Affordable Housing Statement

Former Levenshulme Cricket Club

On behalf of Southway Housing Trust

Date: 18 March 2026 | Pegasus Ref: P24-1542

Contents

1. Introduction 2

2. Context ..... **Error! Bookmark not defined.**

3. Proposed Development ..... **Error! Bookmark not defined.**

4. Development Plan ..... **Error! Bookmark not defined.**

5. Planning Assessment ..... **Error! Bookmark not defined.**

6. Supporting Statements and Assessments ..... **Error! Bookmark not defined.**

7. Draft Heads of Terms ..... **Error! Bookmark not defined.**

9. Conclusions ..... **Error! Bookmark not defined.**

Appendix 1: Feasibility Study for the Construction of Natural Turf Sports Surfaces at Annie Lees Park ..... **Error! Bookmark not defined.**

Document Management

Version	Date	Author	Checked/ Approved by:	Reason for revision
1	March 2026	RD	RD	

1. Introduction

1.1. This Affordable Housing Statement has been prepared on behalf of Southway Housing Trust (Applicant), to support a full planning application for the erection of 50no affordable dwellings and associated works (Proposed Development) at the former Levenshulme Cricket Club (Site).

1.2. The Proposed Development represents an important opportunity to provide much needed affordable housing in a sustainable location. The housing scheme will provide a range of housing sizes for rent and shared ownership to help meet local demand and contribute to the housing targets of Manchester City Council (the Council).

1.3. Southway owns over 6,500 homes in Greater Manchester and is a community-focused housing association with a vision to provide excellent customer service and quality homes, where communities thrive.

1.4. By 2030, it aims to grow to 10,000 homes and invest £5m in its communities to help people to live well and independently. It plans to build around 1,300 homes for social and affordable rent, as well as shared ownership and sale through its profit-for-purpose sales and management partner Gecko Homes.

1.5. Southway strives for continuous improvement led by customers, communities and colleagues. It is a member of the Greater Manchester Good Employment Charter and is guided by its REACH values of Respect, Equity, Ambition, Compassion and Honesty.

2. Proposed Affordable Housing

2.1. The Proposed Development seeks to provide 50no. affordable homes, for rent and shared ownership, providing a range of 2, 3 and 4-bedrooms.

Overall

Table 2.1: Proposed Development – Tenure

Bedroom	Rent	Shared Ownership
2	6	7
3	15	18
4	0	4
Total	**21**	**29**

Table 2.2: Proposed Development – Overall Housing Mix

Bedrooms	No	%
2	13	26%
3	33	66%
4	4	8%
Total	**50**	**100%**

Rented

Table 2.3: Proposed Development – Rented Housing Mix

Bedroom	No	% of Rented	% Overall
2	6	29%	12%
3	15	71%	30%
4	0	0%	0%
Total	**21**	**100%**	**42%**

Shared Ownership

Table 2.3: Proposed Development – Shared Ownership Housing Mix

Bedroom	No	% of Shared Ownership	% Overall
2	7	24%	24%
3	18	62%	62%
4	4	14%	14%
Total	**29**	**100%**	**100%**

M4(2) and M4(3)

2.2. Two homes will be built to building regulation part M4(3) which equates to 4%. The rets of the homes will be built to M4(2) of the Building Regulations.

Nationally Described Space Standards

2.3. Each home will achieve Nationally Described Space Standards (NDSS).

3. Affordable Housing Policy Assessment

Principle

3.1. Policy JP - H1 of the Places for Everyone Plan (PFE Plan) outlines how a minimum of 175,185 net additional dwellings will be delivered over the plan period 2022-2039 across the plan area. Manchester has an average annual requirement of 3,533 dwellings and 60,061 dwellings over the plan period.

3.2. Policy H1 of the Manchester Core Strategy (Core Strategy) has been partially superseded by Policy JP-H1 however elements of the policy remain extant, including the fact that new housing will be predominantly in the North, East, City Centre and Central Manchester. The Site is located in Central Manchester, and the supporting text to Policy H5 of the Core Strategy notes that in priority will be given to family housing and other high value, high quality development where this can be sustained.

3.3. The Site is entirely appropriate in principle for residential development. Indeed, the Strategic Housing Land Availability Assessment 2025 identifies the Site as suitable for 50no dwellings and within a sustainable location[1].

Requirement

3.4. Policy JP-H2 of the PFE Plan does not set an affordable housing requirement recognising that the needs will vary across the PFE plan area. It confirms that local plans will set targets for the provision of affordable housing for sale and rent as part of market-led developments based on evidence relating to need and viability. Policy H8 of the Core Strategy outlines how new development will contribute to the City-wide target for 20% of new housing provision to be affordable.

3.5. The Proposed Development is for 100% affordable housing, and therefore significantly exceeds the adopted requirement. Indeed, a policy compliant scheme would include 10no affordable homes at 20%, whereas 50no affordable homes are proposed at 100%.

3.6. The provision of 100% affordable housing will therefore provide substantial social benefits to the local community in comparison to a market-led scheme.

Tenure

3.7. Policy JP-H2 of the PFE Plan and Policy H8 of the Core Strategy do not set out a tenure split for affordable housing.

3.8. The Proposed Development will provide a mix of rented and shared ownership homes.

3.9. The Housing Needs Assessment 2023 recommends that 80% of the affordable housing provision is rented. A policy complaint scheme providing 10no affordable homes in line with

[1] Reference MNCH5248/Lev2000

the adopted requirement, would be required to provide 8no rented. However, the Proposed Development will provide 21no rented which significantly exceeds that figure.

3.10. The Housing Needs Assessment 2023 recommends that 20% of the affordable housing provision is affordable home ownership. A policy complaint scheme proving 10no affordable homes would be required to provide 2no affordable home ownership. The Proposed Development will provide 29no rented which is again significantly above the requirement.

3.11. The affordable housing tenure has been informed by the local market, where there is a need for both rented and shared ownership. The tenure is entirely appropriate and has been agreed with Housing Strategy.

Housing Mix

3.12. Policy JP-H2 of the PFE Plan and Policy H8 of the Core Strategy do not set out a housing mix for affordable housing. Policy H1 of the Core Strategy simply says that the type, size and tenure of housing mix will be assessed on a site-by-site basis and be influenced by local housing need and economic viability.

3.13. The Housing Needs Assessment 2023 recommends that a broad mix of affordable dwelling sizes is provided (20% 1-bedroom, 39% 2-bedroom, 33% 3-bedroom and 8% 4+ bedroom).

The Proposed Development will provide a mix of 2, 3 and 4-bedroom homes suitable for a wide range of needs (26% 2-bedroom, 66% 3-bedroom and 8% 4+ bedroom).

3.14. This will broadly align with the identified needs albeit provide a greater proportion of larger homes suitable for families, rather than small 1-bedroom homes. This aligns with the priority for family housing in the Central area, set out in the Core Strategy.

3.15. The housing mix is entirely appropriate and has been agreed with Housing Strategy.

Housing Standards

3.16. Policy JP-H3 states that all new dwellings must comply with NDSS and be built to building regulations part M4(2). The proposed homes will be built to building regulation part M4(2) all homes will achieve NDSS, thereby fully complying with the requirements of Policy JP-H3.

3.17. The two homes built to part M4(3) represents 4% of the total number of homes proposed and thereby complies with Policy H4 of the emerging Draft Manchester Local Plan.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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