

GMCA BROWNFIELD LAND REGISTERS: OPPORTUNITY?

The Government required each local authority in England to prepare and publish a register of previously developed (brownfield) land suitable for housing by 31st December 2017.

Here we reveal the key findings of our review of the Brownfield Land Registers (BLR) published by the ten authorities that make up the Greater Manchester Combined Authority (GMCA) against the housing requirement set out within the draft Greater Manchester Spatial Framework (GMSF), published for consultation in October 2016.



All 10 members of the GMCA published a BLR in advance of 31st December 2017 deadline.



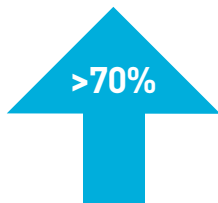
1246

In total, **1246 sites** have been identified in the BLRs across GMCA.



100,103

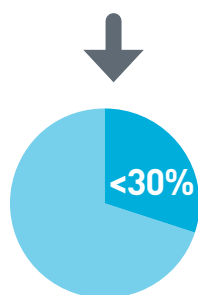
The 1246 BLR sites identified across GMCA have the capacity to deliver **100,103 new homes**.



Manchester is able to demonstrate that >70% of its draft GMSF requirement can be delivered on Brownfield Land (BL) - a draft GMSF target. Salford (58%) and Bolton (51%) can also demonstrate a +50% position.

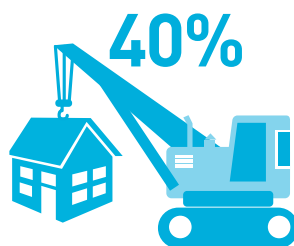


100,103 new homes equates to <50% of the draft GMSF requirement of 227,200 (to 2035).



<30%

Sites identified in the BLR for Bury, Oldham, Rochdale, Stockport, Tameside and Trafford account for less than 30% of each authority's respective draft GMSF requirement.



40% of the BLR sites identified across GM benefit from planning permission/approval/permitted development:

- **40,710** dwellings to be delivered on BL benefit from permission/approval
- **59,393** dwellings to be delivered on BL do not benefit from permission/approval



70,000+

The BLRs indicate that there is an opportunity for the identification of additional sites to accommodate the housing needs of Greater Manchester. Comparing the GMSF requirement against the capacity set out within the GMCA BLRs, it is clear that there is a gap between the draft GMSF requirement of 227,200 and the current supply identified within the BLRs (100,103 new homes) and draft GMSF (55,000 new homes). In summary, there is a need for public and private sector to identify sites which can deliver the 70,000+ new homes that are not currently accounted for by BLRs and sites included in the draft GMSF.