily Purchase Order 2008
2. Report to Executive 24 June 2014 - A Stimulus For Residential Growth
3. Report to Executive 15th March 2015 - Ben Street Investment Proposal

APPENDICES:

Appendix 1. Order Lands Plan

Appendix 2. City of Manchester (Ilk and Alpine Street) Statement of Reasons. Compulsory Purchase Order 2019

1 Background

- 1.1 The Executive agreed on the 18 March 2015 proposals to deliver a comprehensive regeneration scheme to the wider Ben street area. The proposals consisted of four elements;
- The acquisition from Guinness Properties and subsequent refurbishment of 64 long term voids, which has now been completed;
 - Facelifting the remaining 213 terraced properties, which is ongoing;
 - Undertaking streetscape works to improve and connect the external environment within the neighbourhood, which is ongoing; and.
 - The acquisition of the Order Lands to facilitate housing development on the Ilk St/Alpine St development site of new build quality family affordable homes for sale that would improve the scope of the offer in the area.
- 1.2 Collectively these elements will provide a more sustainable approach to improving the residential area, by widening the tenure mix and lifting the quality of the existing residential stock. The improvements will be strengthened with a neighbourhood management strategy to improve waste management, community cohesion and resilience.

2. The Order Lands

- 2.1 The Order Lands are situated within the Eastern part of the Clayton West neighbourhood and are shown edged red on the plan attached at **Appendix 1** comprise the sites of two former terraced houses. The Order Lands form part of the larger Ilk and Alpine Street development site (the Development Site"). The Development Site comprises [3.75 hectares] of land, which is made up of the sites of 42 former dwelling houses, a commercial premises and the site of the former Ravensbury Infant and Primary schools, which were demolished more than twenty years ago. The Development Site is level and the surrounding buildings are predominantly residential in character with no buildings of historic or architectural significance.
- 2.2 The Order Lands are approximately 2.8 miles east of the City Centre and lie between the disused railway viaduct, Bank Street and Tartan Street where the new Ravensbury Street Community School (primary) is situated.
- 2.3 Given that the owners of the Order Lands cannot be traced, it is not considered likely that the owners of the two subject plots will come forward to negotiate the sale of the Order Lands. Therefore, compulsory purchase appears the most appropriate way to bring the land back into beneficial use and ensure that the objectives of the regeneration of the wider Ben Street scheme can be achieved which in turn will achieve both a qualitative and quantitative gain in housing provision as judged against the housing provision currently existing in the neighbourhood.

3. Scheme

- 3.1 The report of the previous Executive meeting in March 2015 outlined a preferred option of the Council bringing forward and self-funding the development of new homes for market sale. This was reflective of a position based on the market at that time. The report allowed for this position to be reviewed against the housing market over time. The key considerations were delivery, quality and complimenting the existing stock within the regeneration area.
- 3.2 The successful completion of the refurbishments and the ongoing facelifts and streetscape works have provided the environment to enable the new build phase to come forward. In order to support the Council in achieving its affordable housing targets officers have been working with One Manchester, a Registered Provider, to explore the delivery of a 100% affordable scheme on the Development Site. This has culminated in approval by the Residential Growth Board and submission of a full planning application which is currently under consideration by the local planning authority under planning reference 122897/FO/2019 for the delivery of 66 new build no 2, no 3 and no 4 bedroom affordable homes.
- 3.3 One Manchester have board approval and terms for accessing a Homes England grant to support viability for the delivery of the 100% affordable scheme in accordance with the planning application.
- 3.4 The terms of the disposal by the Council of the Development Site to One Manchester is dealt with in Part B of this report.

4. Statement of Reasons

- 4.1 The Statement of Reason attached at **Appendix 2)** which has to be submitted with the Order has been prepared in compliance with the revised guidance from the Department for Housing, Communities and Local Government on Compulsory Purchase process and the Crichel Down Rules, Section 11 preparing a statement of reasons ("the Guidance").
- 4.2 The Guidance states that the SoR should include information on the following:
- (i) a brief description of the order land and its location, topographical features and present use;
 - (ii) an explanation of the use of the particular enabling power;
 - (iii) an outline of the authority's purpose in seeking to acquire the land;
 - (iv) a statement of the authority's justification for compulsory purchase, including reference to how regard has been given to the provisions of Article 1 of the First Protocol to the European Convention on Human rights, and Article 8 if appropriate;
 - (v) a statement justifying the extent of the scheme to be disregarded for the purposes of assessing compensation in the 'no scheme world'

- (vi) a description of the proposals for the use or development of the land;
- (vii) a statement about the planning position of the order site;
- (viii) information required in the light of Government policy statements where orders are made in certain circumstances;
- (ix) any special considerations affecting the order site, eg. ancient monument, listed building, conservation area, special category land, consecrated land, renewal area, etc.;
- (x) if the mining code has been included, reasons for doing so.
- (xi) details of how the acquiring authority seeks to overcome any obstacle or prior consent needed before the order scheme can be implemented, e.g. need for a waste management licence;
- (xii) details of any views which may have been expressed by a Government department about the proposed development of the order site;
- (xiii) What steps the authority has taken to negotiate for the acquisition of the land by agreement.
- (xiv) any other information which would be of interest to persons affected by the order, e.g. proposals for re-housing displaced residents or for relocation of businesses.
- (xv) details of any related order, application or appeal which may require a coordinated decision by the confirming Minister, e.g. an order made under other powers, a planning appeal / application, road closure, listed building; and
- (xvi) if, in the event of an inquiry, the authority would intend to refer to or put in evidence any documents, including maps and plans, it would be helpful if the authority could provide a list of such documents, or at least a notice to explain that documents may be inspected at a stated time and place

5. Conclusion / Recommendation

- 5.1 Following the successful completion of the refurbishment works and ongoing facelift and streetscaping works being undertaken as part of the Ben Street Project, it is considered that the market conditions are right to bring forward the Development Site for development. Disposing of the Development Site to One Manchester on a long lease will secure the delivery of significant new affordable homes. It will facilitate a capital receipt to both offset the costs of the proposed CPO and contribute to the overall business case for the wider Ben Street Project Investment. The Executive is recommended to support the

disposal of the Development Site for the reasons outlined in this report and under the terms detailed in Part B of this report.

- 5.2 Notwithstanding the acknowledged impact that the CPO will have with regard to some aspects of the Human Rights Act 1998, the benefits identified in the Statement of Reasons present a compelling case in the public interest for making the proposed CPO and compensation will be payable under the statutory compensation code.
- 5.3 The Executive is therefore requested, having regard to the Statement of Reasons, attached at **Appendix 2**, to approve the recommendations outlined at the start of this report to authorise the use of compulsory purchase powers under section 17 of the Housing Act 1985 to ensure the full objectives of the proposals for the redevelopment of the Ilk and Alpine Street development site contained within the recently submitted planning application can be delivered.

6. Implications for Council Policies

Contributing to the Community Strategy

(a) A thriving and sustainable city

The delivery of providing safe and improved accommodation will encourage, young people and graduates, to be attracted to apprenticeships and work placements

(b) A highly skilled city

Working families are a key target market of the new homes to be provided and this initiative will therefore help to attract and retain economically active individuals.

(c) A progressive and equitable city

The planning process of the scheme will encourage residents to get involved and influence decision making for providing safe and improved accommodation along with an improved streetscape

(d) A liveable and low carbon city

The delivery of these homes will increase housing choice within the city and contribute to the availability of neighbourhoods of choice and support growth and ensure that our population can live and work in the city and enjoy a good quality of life.

(e) A connected city

This approach recognises the importance a balanced housing offer plays within a well-connected city and the neighbourhoods within it. It seeks to create neighbourhoods where residents will choose to live and their housing needs and aspirations are met.

7. Key Policies and Considerations

(a) Equal Opportunities

The scheme will bring a substantial amount of construction activity and supply chain management across Manchester, which in turn will create and retain a number of employment, skills and training opportunities for the City's residents.

(b) Risk Management

The project governance will comply with the standards set out in the Manchester Method and thereby have robust risk management processes in place

8. Legal Considerations

A representative/s from the City Solicitor's department has advised on legal aspects of the project to date and will sit on the project team and be the lead officer in progressing the CPO and completing the disposal.

Appendix 1: Map of the Order Lands



Appendix 2: Statement of Reasons

MANCHESTER CITY COUNCIL

THE HOUSING ACT 1985

THE ACQUISITION OF LAND ACT 1981

**CITY OF MANCHESTER (20 ILK AND 22 ALPINE STREET,
CLAYTON) COMPULSORY PURCHASE ORDER 2019**

STATEMENT OF REASONS

1. Statement of Reasons for making the Order

- 1.1 The purpose of this statement is to explain to those who may be affected the reasons why the Council of the City of Manchester (the Council) has made this compulsory purchase order (CPO) under the provisions of Section 17 of the Housing Act 1985.

2. Description of the Order lands, Location, Topographical features and present land use and ownership.

- 2.1 The Order Lands are located within Clayton neighbourhood, 3.2 kilometres north east of Manchester city centre and comprise the sites of two former terraced houses shown edged red on the plan attached at Appendix 1. The Order Lands form part of a larger redevelopment site which covers an area of approximately 1.52 hectares (3.76 acres) which is shown edged red on the plan attached at Appendix 2 ("the Development Site").
- 2.2 The proposed Development Site is bounded by two storey semi-detached houses to the east on Pioneer Street. Ravensbury Community School and Tartan Street define the southern boundary of the site and the large scale building complex National Cycling Centre and Evans Cycles dominate the west edge of the site. Philips Park along River Medlock provide soft edge to the north west of the site.
- 2.3 The Development Site is made up of the sites of 42 former dwelling houses, 1 commercial premises and the site of the former Ravensbury Infant and Primary schools, which were demolished more than twenty years ago. The site is level and the surrounding buildings are predominantly residential in character with no buildings of historic or architectural significance.

3. Use of the enabling Power

- 3.1 Under the provisions of Section 17 (1) (b) of the Housing Act 1985, the local housing authority may acquire houses, or buildings which may be made suitable as houses, together with any land occupied with the houses or buildings.
- 3.2 Under the provisions of Section 17(2), the local housing authority is empowered to acquire land for the purpose of disposing of houses provided, or to be provided, on the land or of disposing of the land to a person who intends to provide housing accommodation on it.
- 3.3 Section 17(3) allows the local housing authority to acquire land by agreement, or they may be authorised by the First Secretary of State to acquire it compulsorily.

- 3.4 Section 17 of the Housing Act 1985 is the appropriate power for the acquisition of the Order Lands as this will facilitate the provision of housing accommodation on the Development Site. It is a condition of the legislation that, if acquired compulsorily, the land is likely to be used for housing accommodation within ten (10) years of the confirmation of the order.
- 3.5 It is the Council's intention to dispose of the Order Lands together with the Development Site to a partner developer. It is anticipated that the land will be brought back into use well within three (3) years of the confirmation of the proposed Order. It is considered that the redevelopment of this vacant site will achieve both a qualitative and a quantitative gain in housing provision as judged against the housing accommodation currently existing in the area.

4. Purpose for acquiring the land

- 4.1 The Council Executive considered a report on the 16 January 2008 in respect of the proposed City of Manchester (Alpine Street, Clayton) Compulsory Purchase Order 2008.
- 4.2 The Executive was requested to authorise the making of a Compulsory Purchase Order under Section 226(1) (a) of the Town and Country Planning Act, 1990 (as amended by S99 of the Planning and Compulsory Purchase Act 2004), and the Acquisition of Land Act 1981, to secure the acquisition of the land and interests not in the Council's ownership.
- 4.3 The proposed order lands in respect of the order contained some **45** residential dwellings all of which were two storey terraced houses. **5** of the houses were in private owner occupation, **5** were owned and managed by Northern Counties Housing Association (Now Guinness Partnership), all of which were void and **1** (which was also void) was owned and managed by Adactus Housing Association. **11** of the dwellings were rented by private owners, 4 of which were void. **22** were purchased by the Council and were also void. There was also **1** commercial property with a residential flat that was used as part of the business premises.
- 4.4 The Council's appointed developer partner at that time proposed a comprehensive redevelopment of the area which would have delivered **58** dwellings in a range of sizes and styles, all aimed at families. There would have been **13** 2 storey 2 bed houses, **30** 2 storey 3 bed houses, **5** 2 storey 3 bed houses, **4** 2 storey 4 bed houses and **6** 1 storey 2 bed bungalows.
- 4.5 However due to the subsequent economic downturn and the collapse of the housing market in 2008 the plans to redevelopment the Ilk and Alpine Street area were postponed which in turn led to the proposed 2008 Order not being submitted for confirmation. This was due to concerns in relation to the reduction in land value and the overall viability of the scheme being offered by the developer partner at that time. The Council continued to acquire most of the properties by voluntary agreement. However the owners of two derelict properties (the Order Lands) could not be traced and these two properties

were identified by the Council's Building Control Services as imminently dangerous and so were subsequently demolished under section 79 (1) of the Building Act 1984.

- 4.6 In June 2014 the Council's Executive approved a city wide Residential Growth Strategy ("the Strategy") as a response to the challenging market conditions facing the residential development sector in the city. The aim of the Strategy was to find ways of increasing the pace of new housing delivery to encourage economic growth. The scale of ambition for growth is set out in the Strategy, including houses for open market sale and rent, alongside a package of measures to help to stimulate housing development and deliver attractive and successful neighbourhoods where increasing numbers of people would choose to live. Among the core principles of the Strategy is the important role of good quality, well managed accommodation to rent and the need to introduce new mechanisms to finance and build new housing.
- 4.7. Demand for housing in Manchester and Greater Manchester continues to increase due to household and population growth. Along with the forecast economic and employment growth in the city these factors will continue to generate further need for additional homes, and extended choice of housing type and tenure. Ensuring that the supply of housing meets the demands of a growing, mobile workforce and population is a fundamental requirement of the economic growth of the city. Lack of market access for first time buyers, and lack of finance for development continue to affect the house building industry across the UK.
- 4.8 The Council's Executive subsequently agreed on 18 March 2015 to proposals to deliver a comprehensive regeneration scheme to the wider Ben street area. The proposals consisted of the following elements:
- The acquisition from Guinness Properties and subsequent refurbishment of 64 long term voids which has now been completed;
 - The facelifting of some 213 terraced properties which is currently ongoing;
 - Undertaking streetscape works to improve and connect the external environment within the neighbourhood which is also ongoing; and
 - The development of the Ilk St/Alpine St site for new build quality family homes that would improve the scope of the offer in the area.
- 4.9 Collectively these elements would provide a more sustainable approach to improving the residential area, by improving the scope of the housing offer and lifting the quality of the existing residential offer. The improvements will be

under pinned with a neighbourhood management strategy to improve waste management, community cohesion and resilience.

- 4.10 The proposals for the Order Lands form an essential part of much a larger plan to bring about the redevelopment of the vacant Ilk and Alpine Street site. The acquisition of the Order Lands in order to facilitate the redevelopment of the wider Ilk and Alpine Street area for residential use will achieve both a qualitative and quantities gain in housing provision.

5. Justification for compulsory purchase

- 5.1 With regards to the compulsory purchase order, the Council has considered the issue of the applicability of the Human Rights Act 1998 (HRA), and in particular, Article 1 of the First Protocol, which provides that “Every person is entitled to the peaceful enjoyment of his possessions” and “No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law”.
- 5.2 Article 8 of the Human Rights Act 1998 also provides that “Everyone has the right to respect for his private and family life and his home” and “There shall be no such interference with the exercise of this right except such as is in accordance with the law and necessary in a democratic society for the prevention of disorder or crime, for the protection of health and morals, or for the protection of the rights and freedom of others”.
- 5.3 When considering compulsory purchase order proposals, the local authority has to have regard to the impact the proposals may have in respect of the above Articles. It is expected that the “doctrine of proportionality” will be applied to ensure “that a measure imposes no greater restriction upon a Convention right than is absolutely necessary to achieve its objectives”. Simply put, the interference with the fundamental rights is no more than is reasonably necessary to achieve the legitimate aim being pursued.
- 5.4 Consideration has to be given to the balance between the rights of the absentee owner of the vacant land and the rights of the owners and occupiers of neighbouring houses. To any owner of the vacant land, the land merely represents an asset, which they appear content to neglect. Residents living in adjacent houses have suffered general blight over a prolonged period.
- 5.5 The Order Lands are vacant as the two former dwelling houses were demolished over 8 years ago for the reasons noted above. Attempts were made previously and have been made recently to contact the owners of the Order Lands at their last known address by recorded delivery without success. From the evidence to hand, it would appear that the owner(s) have just not made any effort, or have any proposals, to bring the Order Lands back into beneficial use. Evidence would therefore suggest that the owner(s) have abandoned the land.

5.6 Every effort will continue to be made to acquire the Order Lands on a voluntary acquisition basis should an owner come forward including payment of all reasonable legal and surveyor fees in relation to the voluntary acquisition. The CPO powers are being invoked as a last resort, as the owners are unknown and there appears little alternative if the land is to be brought back into beneficial use. If the Order is confirmed, the dispossessed owner(s) will receive market value compensation for their interests in the Order Lands.

5.7 Having regard to the above, it is considered, on balance, and in the public interest, that the compulsory purchase of the two plots of land, the Order Lands, is the most appropriate way forward.

6. **A statement justifying the extent of the scheme to be disregarded for the purposes of assessing compensation in the no scheme world.**

6.1 The Neighbourhood Planning Act 2017 (Commencement No.2) Regulations 2017 SI No936 came into effect on 22nd September 2017. One of the key provisions of this was the amendment of the Land Compensation Act 1961 to introduce new, sections 6A to 6E. These sections deal with the concept of the 'no scheme world' in relation to valuations for the purposes of compulsory purchase compensation.

6.2 The basic 'no scheme' principal can be summarised as follows. For the purposes of the valuation of the Order Lands, it is assumed that the redevelopment scheme was cancelled on the relevant valuation date, thus creating the 'no scheme' world. Any increase or decrease in the value of the subject land or property which might be caused as a consequence of the scheme being undertaken – or the prospect of it - should be disregarded for the purposes of valuation.

6.3 In considering this particular scheme, we have assessed what factors may have an effect on the value of the properties and what might therefore need to be disregarded for the purposes of valuation. These factors may have a positive or negative effect on the area and thus, possibly, on the value of the subject properties.

6.4 With this particular development scheme, it is the intention of the Council to regenerate the housing market with the construction of 66 new build dwellings subject to planning approval.

6.6 In considering the disregards for this scheme, the effects of the scheme on making an improvement in the area and the rise in property/land values that will accompany those improvements would have to be disregarded when assessing values of those properties/land which may form the subject of this scheme.

6.7 Given the nature and intention of the scheme, it is unlikely that there would be any potential detriment to existing values in the area that would need to be disregarded.

7. Description of the proposal.

The proposal is for the delivery of rent to buy and shared ownership residential development comprising a mixture of 2, 3 & 4 bed houses with in-curtilage parking.

The planning application supports the proposed development of 66 no. dwellings divided as follows:

- 23 no. 2 bed / 3 person houses
- 35 no. 3 bed / 4 person houses (2no. house types)
- 8 no. 4 bed / 5 person houses

Parking is provided at a min. 100% in-curtilage.

7.1 Appearance

The scheme has been designed to fit within the existing residential context. Simple forms and uniform massing maintains the schemes identity whilst also offering a contemporary approach to housing. In keeping with the surrounding area the new builds are to accommodate tiled pitched roofs and be faced externally in brick.

Deep profile fenestration is provided to all living spaces in order to maximise the solar gain and modern feel. Plot boundaries to the rear are to incorporate 1.8m high close boarded vertical timber board fence to maximise privacy and improve security.

7.2 Externally:

The site sits adjacent to the green belt Clayton Vale with views overlooking Philip Park. There is the demand for new quality housing in the area which the proposals seek to address.

It is proposed that the houses are constructed with brick finish which is generally in line with the properties in immediate proximity of the site. Some variation to the front facades is proposed with the contrast brick and stepped feature brick to the upper floor front elevation and feature box-surround to windows of in principle locations and feature gables. Roof tiles generally will be grey (specification and exact colour TBA).

7.3 Landscaping

All houses have been provided with amenity space to meet the national guidelines. Trees have been introduced to the front of some properties acting as way-finders from Tartan Street, through the site towards the cycle route to the northern boundary. Gardens to the fronts have been maximised where possible whilst maintaining the desired parking provision in order to reduce the amount of hardstanding following discussions with the planner.

7.4 Access

The site is accessible by various means of transport. On foot, by bike, bus and car. The proximity of the site to the existing transport infrastructure allows for straightforward site access.

Residents can commute on foot and by bicycle for shorter journeys and a combination of these with bus, metro link or train from destinations farther afield would help to reduce dependence on car travel. Dedicated in-curtilage parking spaces have been incorporated into the scheme.

All the existing pathways surrounding the site will be retained and integrated within the proposed scheme.

All the residential properties are accessible from the main road and the rear gardens are fenced and gated to provide a secured environment for residents.

8. Planning and Policy position.

The Development Plan

8.2 The Development Plan comprises:

- The Manchester Core Strategy Development Plan Document 2012 - 2027 ("the Core Strategy") (Adopted July 2012); and
- The remaining extant policies of the Unitary Development Plan for the City of Manchester ("UDP") (Adopted 1995).

8.3 The Core Strategy is the key document in Manchester's Local Development Framework. The Core Strategy replaces significant elements of the UDP as the document that sets out the long term strategic planning policies for Manchester's future development.

8.4 A number of UDP policies have been saved and will remain so until replaced by further development plan documents to accompany the Core Strategy. Planning applications in Manchester must of course be decided in accordance with the Development Plan unless material considerations indicate otherwise. In terms of the saved UDP policies, paragraph 215 of the NPPF states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the National Planning Policy Framework.

a) The Unitary Development Plan (UDP) for the City of Manchester (1995)

8.5 The UDP, as noted above, was adopted in 1995 and some of the policies have been saved. Part 1 Policies of particular importance is Citywide Development Control policy DC7.

8.6 Policy DC7.1 relates to New Housing Development and advises that the Council will negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people, including those who use wheelchairs, whenever this is practicable. All developments containing family

homes will be expected to be designed so as to have safe areas within which children can play and, where appropriate, the Council will also expect play facilities to be provided.

b) The Manchester Core Strategy (2012)

- 8.7 Policy SP1 '*Spatial Principles*' outlines the key spatial principles which will guide strategic development in Manchester through to 2027. In particular, the policy places emphasis on the creation of neighbourhoods of choice with the majority of new residential development being accommodated within the regeneration areas of North, East and Central Manchester.
- 8.8 The requirement to provide new family homes within this Clayton regeneration area is an objective supported by policy SP1 of the Core Strategy. This area of Manchester in particular is identified as being part of a regeneration area within policy SP1, and as such all development should have regard to the character, issues and strategy for that area as described in the corresponding Strategic Regeneration Framework.
- 8.9 Policy SP1 goes on to state that development in all parts of the City should:-
Make a positive contribution to neighbourhoods including:-
- Creating well designed places that enhance or create character;
 - Making a positive contribution to the health, safety and wellbeing of residents;
 - Considering the needs of all members of the community;
 - Protect and enhance the built and natural environment.
 - Minimise emissions, ensure efficient use of natural resources and reuse previously developed land wherever possible.
 - Improve access to jobs, services, education and open space by being located to reduce the need to travel and provide good access to sustainable transport provision.
- 8.10 Responding to the need for, and supporting, housing growth, including creating the right type of development to provide housing choice, is also reflected in Objective SO3 and policy H1 '*Overall Housing Provision*'. (p.97 and following) Prioritising previously developed land (99) along with re-using vacant housing, is a priority within policy H1 as is ensuring the right type, size and tenure of the housing.
- 8.11 Policy H1 states that proposals for new residential development should take account of the need to:

- Contribute to creating mixed communities by providing house types to meet the needs of a diverse and growing Manchester population;
- Reflect the identified spatial distribution which supports growth on previously developed sites in sustainable locations and which takes into account the availability of developable sites in these areas;
- Contribute to the design principles of Manchester's Local Development Framework, including in environmental terms. The design and density of a scheme should contribute to the character of the local area. All proposals should make provision for appropriate usable amenity space, including in high density development (in which this could be in the form of balconies, as well as shared open spaces such as green roofs). Schemes should make provision for parking cars and bicycles (in line with policy T2); and the need for appropriate levels of sound insulation.
- Address any existing deficiencies in physical, social or green infrastructure, or future deficiencies that would arise as a result of the development, through developer contributions or on site provision;
- Prioritise sites which are in close proximity to centres or high frequency public transport routes.
- Take account of any environmental constraints on a site's development (e.g. flood risk)
- Be designed to give privacy to both its residents and neighbours.

8.12 Policy H4 '*East Manchester*' (p.109) states that East Manchester, over the lifetime of the Core Strategy will accommodate around 30% of new residential development, and that priority will be given to family housing and other high value, high quality development where this can be sustained.

8.13 Policy H8 '*Affordable Housing*'(p.116) states that the following requirements for affordable housing or an equivalent financial contribution, as set out in Providing For Housing Choice, or any future published SPD and Planning Guidance, currently apply to all residential developments on sites of 0.3 hectares and above or where 15 or more units are proposed. These thresholds will be subject to amendment over the lifetime of the Core Strategy to reflect changing economic circumstances. The targets and thresholds will form part of supporting SPD and/or Planning Guidance.

- New development will contribute to the City-wide target for 20% of new housing provision to be affordable. Developers are expected to use the 20% target as a starting point for calculating affordable housing provision. It is envisaged that 5% of new housing provision will be social or affordable rented and 15% will be intermediate housing, delivering affordable home ownership options.
- The proportion of affordable housing units will reflect the type and size of the development as a whole; and where appropriate provision will be made within Section 106 agreements to amend the proportion of affordable housing in light of changed economic conditions, subject to a financial viability assessment.
- Affordable housing units will be inclusively designed to reflect the character of development on the site.

- Either an exemption from providing affordable housing, or a lower proportion of affordable housing, a variation in the proportions of socially rented and intermediate housing, or a lower commuted sum, may be permitted where either a financial viability assessment is conducted and demonstrates that it is viable to deliver only a proportion of the affordable housing target of 20%; or where material considerations indicate that intermediate or social rented housing would be inappropriate.
- The Council will also consider the provision of affordable housing which is delivered by taking advantage of other equity based products.

8.14 The objectives of policies SP1, H1, and H4 of the Core Strategy seek to support new housing development and improve the quality of the external environment. Furthermore, policy H8 seeks to deliver housing choice to meet different needs.

8.15 Policy T1 'Sustainable Transport' relates to the delivery of sustainable, high quality, integrated transport system, which encourages a modal shift away from car travel to public transport, cycling and walking and prepare for carbon free modes of transport. Policy T2 'Accessible areas of opportunity and need' states that the Council will actively manage the pattern of development to ensure that new development is located to ensure good access to the City's main economic drivers, including the regional centre and to ensure good national and international connections; is easily accessible by walking, cycling and public transport; connecting residential to jobs, centres, health, leisure, open space and educational opportunities.

8.16 EN1 'Design Principles and Strategic Character Areas' - All development in Manchester will be expected to follow the seven principles of urban design listed below and have regard to the strategic character area in which the development is located:

- Character: a place with its own identity
- Continuity and enclosure: a place where public and private places are clearly distinguished
- Quality of the public realm: a place with attractive, and successful outdoor areas
- Ease of movement: a place that is easy to get to and move through
- Legibility: a place that has a clear image and is easy to understand
- Adaptability: a place that can change easily
- Diversity: a place with variety and choice

Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.

8.17 Policy EN4 'Reducing CO2 emissions by enabling low and zero carbon development' states that the Council will seek to reduce fuel poverty and decouple growth in the economy, growth in CO 2 emissions and rising fossil fuel prices. Policy EN5 'Strategic areas for low and zero carbon decentralised energy infrastructure' states that with the regional centre (which includes the application site) will have a major role to play in achieving an increase in the level of decentralised, low and zero carbon energy supplies. Policy EN6 'Target framework for CO 2 reductions from low or zero carbon energy supplies' states that developments over 1000 sqm will be expected to meet targets shown with the policy unless this can be shown not to be viable.

8.17 EN8 'Adaption to Climate Change' - All new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces. In achieving developments which are adaptable to climate change developers should have regard to the following, although this is not an exhaustive list:

- Minimisation of flood risk by appropriate siting, drainage, and treatment of surface areas to ensure rain water permeability,
- Reduction in urban heat island effect through the use of Green Infrastructure such as green roofs, green walls, increased tree cover and waterways,
- The need to control overheating of buildings through passive design,
- The opportunity to provide linked and diverse green space to enhance natural habitats, which will assist species adaptation.

Developers will be permitted to use green infrastructure elements such as green roofs, green walls, street trees and waterways to contribute to compliance with CO2 mitigation under Policy EN6, subject to sufficient evidence to quantify their contribution to compliance.

8.18 EN9 'Green Infrastructure' - New development will be expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Where the opportunity arises and in accordance with current Green Infrastructure Strategies the Council will encourage developers to enhance the quality and quantity of green infrastructure, improve the performance of its functions and create and improve linkages to and between areas of green infrastructure. Where the benefits of a proposed development are considered to outweigh the loss of an existing element of green infrastructure, the developer will be required to demonstrate how this loss will be mitigated in terms of quantity, quality, function and future management.

8.19 Policy EN14 'Flood Risk' states that in line with the risk-based sequential approach, development should be directed away from sites at the greatest risk of flooding and towards sites with little or no risk of flooding; this should take account of all sources of flooding identified in the Manchester-Salford-Trafford Strategic Flood Risk Assessment (SFRA). Consideration has been given to the surface water runoff from the site and a scheme will be agreed which minimises the impact from surface water runoff.

- 8.20 Policy EN15 'Biodiversity and Geological Conservation' states, amongst other things, that the developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to linkages between valuable or potentially valuable habitat areas where appropriate.
- 8.21 Policy EN16 'Air Quality' states that the Council will seek to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester's principal traffic routes and at Manchester Airport. Developers will be expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself.
- 8.22 Policy EN18 relates to Contaminated Land and Ground Stability and explains that the Council will give priority for the remediation of contaminated land to strategic locations as identified within the Core Strategy. Any proposal for development of contaminated land must be accompanied by a health risk assessment. All new development within former mining areas shall undertake an assessment of any associated risk to the proposed development and, if necessary, incorporate appropriate mitigation measures to address them.
- 8.23 Policy EN19 'Waste' requires consideration of the submitted details relating to determine if the applicant has satisfactorily demonstrated how waste will be minimised and recycled on site and the sustainable waste management needs of the end user will be met.
- 8.24 Policy DM1 (p.216) outlines the following specific issues:
- Appropriate siting, layout, scale, form, massing, materials and detail;
 - Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
 - Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise;
 - Community safety and crime prevention.
 - Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
 - Design for health.
 - Adequacy of internal accommodation and external amenity space.
 - Refuse storage and collection.
 - Vehicular access and car parking.
 - Effects relating to biodiversity, landscape, archaeological or built heritage.
 - Green Infrastructure including open space, both public and private.
 - The use of alternatives to peat-based products in landscaping/gardens within development schemes.
 - Flood risk and drainage.

- 8.25 At the heart of the regeneration strategy for this area in Clayton is the need to promote good urban design and a high quality environment and public realm whilst protecting residential amenity is also key. This is promoted within policy DM1 where effects on amenity are required to be considered along with appropriate siting, scale, form, massing and materials and the effect the design has on the local area.

OTHER MATERIAL PLANNING CONSIDERATIONS

a) Providing for Housing Choice SPD and Planning Guidance (2008)

- 8.26 The document was adopted on the 2nd September 2008, and supports the work being carried out within this neighbourhood. It provides that everyone should have the opportunity to live in a decent home; a home they can afford, in an area they want to live in. However large increases in house prices in the city have made it much more difficult for many households to get a foot on the housing ladder. The Affordable Housing strategy is one way of tackling the problem. It means making homes available to people who would otherwise find it hard to buy or rent. It includes housing rented from a public landlord like the council or a not-profit housing association or trust, as well as 'shared ownership' schemes.

b) The Guide to Development in Manchester Supplementary Planning Document and Planning Guidance (Adopted 2007)

- 8.27 This document provides guidance to help develop and enhance Manchester. In particular, the SPD seeks appropriate design, quality of public realm, facilities for disabled people (in accordance with Design for Access 2), pedestrians and cyclists. It also promotes a safer environment through Secured by Design principles, appropriate waste management measures and environmental sustainability. Sections of relevance are as follows.
- 8.28 Chapter 2 'Design' – outlines the City Council's expectations that all new developments should have a high standard of design making a positive contribution to the City's environment;

Paragraph 2.7 states that encouragement for "the most appropriate form of development to enliven neighbourhoods and sustain local facilities. The layout of the scheme and the design, scale, massing and orientation of its buildings should achieve a unified form which blends in with, and links to, adjacent areas.

Paragraph 2.8 suggests that in areas of significant change or regeneration, the future role of the area will determine the character and design of both new development and open spaces. It will be important to ensure that the development of new buildings and surrounding landscape relates well to, and helps to enhance, areas that are likely to be retained and contribute to the creation of a positive identity.

Paragraph 2.14 advises that new development should have an appropriate height having regard to the location, character of the area and specific site circumstances. Although a street can successfully accommodate buildings of differing heights, extremes should be avoided unless they provide landmarks of the highest quality and are in appropriate locations.

Paragraph 2.17 states that vistas enable people to locate key buildings and to move confidently between different parts of the neighbourhood or from one area to another. The primary face of buildings should lead the eye along important vistas. Views to important buildings, spaces and landmarks, should be promoted in new developments and enhanced by alterations to existing buildings where the opportunity arises.

- 8.29 Chapter 8 'Community Safety and Crime Prevention' – The aim of this chapter is to ensure that developments design out crime and adopt the standards of Secured by Design;
- 8.30 Chapter 11 'The City's Character Areas' – the aim of this chapter is to ensure that new developments fit comfortably into, and enhance the character of an area of the City, particularly adding to and enhancing the sense of place.

c) Manchester Residential Quality Guidance (2016)

- 8.31 The City Council's Executive has recently endorsed the Manchester Residential Quality Guidance. As such, the document is now a material planning consideration in the determination of planning applications and weight should be given to this document in decision making. The purpose of the document is to outline the consideration, qualities and opportunities that will help to deliver high quality residential development as part of successful and sustainable neighbourhoods across Manchester. Above all the guidance seeks to ensure that Manchester can become a City of high quality residential neighbourhood and a place for everyone to live.
- 8.32 The document outlines nine components that combine to deliver high quality residential development, and through safe, inviting neighbourhoods where people want to live. These nine components are as follows:
 - Make it Manchester;
 - Make it bring people together;
 - Make it animate street and spaces;
 - Make it easy to get around;

- Make it work with the landscape;
- Make it practical;
- Make it future proof;
- Make it a home; and
- Make it happen.

d) National Planning Policy Framework (2018)

- 8.33 The revised NPPF was adopted in February 2019. The document states that the ‘purpose of the planning system is to contribute to the achievement of sustainable development. The document clarifies that the ‘objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs’ (paragraph 7). In order to achieve sustainable development, the NPPF states that the planning system has three overarching objectives – economic, social and environmental (paragraph 8).
- 8.34 Section 5 ‘Delivering a sufficient supply of new homes’ states that in order to support the Government’s objective of significantly boosting the supply of homes, ‘it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay’ (paragraph 59). With regards to affordable housing, paragraph 64 states that where major developments are proposed involving the provision of housing, planning policies and decisions should expect at least 10% of homes to be available for affordable homeownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.
- 8.35 Section 8 ‘Promoting Healthy and Safe Communities’ states that planning policies and decisions should aim to achieve healthy, inclusive and safe places (paragraph 91).
- 8.36 Section 9 ‘Promoting Sustainable Transport’ states that ‘significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health’ (paragraph 103). Developments should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe (paragraph 109). Within this context, applications for development should:
- a. give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;

- b. address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
- c. create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;
- d. allow for the efficient delivery of goods, and access by service and emergency vehicles; and
- e. be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations (paragraph 110).

All developments that will generate significant amounts of movement should be required to provide a travel plan, and the application should be supported by a transport statement or transport assessment so that the likely impacts of the proposal can be assessed (paragraph 111).

8.37 Section 11 'Making effective use of land' states that 'planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions' (paragraph 117). Decisions should support development that makes efficient use of land, taking into account:

- a. the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- b. local market conditions and viability;
- c. the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
- d. the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- e. the importance of securing well-designed, attractive and healthy places. (paragraph 122).

Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site.

8.38 Paragraph 123 (c) states that Local Planning Authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in the NPPF. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).

- 8.39 Section 12 'Achieving Well Designed Places' states that 'the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this' (paragraph 124). Planning decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
- 8.40 The NPPF is clear that planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used). (Paragraph 130).
- 8.41 In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings (paragraph 131).
- 8.42 Section 14 'Meeting the challenge of climate change, flooding and coastal change' states that the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure (paragraph 148).
- 8.43 Section 15 'Conserving and Enhancing the natural environment' states that planning decision should contribute and enhance the natural and local environment by protecting valued landscapes, minimising impacts on and providing net gains for biodiversity, preventing new and existing development from contributing to unacceptable levels of soil, air, water or noise pollution or land instability and remediating contaminated land.

- 8.44 Paragraphs 10, 11, 12, 13 and 14 of the NPPF outline a “presumption in favour of sustainable development”. This means approving development, without delay, where it accords with the development plan and where the development is absent or relevant policies are out-of-date, to grant planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF.

Planning History

072600/FH/2004/N2 - Single storey rear extension to form kitchen at 10 Alpine Street, Clayton – Approved 06.10.2004

068816/VO/2003/N2 - CITY COUNCIL DEVELOPMENT Refurbishment of council housing including renewal of porches and canopies, new bay windows and new roofs at Clayton Housing Scheme, Clayton – Approved 09.09.2003

063157/FO/NORTH2/01 - Environmental improvements and gating of alleyways with 2.4 m high gates between 4/22 & 1/21, Alpine Street and 2/24, & 1/21, Ilk Street at Alpine Street and Ilk Street, Clayton – Approve 02.11.2001

024875 - Single storey extension at rear of house to form a bathroom at 21, Ilk Street, Clayton – Approve 12.08.1985

024605 - Erection of part single part two-storey extension at rear of two properties and conversion into 4 one-person self-contained flats at 1, Alpine Street and 3,, Tartan Street, Clayton – Refused 31.07.1985

022426 - Single storey extension at rear of house to form a kitchen and bathroom at 21, Ilk Street, Clayton – Approve 16.08.1984

F07443 - Erection of part single part two-storey extension at rear of two properties and conversion into 4 one-person self-contained flats at 82 Bank Street, Clayton – Withdrawn 13.06.1979

9. Information required in light of Governments policies

- 9.1 As of 1/4/2018 there were 228,296 dwellings in the Manchester local authority district. Of these, around 30% are Social Housing and 70% are privately owned. Between 2001 and 2011 our population grew by 19%. The most recent estimate (ONS Mid-Year Estimate 2017) indicates there are now over 545,000 people living in the city in approximately 222,000 households (including multi occupied and student properties).
- 9.2 Manchester has undergone a period of transformational change and a continued economic growth establishing itself as the most important economy in the UK outside London. The city's ambitions are to build on its track record of regeneration and growth and the population is expected to increase, with the Manchester City Council Forecasting Model (MCCFM predicting that the total population will exceed 615,000 by 2023. The city will need to continue to provide a housing offer that meets the needs of residents who live and work in

Manchester and addresses the current and future diversity of the city. The Councils Residential Growth Strategy identifies a need for at least 25,000 new homes over the next ten years including more family housing across a range of prices to help us sustain popular neighbourhoods which meet the needs of families and provide larger accommodation to meet the increase in family size.

- 9.3 Demand for all types of accommodation has increased, and the city has seen a large reduction in the number of empty homes from 7% to less than 4% in the past ten years with less than 1% being empty long term. The housing stock tends towards smaller property types, around 65% of homes in Manchester are either terraced houses or flats compared with a figure of 47% nationally, therefore limiting choices for larger families choosing to live in the city.
- 9.4 There are currently 14,000 applicants on the Housing Register awaiting rehousing and around 3,000 properties become available for let each year. There are 1,873 social housing units in this area and currently over 4,000 applicants queuing for a home in the Clayton rehousing area of which over 1,100 require 3 or more bedrooms. The availability of family type housing is extremely low in many parts of East Manchester.
- 9.5 The Clayton area suffers from a range of problems most clearly evidenced through the 2015 Index of Multiple Deprivation (IMD) which identifies the Super Output Area (SOA) that contains the Clayton area as the 1,143rd most deprived SOA out of the 32,844 SOA's in England.
- 9.6 During the 2017-18 financial year, 1,222 households were accepted as homeless and in priority need in Manchester and 1,483 were accommodated in temporary accommodation at the end of the financial year.

1 Manchester City Council Forecasting Model, W2015

2 The Manchester Residential Growth Strategy and Action Plan 2016/17

3 Manchester Move Website

4 Land Registry Price Paid Data

5 Home.co.uk

10. Special considerations applying to the Order lands.

- 10.1 There are no special considerations applying to the Order Lands.

11. Mining code

- 11.1 The mining code has not been included

12. Any obstacles or prior consents required

- 12.1 One Manchester, the developer have had discussions with Manchester planning department in respect of the scheme and a detailed planning application will be submitted in the coming weeks.

- 12.2 The proposals require the closure/diversion of a number of roads/rights of way within the Order Lands. Applications (using the appropriate power) will in due course be made for the closure of the highways within the Order Lands as required.

13. Government Views

- 13.1 There are no Government views about the proposed development of the Order Lands.

14. Negotiations with interested parties within the Order Lands

- 14.1 The Order Lands are vacant as the former dwelling houses have been demolished and have been for over 8 years. Attempts were made previously and have been made recently to contact the owners of the two subject plots by sending letters to their last known address by recorded delivery without success. From the evidence to hand, it would appear that the owner(s) of the land have not made any effort, or have any proposals, to bring the land back into beneficial use. Evidence would therefore suggest that the owner(s) have abandoned the land.
- 14.2 If the absent owners come forward prior to confirmation of the Order, the City Council will seek to negotiate the purchase of the house by agreement. The promotion of this Order will not interfere with this process.

15. Consultation with residents and businesses in respect of relocation.

- 15.1 As the Order Lands are vacant, there are no issues regarding re-housing or relocation payments to any occupants.
- 15.2 However, the Council has been engaging with residents and homeowners in the wider area since 2000 on how the area could be improved. Following some initial consultation with local residents the latest regeneration strategy was approved by the Executive in March 2015. Following approval the Council has engaged on a regular basis with all stakeholders up to the present date, including local resident's tenants, landlords, the local school, local ward members and delivery partners.
- 15.3 A public consultation event was held on Wednesday 27th February 2019 at Ravensbury Community School before the formal planning application was submitted. The applicant and design team members were present to meet members of the public to present the proposals and to answer any queries raised.
- 15.4 Prior to the event, flyers invitations were distributed to residents in the surrounding area (as shown on the attached red lined plan) as agreed with Manchester City Council. Over 500 flyers were delivered.
- 15.5 Out of the 500 + recipients of the flyers, 34 local residents and stakeholders were present.

- 15.6 In general, the development proposals were positively received. Attendees recognised the benefits of the new development, what it would bring to the area, accepted the need to do something with the site and the necessity for housing in this area. Those who attended were in favour and 1 against who was concerned about the potential loss of on street parking and natural habitat.

Of those who support the proposals some of the comments received were:

- Good choice of different sizes
- Lots of garden and green space in the design
- It looks great, about time something positive was done with the site
- Good designs
- Lovely development with nice green garden spaces and off road parking
- The current site has needed attention for many years so this scheme is ideal to improve the look of this area
- Sick of fly tipping on the site

16. Public Sector Equality Duty under section 149 of the equality Act 2010(PSED)/ Human Rights Act 1998.

- 16.1 Officers throughout the consultation and delivery process have sought to identify those residents who may require an interpreter or any of the newsletters, letters etc translating including if necessary documents translated into braille for those with sight problems, appointment of an advocate for those people with learning difficulties to ensure that equality of opportunity is provided to all residents affected by the proposals.

17. Related orders, applications, or appeals etc. made under other powers

There are no related orders, applications or appeals in connection with this compulsory purchase order.

18. Documents, Maps, plans or other relevant information in the event of a Local Inquiry.

If objections are lodged against the CPO and a local inquiry is to be held, any relevant information will be provided in due course and arrangements will be made for them to be available for public inspection.

19. Inquiry costs

- 19.1 If objections are lodged against the CPO and a local inquiry is to be held, any award of costs shall be considered and determined in accordance with the advice given Planning Practice Guidance – the award of costs and compulsory purchase and analogous orders.
- 19.2 A successful objector who satisfies the criteria set out in the above mentioned planning guidance will receive an award of costs unless there are exceptional reasons for not doing so. A successful objector may, however, where they have acted unreasonably, have their award of costs reduced. A potential

objector should, however, be aware that a dispute over the valuation of their property, or other compensation connected with the CPO, is not a matter for a Local Inquiry. Such a dispute will be dealt with by the Lands Tribunal.

20. Financial ability of the Council and/or the developer to carry out the proposed development of the Order Lands

- 20.1 The Council has identified sufficient funds from its own resources, to meet the costs associated with acquiring the Order Lands and other compensable interests within the Order Lands.
- 20.2 The acquired interests along with MCC interest will then be disposed of to One Manchester. One Manchester intend to ensure that the land is developed in accordance with the planning application with reference 122897/FO/2019.
- 20.3 One Manchester is a registered provider of housing and community services. Formed in April 2015 from an historic merger between two of Manchester's largest housing associations – City South and Eastland's Home. They currently own and manage more than 12,000 homes in central, south and east Manchester and the City Council is satisfied that it has sufficient funds to deliver the proposed redevelopment.

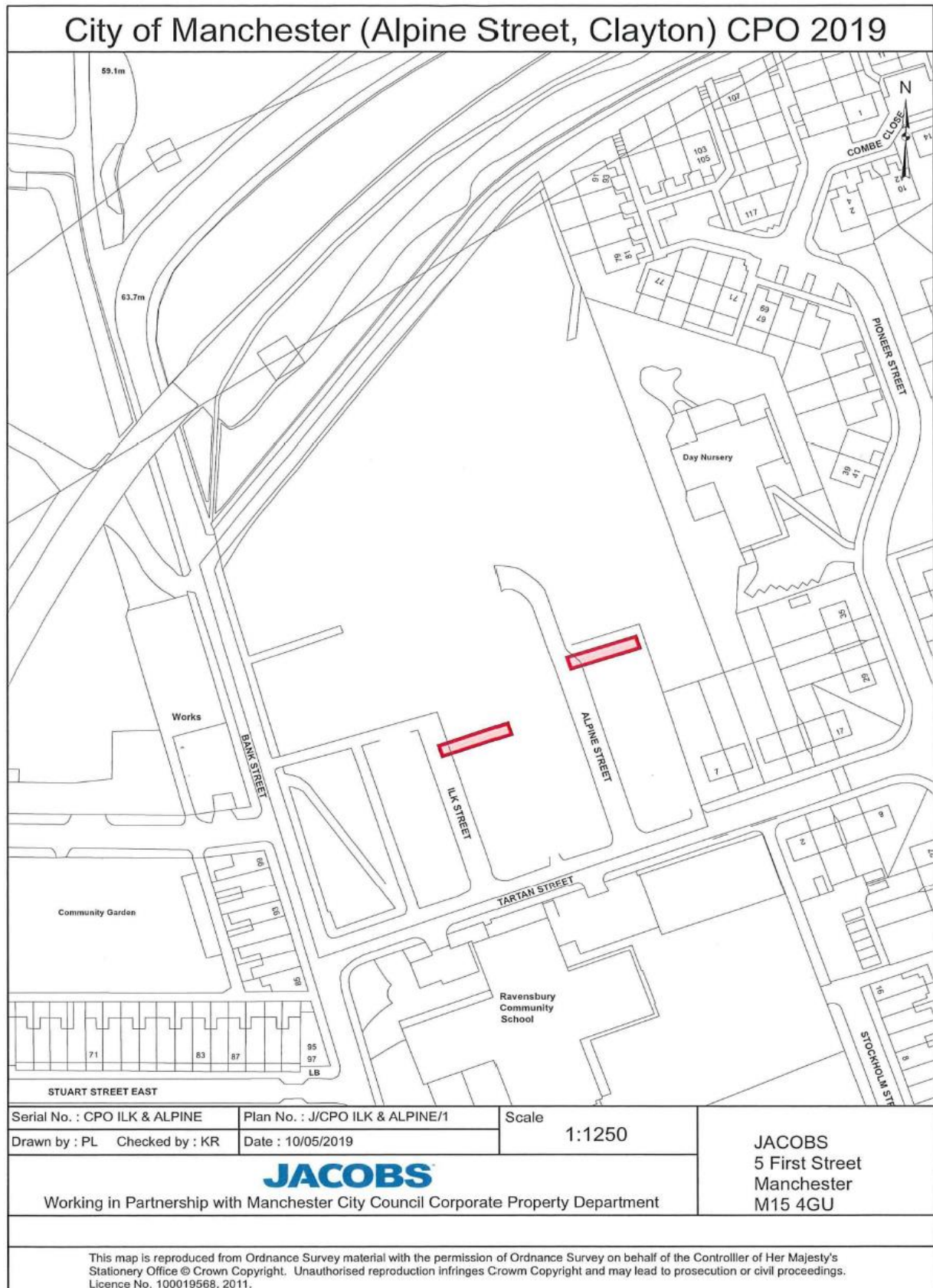
21. Conclusion

- 21.1 The Council believes that for the reasons set out in this Statement of Reasons there is a compelling case in the public interest to justify the making of the Order

22. Compulsory Purchase (Inquiries Procedure) Rules 2007

This Statement of Reasons is not intended to be the Statement of Case referred to in Rule 7 of the Compulsory Purchase (Inquiries Procedure) Rules 2007 and a further statement will be sent at the appropriate time to all persons who object to the Order.

Appendix 1: Statement of Reasons: Order Lands Plan



Appendix 2: Statement of Reasons: Layout of Proposal

