



**TRAFFORD**  
**COUNCIL**

**Strategic Housing Land Availability Assessment  
As at 1<sup>st</sup> April 2020**

**February 2021**

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## 1.0 Introduction

- 1.1 The Strategic Housing Land Availability Assessment (SHLAA) supports the delivery of sufficient land for housing to meet the need for new homes.
- 1.2 The Revised National Planning Policy Framework (February 2020) (NPPF), states that strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a SHLAA (para 67). The SHLAA identifies a future supply of land which is suitable, available and achievable for housing and when it is likely to be developed. The SHLAA is an important source of evidence to inform plan-making and decision-taking and also identifies a 5 year supply of housing land. It can also inform as well as make use of sites in the brownfield register.
- 1.3 Trafford Council prepares the SHLAA as part of the evidence base to inform the preparation of the Trafford Local Plan. Planning policies should identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability. Planning policies should identify a supply of specific, deliverable sites for the years one to five of the plan period; and specific, developable sites or broad locations for growth for years 6-10 and, where possible, for years 11-15 of the plan (para 67). Further information on how a site is considered deliverable or developable is included in section 3 of this report.
- 1.4 This 2020 SHLAA presents an updated assessment of the housing land supply position within Trafford as at 31 March 2020.
- 1.5 The SHLAA does not in itself determine whether a site should be allocated for development. It is the role of the SHLAA to provide information on the range of sites which are available to meet the Council's requirements, but it is for the Local Plan itself to determine which of those sites are the most suitable to meet those requirements.
- 1.6 National Planning Practice Guidance sets out the method for assessing the SHLAA. For more information about this and Trafford specific methodology see section 3.
- 1.7 All sites will be subject to site specific development management considerations at the point of determining the planning application.

## 2.0 Planning policy context

### Trafford's Development Plan

- 2.1 The **Core Strategy** is the principal document within the Trafford Development Plan and sets the vision, spatial strategy and policies for development in Trafford up to 2026.
- 2.2 A number of other documents also form Trafford's Development Plan and should be read in conjunction with it:
  - the remaining "saved" Revised Trafford UDP policies and proposals (adopted June 2006);
  - the Greater Manchester Joint Waste Development Plan Document (adopted April 2012);
  - the Greater Manchester Joint Minerals Development Plan Document (adopted April 2013); and
  - the Altrincham Town Centre Neighbourhood Business Plan (adopted November 2017).

2.3 The Core Strategy is now deemed by the Revised NPPF to be out of date in relation to housing need targets. This is because the housing requirement is more than five years old. Further information about this is set out in section 6 – Meeting Trafford’s housing land target.

#### **Core Strategy: Strategic Locations**

2.4 The Core Strategy identifies five Strategic Locations as the key areas for change over the plan period (up to 2026), which includes significant residential development. These are:

- SL1 - Pomona Island;
- SL2 - Trafford Wharfside;
- SL3 - Lancashire County Cricket Club Quarter;
- SL4 - Trafford Centre Rectangle; and,
- SL5 - Carrington.

2.5 For each of the five Strategic Locations the associated Core Strategy policies set out an indicative minimum figure for residential development to be delivered over the Plan period. As work on the new Trafford Local Plan progresses, the latest development opportunities in these strategic locations have been considered.

2.6 The table below illustrates the contribution that these Strategic Locations currently make to the housing land supply following the March 2020 SHLAA review. Figures relating to the residential allowance have been adjusted in light of work on masterplans and Area Action Plans in these areas.

**Table 1: Strategic Locations development update – March 2020**

<b>Strategic Location</b>	<b>Land Supply (March 2020)</b>	<b>Original Core Strategy residential allowance</b>	<b>With planning permission (excludes completed)</b>	<b>Completed (Gross)</b>	<b>Completed (Net)</b>
SL1 - Pomona Island	3,456	800	742	164	164
SL2 – Trafford Wharfside	2,900	900	354	0	0
SL3 – Lancashire County Cricket Club Quarter (now Civic Quarter AAP)	2,800	400	331	7	7
SL4 - Trafford Centre Rectangle	3,000	1,050	3,000	0	0
SL5 – Carrington	1,203	1,560	603	7	6
<b>Total</b>	<b>13,359</b>	<b>4,710</b>	<b>5,030</b>	<b>178</b>	<b>177</b>

#### **Land Allocations Plan**

2.7 The Council consulted on a full draft of the Trafford Local Plan: Land Allocations (LAP) from 3 February 2014 to 17 March 2014. It proposed the allocation of sites for residential purposes above a site size threshold of 0.4 hectares; with smaller sites expected to come through the planning application process.

2.8 Work halted on the LAP pending the production of the Greater Manchester Spatial Framework (GMSF) and the new Trafford Local Plan.

### **New Trafford Local Plan**

- 2.9 The emerging new Trafford Local Plan will play an important part in the future growth of Trafford, alongside the emerging sub-regional Plan. The sub-regional plan will set out strategic planning policies, whilst the Local Plan will set out detailed planning policies and allocate sites for development, protection or for other purposes e.g. town centre boundaries or green networks. The Trafford Local Plan will ultimately replace the Core Strategy and saved Revised UDP policies, and will form part of the development plan for Trafford. Once adopted, it will form the basis for making decisions on planning applications.
- 2.10 The Council's Executive made the decision to prepare a new Local Plan for Trafford at the Executive meeting on the 25 June 2018. The Issues Paper consultation phase of the new Local Plan took place from 23 July to 14 September 2018. The next stage will be public consultation on the Draft Local Plan (Regulation 18) in February 2021.

### **Greater Manchester Spatial Framework**

- 2.11 The Greater Manchester Spatial Framework (GMSF) was a sub-regional plan for the city region, setting strategic policies and establishing housing requirements for each GM district. This SHLAA has been prepared in the context of the GMSF (2020) sub-regional plan.
- 2.12 Following the decision of Stockport Council in December 2020 to not approve the GMSF 2020 for Regulation 19 consultation or submission, the GMSF is no longer being progressed in its current form. The intention is to prepare an alternative sub-regional plan for the remaining Greater Manchester districts which will ultimately sit alongside the Trafford Local Plan as part of the overall Development Plan.
- 2.13 References to the GMSF 2020 have been retained within the SHLAA to illustrate the strategic framework that a sub-regional strategic plan may set and to give an indication of the anticipated growth in Trafford within a Greater Manchester context. This SHLAA presents the position as at 1 April 2020 when work on the GMSF 2020 was still progressing as originally intended.

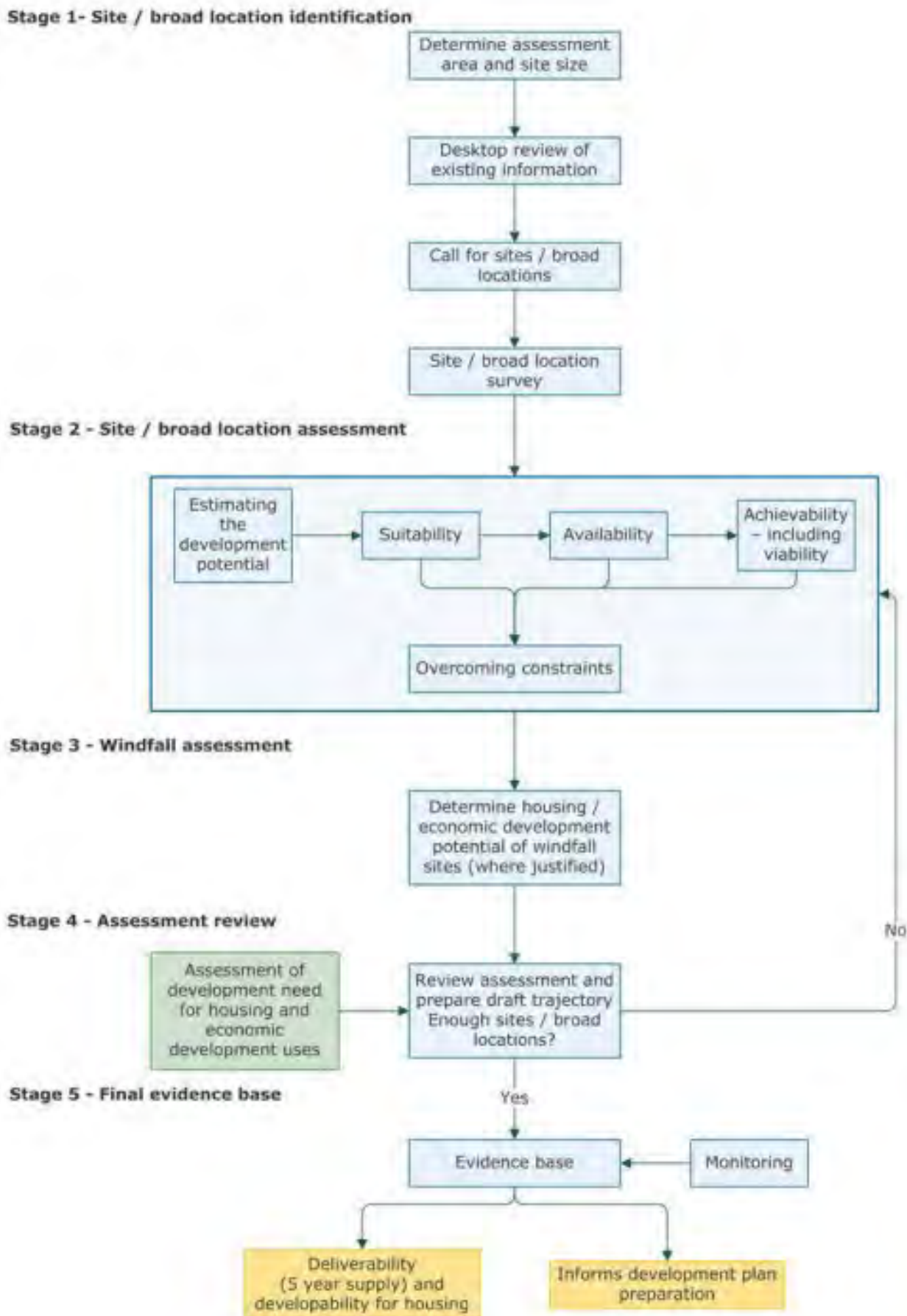
## **3.0 Methodology**

- 3.1 This SHLAA has been produced in line with the National Planning Policy Framework Planning Practice Guidance using the methodology as represented in the diagram shown in figure 1.

### **Sites within the SHLAA**

- 3.2 In broad terms the SHLAA should:
- Identify sites and broad locations with potential for development;
  - Assess their development potential;
  - Assess their suitability for development and the likelihood of development coming forward (the availability and achievability).
- 3.3 The SHLAA should identify a supply of specific, deliverable sites for years one to five of the plan period; and specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.
- 3.4 Smalls sites that come through the planning application process and which have not been identified in this SHLAA review will be identified in future reviews.

Figure 1: Housing and economic land availability assessment methodology flowchart





- 3.5 To be considered **deliverable** (0-5 years), sites for housing should be available now, offer a suitable location for development now and be achievable with a realistic prospect that housing will be delivered on the site within five years.
- 3.6 Deliverable sites include:
- All sites currently actively under construction
  - All sites with a valid full planning permission (unless there is clear evidence that homes will not be delivered within five years. For example, there may be evidence that a site is no longer viable, there is no longer a demand for the type of units a planning permission was granted for or sites have long term phasing plans associated with them).
  - Sites with outline permission for 9 units or less
  - Sites with outline permission for more than 9 units with clear evidence that housing completions will begin on site within five years where the site has been:
    - allocated in a development plan
    - granted permission in principle
    - identified on a brownfield land register
- 3.7 Specific, deliverable sites (0-5 years) include sites with reserved matters applications, prior approval, changes of use and applications that are “minded to grant” where there is an intention to sign.
- 3.8 In terms of the specific, **developable** sites or broad locations for growth (6-10 and 11-15 years), these sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.
- 3.9 For Trafford, the type of site included in years 6-10 and 11-15 include (this list is not exhaustive):
- Has outline planning permission for major development (i.e. 10 or more units) where no reserved matters has been received/approved or infrastructure improvements required to deliver the scheme are established;
  - Planning permission has expired for a site of 5 or more units. These include sites with full planning permission, outline planning permission, prior approval and change of use;
  - Planning permission has been implemented, but works have halted;
  - Developer interest in the site (including call for sites process);
  - Subject to masterplanning work e.g. Stretford Masterplan;
  - Identified within the Draft Land Allocations Plan;
  - Allocation within the Altrincham Town Centre Business Neighbourhood Plan;
  - Allocation within the UDP;
  - Identified for broad areas of growth (e.g. Strategic Locations within the Core Strategy);
  - Allocation within the Civic Quarter AAP;
  - Key sites within the Council’s Strategic Land Programme;
  - Phased larger sites with planning permission.



- 3.10 Sites within the SHLAA can be subject to change in terms of when they are expected to come forward. Sites can also subsequently be **discounted** from the SHLAA altogether and not all sites will be suitable for inclusion. Common reasons include:
- Development has been completed;
  - A planning permission on a smaller site (1-4 units) has expired;
  - An alternative use on the site e.g. employment use, no planning interest, well established use;
  - Not currently developable e.g. access issues, open space, development will not come forward in its current form; and
  - Duplication of existing sites.

### **Site constraints**

- 3.11 There are a number of constraints that are taken in to account when considering a site for inclusion in the SHLAA including:
- Existing use of the site and local character
  - Physical constraints (e.g. access, contamination, flood risk, infrastructure/utilities)
  - Proximity to services and infrastructure such as public transport.
  - Local Plan policies (eg Green Belt)
  - Environmental designations

### **Sustainability Appraisal assessment**

- 3.12 For each of the sites included in the SHLAA a rapid assessment of the suitability/sustainability of the site for housing has been carried out. The assessment of the SHLAA sites does not constitute a formal Sustainability Appraisal (SA) and the assessment process does not seek to meet the requirements of the Strategic Environmental Assessment Directive. Instead it is a high level assessment of the sustainability of the sites and an extended consideration of the suitability of these sites (as required by the NPPF and described by the Planning Practice Guidance).
- 3.13 The sites identified in the SHLAA performed particularly well against the criteria that relate to local services and facilities. The majority of the sites are also within the urban area, comprise of previously developed land, are at low risk of fluvial flooding and their development for housing is unlikely to have a significant impact on the setting or significance of any designated heritage assets.

### **Strategic Flood Risk Assessment**

- 3.14 The Level 2/Hybrid Strategic Flood Risk Assessment (SFRA) for Manchester, Salford and Trafford reviewed the potential for flooding from rivers, canals, the sewer network, surface water run-off and groundwater. The findings of this assessment were first published in May 2010, with a revised Level 2 SFRA report incorporating enhanced mapping published in March 2011. In August 2012 the Environment Agency (EA) published an updated Flood Map, which reflects the High Court judgement regarding the Manchester Ship Canal; this represents the best modelled information available, and has been used to assist in assessing the potential for development of the sites included in this 2020 SHLAA review.
- 3.15 Each site identified within this assessment has been subject to an initial flood risk assessment, to identify the percentage of the site which falls within Flood Zones (FZ) 1, 2 and 3. In addition to this, SA's have been undertaken on all of these sites. The majority of sites that fall within FZ3 have been discounted, along with many of the sites within FZ2, with the exception of the Strategic Locations and sites that have extant planning permission. The details of the design of schemes where part of the site falls within FZ3, FZ2 or is within a critical drainage area can be assessed through the site's planning history.

- 3.16 Flood Risk Assessments (FRAs) will be required at planning application stage for some of the sites identified within the SHLAA 2020 review, especially if they fall within FZ3, FZ2 or critical drainage areas, and it is acknowledged that they will vary in detail and technical complexity to reflect the scale, nature and location of the proposed development.

#### 4.0 Review of large sites in the Housing Land Supply

- 4.1 As set out in Section 2, the Trafford Core Strategy identifies five Strategic Locations, each of which will deliver a significant number of new homes. Since the adoption of the Core Strategy, work has continued and Masterplans / Area Action Plans have been developed for these areas, as well as other large sites. As a result of this work, and following a review of site densities in the urban area, there has been a significant increase in the number of units proposed in these locations.
- 4.2 In order to understand the likely contribution of the large sites to the land supply a set of assumptions have been established, attributing a lead in time, build out rate and potential date completions could be seen on each site. These assumptions relate to large sites in Trafford's identified housing land supply that do not currently have planning permission.

In 2016 the planning consultancy Lichfields produced a report that analysed build out rates and average start dates for the development of new homes on large sites. This report was referenced in various Local Plan examinations and used as an evidence base document to inform the production of Development Plans, appeal statements and planning inquiries. The report has been shared amongst the Greater Manchester Land Supply Group and has been agreed as a good basis from which to make assumptions on the expected land supply contribution of large sites. This report was updated in February 2020 and the findings in the report have been amended to reflect the latest averages across the UK. The updated report is called 'Start to finish: what factors affect the build-out rates of large scale housing sites?' (Lichfields, February 2020).

- 4.3 The assumptions present a position on an 'average' site, but it will also be the case that some sites will come forward much more quickly and some more slowly than this average. The following assumptions will be used where there is no other information to indicate a different lead in time or build out rate would be appropriate. Where information from masterplans or developers has been provided and is considered to be reasonable, then these will be used instead of broad assumptions.

##### Lead in times

- 4.4 The lead in time refers to the amount of time it takes for the first completion on site. This could include the time it takes to submit and determine a planning application, or the time from the commissioning of a masterplan for a strategic site. The length of lead in time will vary depending on the type of site under consideration. When making an assumption for lead in time, consideration has been given to factors such as the status of any masterplanning, planning application progress or any other intelligence that is available. Greenfield sites will typically come forward more quickly than brownfield sites because land condition and remediation requirements are different.
- 4.5 The Lichfields (Feb, 2020) report provides the following average lead in times by site capacity:

No. Units	Average no. years for approval
0-99	1.4
100-499	2.1
500-999	3.3
1000-1499	4.6
1500-1999	5.3
2000+	6.1

- 4.6 It is worth noting that large sites can only be considered as likely to deliver completions in the first five years if they meet the requirements of the NPPF definition of ‘Deliverable’ (see section 3 of this report). Large sites that are shown to deliver units in the first five years are those which have existing residential planning approvals on parts of them. These may not cover the whole of the site and will therefore come forward incrementally.

#### Build out rate

- 4.7 This is the number of units delivered on a site per year. Build out rate is impacted by site size, the number of development parcels and the number of outlets as part of any development. As the number of development parcels and outlets cannot be effectively determined until the planning permission process is advanced, broad assumptions have been applied.
- 4.8 The build out rate is also impacted by the level of affordable housing provision on site. However it has been assumed that all sites will be meeting the same affordable housing requirements in line with adopted Trafford policy until evidence indicates otherwise.
- 4.9 Development that has public sector involvement in infrastructure provision will come forward more quickly. Therefore where sites are part of a Council led initiative, the expected dwellings per annum delivery rate has been increased to reflect this.
- 4.10 The Lichfields report provides the following average build out rates by site capacity which have been used in making assumptions on likely additions to the land supply. The maximum suggested build out rate for a site of 2000+ units is 160 per year however this has been increased on sites subject to Council led masterplanning or Area Actions Plans in line with recommendations made in the Lichfields report (2020):

No. Units	Dwellings per Annum
0-99	22
100-499	55
500-999	68
1000-1499	107
1500-1999	120
2000+	160

- 4.11 Information received through the emerging masterplanning work for the GMSF 2020 demonstrated that developers do not consider that any one outlet can be assumed to deliver more than 35 units per year for a typical suburban scheme to be considered deliverable. Therefore applying delivery rates of any more than this per year to a site is demonstrating that more than one outlet is anticipated. It is worth noting that the Lichfields Report is largely based on typical suburban sites and therefore it could reasonably be argued that the rate could be increased for higher density schemes in more urban locations.

## 5.0 Summary of the 2020 SHLAA review results

5.1 The results of the 2020 review of the potential future supply of housing land, over time and by geographical area, are set out in this section.

### Potential supply from sites

5.2 Table 2 provides a breakdown of the potential number of units expected to come forward from identified sites.

5.3 Sites outside of the planning process are those that are neither identified in the Development Plan nor the subject of extant planning permission for 5 units or more. None of the sites outside of the planning process fall within the criteria for sites that can be identified in Years 0-5.

5.4 The potential supply is evenly spread across the time bands. A significant proportion of the supply in the 0-5 year and 5-10 year time bands comes from draft Local Plan allocations, sites currently under construction and existing unimplemented planning permissions. The list of sites included within table 2 is set out in Appendix 1.

5.5 It should be noted that sites identified within the first draft Land Allocations Plan and sites submitted as part of the new Local Plan process (Regulation 18 Issues Paper consultation) which are suitable for housing and are sustainable sites have been included within the identified land supply as they fall within the NPPF definition of developable sites. These are categorized as “Draft Local Plan allocations”.

**Table 2: Summary of potential from identified sites**

Source of supply	<5 Yrs 2020/21- 2024/25	5-10 Yrs 2025/26- 2029/30	10-15 Yrs 2030/31- 2034/35	15+ Yrs 2035/36 +	Overall total
Existing UDP allocations	150	0	0	0	<b>150</b>
Draft Local Plan allocations	0	2,272	2,516	3,035	<b>7,823</b>
Sites with outstanding planning permission	1,029	1,682	1,187	1,400	<b>5,298</b>
No. units remaining on sites under construction	2,691	610	0	0	<b>3,301</b>
No. units on sites outside planning process	0	1,771	338	0	2,091
<b>Total supply identified in SHLAA</b>	<b>3,870</b>	<b>6,335</b>	<b>4,041</b>	<b>4,435</b>	<b>18,681</b>

### Previously Developed Land

5.6 Core Strategy Policy L1 ‘Land for new homes’ sets a target of 80% of all new residential development to be provided on previously developed land. Table 3 provides a breakdown of the potential supply from identified sites in the SHLAA by source of supply and time band. The table indicates that 75% of new homes will be derived from the use of previously developed land.

**Table 3: Summary of potential from all sites**

Source of supply	<5 Yrs 2020/21- 2024/25	5-10 Yrs 2025/26- 2029/30	10-15 Yrs 2030/31- 2034/35	15+ Yrs 2035/36 +	Overall total
Greenfield	31	1,200	1,010	1,400	<b>3,641 (19%)</b>
Greenfield garden	9	0	0	0	<b>9 (0%)</b>
Mixed greenfield/Brownfield	500	323	0	0	<b>823 (6%)</b>
PDL – occupied	2,489	3,301	1,775	1,735	<b>9,300 (49%)</b>
PDL/Vacant/Derelict	841	1,511	1,256	1,300	<b>4,908 (26%)</b>
<b>Total supply</b>	<b>3,870</b>	<b>6,335</b>	<b>4,041</b>	<b>4,435</b>	<b>18,681</b>

**Potential sources of supply by site size**

- 5.7 Table 4 provides a breakdown of the total potential supply by site size. This table indicates that the largest source of supply (75%) will come from a relatively small number of large sites (sites of 2.5 hectares or more in size).
- 5.8 Sites of 0.4 hectares or less will potentially contribute 8% of the supply. Sites of 0.4 to 0.79 hectares will potentially contribute 6% and sites of 0.8 to 2.5 hectares will potentially contribute 11% of the supply.

**Table 4: Potential sources of supply by site size**

Site size (Ha)	<0.4	0.4 - 0.79	0.8 - 2.5	>2.5	Overall total
No of units in the planning process	1,246	1,159	1,645	12,522	<b>16,572 (89%)</b>
No of units outside of the planning process	315	20	352	1,422	<b>2,109 (11%)</b>
<b>Total supply</b>	<b>1,561 (8%)</b>	<b>1,179 (6%)</b>	<b>1,997 (11%)</b>	<b>13,944 (75%)</b>	<b>18,681</b>

**Density assumptions**

- 5.9 The NPPF advises that plans should contain policies to optimise the use of land in their area and meet as much of the identified need for housing as possible. Historically, the SHLAA made assumptions about anticipated densities for sites identified without planning permission based on housing commitment data for sites of 10 or more units.
- 5.10 More recently, the draft GMSF (2020) policy for the density of new housing proposed that new housing development should be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport. The minimum densities in the GMSF (2020) (as set out in appendix XX) have been applied to sites in the SHLAA.
- 5.11 The specific capacity of each site will be established through the development management process, taking into consideration a number of factors including amenity and traffic issues.

**Sites with communal facilities**

- 5.12 Sites with communal facilities, for example residential care homes for the elderly, a national ratio is applied of 1.8. For example, a 40 bedroom care home would equate to 22 units within the SHLAA (i.e.  $40 \div 1.8 = 22$ ).

**Larger sites in the SHLAA**

- 5.13 Phased larger sites can deliver completions over a number of time bands. Information relating to this is covered in section 4 of this report.

**6.0 Meeting Trafford's housing land target**

- 6.1 The Core Strategy is now considered to be out of date in relation to housing need targets as the housing requirement set out is more than five years old.
- 6.2 The housing requirement established in the Core Strategy of 12,210 new dwellings up to 2026 reflected the ambition of the Council to play its full part in the delivery of new residential accommodation to support the economic regeneration and growth aspirations of the Manchester City Region at the time. The commitment to provide a 20% uplift to the Regional Spatial Strategy housing development target translated to an increase of Trafford's housing requirement to 694 units per annum up to 2018.
- 6.3 As the Core Strategy is 'out of date' its housing land targets have been replaced by the new Local Housing Need (LHN) requirement for homes. In Trafford as at 31 March 2020 this is 1,369 units per annum (net). This LHN requirement will remain in place until such time that a strategic plan for Greater Manchester and/or the new Trafford Local Plan is adopted setting a housing requirement and housing delivery trajectory for Trafford.
- 6.4 Previous annual housing completions since 2008/09 (the start of the Core Strategy Plan period), are shown in Table 5. There has been a significant shortfall in the delivery of new homes against the borough's Core Strategy and subsequently the LHN requirements.

**Table 5: Actual new housing provision 2008/9 to 2019/20**

Year	No. comps (gross)	No. comps (net)	Core Strategy requirement	Shortfall
2008/9	427	344	578	234
2009/10	355	283	578	295
2010/11	317	256	694	438
2011/12	256	200	694	494
2012/13	232	32	694	662
2013/14	247	145	694	549
2014/15	245	215	694	479
2015/16	377	361	694	333
2016/17	280	250	694	444
2017/18	515	468	694	226
			<b>LHN requirement (Calculated 1<sup>st</sup> April)</b>	<b>Shortfall</b>
2018/19	1,001	953	1,335	382
2019/20	788	689	1,362	673

- 6.5 Please note there is no annual trajectory following the implementation of the LHN target, this will be determined through the new Trafford Local Plan when adopted.



## 7.0 Trafford's five year housing land supply position – as at 1 April 2020

- 7.1 In accordance with the Revised NPPF, Local Planning Authorities (LPAs) are required to significantly boost the supply of housing through the identification of a deliverable five year housing land supply (1 April 2020 – 31 March 2025).
- 7.2 To be considered deliverable, sites for housing should be available now, offer a suitable location for development now and be achievable with a realistic prospect that housing will be delivered on the site within five years. Further information on how sites are considered to be deliverable is contained within section 3 of this SHLAA.
- 7.3 The Council should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing land. This target is calculated against the housing requirement set out in adopted strategic policies or against the Local Housing Need (LHN) where the strategic policies are more than five years old as set out in section 6 of this SHLAA.
- 7.4 In plan-making, strategic policies should identify a five year housing land supply for the intended date of adoption of the Plan. For decision-making purposes, a LPA will need to be able to demonstrate a five year housing land supply as part of the applications and appeals process. This can be done in one of two ways. Using the latest available evidence such as the SHLAA or 'confirming' the five year supply using a recently adopted Plan, or through a subsequent annual position statement.
- 7.5 Trafford's five year housing land supply is calculated against LHN (as at 1 April 2020) using the standard method set out in national planning guidance, as the housing requirement set out in the Core Strategy (adopted January 2012) is more than five years old. The LHN is calculated by taking national household growth projections (the latest used as advised by national government are the 2014 position), applying an adjustment to take in to account affordability for Trafford and the number as a result of this is then capped, determined by the current status of the Development Plan (i.e. more than five years old for Trafford). Following this methodology the annual housing requirement for Trafford as at 1 April 2020 is 1,369 units per year.
- 7.6 To improve the prospect of achieving the annual target for housing completions, there should be a buffer on the identified supply of specific deliverable sites to provide flexibility in which sites could come forward. There has been an under delivery of housing completions over the previous three years. This underperformance is measured against the Housing Delivery Test<sup>1</sup>, where the 2019 measurement indicated that the delivery was below 85% of the housing requirement in Trafford. Underperformance at this scale means that Trafford Council is required to identify enough sites to meet the five year requirement plus an additional buffer of 20% which gives a new **annual housing requirement of 1,642.8 units a year.**
- 7.7 As at 1 April 2020 there were 3,870 units considered deliverable over the five year period 2020/21 to 2024/2025, which is equivalent to 774 units per year, giving Trafford a deliverable supply of 2.4 years. This means that the Council cannot demonstrate a five year supply of deliverable housing sites.

<sup>1</sup> <https://www.gov.uk/government/collections/housing-delivery-test>



**Table 6: Calculating Trafford Five Year Land Supply position**

LHN Target per year	1,369 <sup>2</sup>
LHN Target per year + 20% buffer	1,642.8
LHN Target 2020-2025 + 20% buffer	8,214
Deliverable housing land supply 2020-2025	3,870
Number of years supply calculation (3,870 ÷ 1,642.8)	2.4 years

## 8.0 Review of the assessment

- 8.1 This report provides the findings of the 2020 review of the Trafford SHLAA.
- 8.2 The SHLAA will continue to be reviewed and updated on an annual basis in consultation with stakeholders as part of the Authorities Monitoring Report preparation and reporting process.
- 8.3 Should third parties be aware of additional sites that should be considered for inclusion within the next review of the SHLAA, site details should be provided to the Strategic Planning and Growth Team via email at [strategic.planning@trafford.gov.uk](mailto:strategic.planning@trafford.gov.uk) or via post to Strategic Planning and Growth Team, Trafford Town Hall, Talbot Road, M32 0TH.

<sup>2</sup> LHN Target per year is based on housing affordability in England and Wales: 2019 - released 19 March 2020

## Appendix 1: Schedule of identified sites as at 1st April 2020

SHLAA REF	Site Address	Place	Site Size (Ha)	Type of Site <sup>3</sup>	Plan App No.	Status of permission <sup>4</sup>	Units left to be delivered by time band			
							<5 Years	5-10 Years	10-15 Years	15+ Years
1252	LAND ADJ 3 GRANGE ROAD	Altrincham	0.14	FPP	94004/FUL/18	PP	4	0	0	0
1292	THE GREYHOUND PUBLIC HOUSE, MANCHESTER ROAD, PARTINGTON,	Partington	0.19	FPP	86263/FUL/15	UC	24	0	0	0
1300	HALLIWELL HOUSE, 2 RAPPAX ROAD, HALE BARNES	Altrincham	0.31	FPP	91936/FUL/17	PP	3	0	0	0
1300-01	HALLIWELL HOUSE, 2 RAPPAX ROAD, HALE BARNES, ALTRINCHAM	Altrincham	0.55	FPP	95710/FUL/18	PP	1	0	0	0
1455	TRAFFORD PRESS SITE, CHESTER ROAD	Old Trafford	0.43	ALLOC			0	116	0	0
1501	SIMPSONS FOOD FACTORY, STRETFORD ROAD	Urmston	0.82	FPP	90481/FUL/17	UC	56	0	0	0
1503	STRETFORD MEMORIAL HOSPITAL, SEYMOUR GROVE	Old Trafford	0.90	NONE			0	36	0	0
1510	LAND EAST OF PARTINGTON SHOPPING CENTRE, OFF CENTRAL ROAD, PARTINGTON	Partington	0.94	ALLOC			0	47	0	0
1530	FORMER MOSEDALES BRICKWORK S4, ENDS LANE	Urmston	0.70	ALLOC			0	27	0	0
1531	ALCHEMY HOUSE, HAMPDEN ROAD, SALE	Sale	0.03	FPP	94997/FUL/18	PP	3	0	0	0
1542-01	L & M SITE PHASE 1, NORMAN ROAD	Altrincham	4.98	FPP	82014/FULL/2013	UC	41	0	0	0
1542-02	L & M SITE PHASE 2, NORMAN ROAD	Altrincham	0.62	FPP	87226/FUL/15	UC	20	0	0	0
1542-03	L & M SITE, NORMAN ROAD	Altrincham	0.14	FPP	89434/FUL/16	PP	11	0	0	0
1552	HIGHER ROAD DEPOT AND ADJOINING SITE	Urmston	0.58	ALLOC			0	22	0	0
1561	FORMER SCHOOL AND RED BRICK PUBLIC HOUSE, OAK ROAD	Partington	1.96	FPP	97897/FUL/19	PP	75	0	0	0
1564	LAND AT STOKOE AVENUE	Altrincham	0.65	ALLOC			0	24	0	0
1566	LAND AT THE GORSE	Altrincham	0.37	NONE			0	13	0	0
1568	LAND ON WHARF ROAD, ALTRINCHAM	Altrincham	0.22	FPP	93153/FUL/17	PP	99	0	0	0
1582	REGENT ROAD CAR PARK, ALTRINCHAM	Altrincham	0.61	FPP	93171/FUL/17	UC	70	0	0	0
1585	OAKFIELD ROAD/BALMORAL ROAD	Altrincham	0.85	NONE			0	45	0	0
1586	MAYORS ROAD/MANOR ROAD	Altrincham	0.35	NONE			0	0	18	0
1596	LAND BOUND BY BRIDGEWATER WAY, CHESTER ROAD, VIRGIL STREET AND PRINCESS STREET	Old Trafford	1.03	FPP	90991/FUL/17	UC	275	88	0	0
1601-00	CIVIC QUARTER AAP	Old Trafford	33.32	ALLOC			0	540	680	469
1601-01	MKM HOUSE, WARWICK ROAD, STRETFORD	Old Trafford	0.11	FPP	88279/FUL/16	UC	89	0	0	0
1601-02	WARWICK HOUSE, 17 WARWICK ROAD, STRETFORD	Old Trafford	0.13	PR-APR	94783/PRO/18	UC	90	0	0	0
1601-03	CITY POINT, 701 CHESTER ROAD, STRETFORD	Old Trafford	0.15	EXP			0	35	0	0
1601-04	86 TALBOT ROAD, STRETFORD	Old Trafford	0.30	FPP	88792/FUL/16	UC	90	0	0	0
1601-06	ATHERTON HOUSE, 88-92 TALBOT ROAD, STRETFORD	Old Trafford	0.18	FPP	93682/FUL/18	UC	62	0	0	0
1601-07	39 TALBOT ROAD, OLD TRAFFORD	Old Trafford	0.47	ALLOC			0	85	0	0
1601-08	CHESTER HOUSE, 1 BOYER STREET, STRETFORD	Old Trafford	3.28	NONE			0	340	320	0
1607	FORMER BAKEMARK UK, SKERTON RD, OLD TRAFFORD	Old Trafford	2.51	ALLOC			0	25	100	0
1608	FORMER BOAT YARD, EDGE LANE, STRETFORD	Stretford	0.21	EXP			0	28	0	0
1609-00	WHARFSIDE, TRAFFORD PARK	Trafford Park	16.04	ALLOC			0	480	800	1266
1609-01	TRAFFORD WHARF ROAD, TRAFFORD PARK	Old Trafford	0.74	FPP	90738/FUL/17	UC	275	79	0	0
1610	LAND AT LOCK LANE, PARTINGTON	Partington	15.50	OPP	86160/OUT/15	PP	0	340	210	0
1619	LAND AJD FLIXTON STATION, FLIXTON ROAD	Urmston	0.30	EXP			0	12	0	0
1623	289 HALE ROAD, HALEBARNES	Altrincham	0.87	ALLOC			0	31	0	0
1640	319-365 NORRIS ROAD, SALE	Sale	5.80	FPP	90332/FUL/17	UC	24	0	0	0
1663	LAND AT ROTHESAY CRESCENT, SALE	Sale	0.19	FPP	82896/FULL/2014	UC	2	0	0	0
1675	LAND AT AND ADJACENT TO KATHERINE LOWE HOUSE, DAVYHULME	Urmston	1.26	ALLOC			0	0	63	0
1688	FORMER ROYAL CANAL WORKS, SOUTH OF EDGE LANE	Stretford	0.76	FPP	91948/FUL/17	PP	47	0	0	0
1696-01	LAND AT OAKFIELD ROAD/MOSS LANE, ALTRINCHAM	Altrincham	1.25	RES	86755/RES/15	UC	59	0	0	0
1696-02	LAND AT OAKFIELD ROAD (ALTAIR)MOSS LANE	Altrincham	1.25	RES	90432/RES/17	PP	85	0	0	0
1732	LAND AT AVONDALE ROAD	Old Trafford	0.70	ALLOC			0	0	35	0
1743	WINDSWOOD, 4 PARK ROAD	Altrincham	0.22	FPP	95254/FUL/18	UC	3	0	0	0

<sup>3</sup> Full Planning Permission (FPP), Outline Planning Permission (OPP), Draft Local Plan Allocation (ALLOC), Expired Planning Permission (EXP), Prior Approval (PR-APP), Minded to Grant (MNG), Change of Use (COU)

<sup>4</sup> Permitted site (PP), Under construction (UC), Not Started (NS)

## Trafford Strategic Housing Land Availability Assessment (SHLAA) – 2020 Review

SHLAA REF	Site Address	Place	Site Size (Ha)	Type of Site <sup>3</sup>	Plan App No.	Status of permission <sup>4</sup>	Units left to be delivered by time band			
							<5 Years	5-10 Years	10-15 Years	15+ Years
1767	LIMEHURST ST, MARGARETS ROAD	Altrincham	0.23	FPP	90739/FUL/17	UC	1	0	0	0
1823-00	CARRINGTON STRATEGIC LOCATION	Carrington	258.15	ALLOC		PP	0		0	0
1823-01	LAND KNOWN AS CARRINGTON VILLAGE, ON LAND OFF MANCHESTER ROAD	Carrington	50.66	RES	94670/RES/18	UC	340	257		0
1823-03	FORMER POST OFFICE, 48 MANCHESTER ROAD, CARRINGTON	Carrington	0.24	FPP	92817/FUL/17	UC	6	0	0	0
1823-05	LAND AT HEATH FARM LANE, PARTINGTON	Partington	29	MNG	94949/HYB/18	NS	148	275	177	0
1838	LAND ADJ TO, 61 MERSEY ROAD	Sale	0.01	FPP	94900/FUL/18	PP	1	0	0	0
1848-00	POMONA DOCKS, POMONA STRAND	Old Trafford	11.12	ALLOC			0	614	800	1300
1848-01	POMONA DOCKS IIPOMONA STRAND (HOU6)	Old Trafford	1.62	FPP	93779/FUL/18	UC	340	186	0	0
1848-03	DEVELOPMENT SITE, POMONA STRAND OLD TRAFFORD	Old Trafford	1.03	FPP	90799/FUL/17	UC	216	0	0	0
1888	GLOBE TRADING ESTATE, 88-118 CHORLTON ROAD	Old Trafford	1.72	MNG			0	107	0	0
1894-00	TRAFFORD WATERS / QUAYSLAND BETWEEN M/CR SHIP CANAL & TRAFFORD BOULEVARD, OLD BARTON	Trafford Park	26.38	OPP	85282/OUT/15	PP	0	800	800	1400
1917	16 RYDAL DRIVE, HALE BARNES	Altrincham	0.12	OPP	95319/OUT/18	PP	2	0	0	0
1918	1 to 19, WASHWAY ROAD	Sale	0.32	ALLOC			0	3	0	0
1918-1	9-13 WASHWAY ROAD, SALE	Sale	0.09	FPP	86213/FUL/15	UC	8	0	0	0
1934-2	LAND OFF BOLD STREET, OLD TRAFFORD	Old Trafford	2.80	NONE			0	144	0	0
1944	19,25,27,33,35 EDGE LANE, STRETFORD	Stretford	0.03	EXP			0	5	0	0
1978	STRETFORD MALL, CHESTER ROAD	Stretford	3.71	ALLOC			0	50	0	0
1980	ESSOLDO CINEMA, EDGE LANE	Stretford	0.58	NONE			0	10	0	0
1981	LAND AT NEWTON ST/LACY ST	Stretford	0.97	ALLOC			0	80	0	0
1983	THE SQUARE, TOWN SQUARE, SALE	Sale	3.00	MNG	94986/FUL/18	NS	0	202	0	0
1985	VICTORIA PARADE, URMSTON TOWN CENTRE	Urmston	0.46	ALLOC			0	15	0	0
1986	LAND AT STATION RD/URMSTON RAILWAY STATION, URMSTON TOWN CENTRE	Urmston	0.47	ALLOC			0	19	0	0
1988	FORMER ITRON SITE, TALBOT ROAD, STRETFORD,	Old Trafford	2.91	FPP	95723/FUL/18	UC	282	0	0	0
1994	LAND BETWEEN 20 & 22 ST GEORGES CRESCENT, TIMPERLEY	Altrincham	0.04	FPP	91121/FUL/17	PP	1	0	0	0
2082	TRAFALGAR HOUSE, MANCHESTER ROAD	Altrincham	0.54	ALLOC			0	0	38	0
2084	MANSION HOUSE, MANCHESTER ROAD	Altrincham	0.43	ALLOC			0	30	0	0
2085	CLAREMONT CENTRE, CLAREMONT ROAD, SALE	Sale	0.23	NONE			0	18	0	0
2086	BRITANNIA ROAD, INDUSTRIAL ESTATE	Sale	0.86	ALLOC			0	43	0	0
2096	LAND AT OAK ROAD, PARTINGTON	Partington	0.28	ALLOC			0	11	0	0
2114	4 SOUTH DOWNS DRIVE, BOWDON	Altrincham	0.25	FPP	95061/FUL/18	UC	1	0	0	0
2119	LAND TO NORTH OFF DARTFORD ROAD, URMSTON	Urmston	0.01	FPP	96103/FUL/18	UC	1	0	0	0
2121	LAND BETWEEN 182/182A PARK ROAD, STRETFORD	Stretford	0.46	EXP			0	10	0	0
2135	BOOTHROYD, 281 WASHWAY ROAD, SALE	sale	0.25	FPP	93489/FUL/18	UC	2	0	0	0
2144	CLARENDON HOUSE, STAMFORD NEW ROAD, ALTRINCHAM	Altrincham	0.11	EXP			0	60	0	0
2159	LAND AT 30 DEANS GATE LANE, TIMPERLEY	Altrincham	0.06	FPP	84424/FUL/14	UC	2	0	0	0
2162	BEECH TREES, 4A CHARCOAL ROAD, DUNHAM MASSEY	Altrincham	0.63	FPP	93239/FUL/17	PP	1	0	0	0
2187	BOLLIN PRIVATE HOTEL, 58 MANCHESTER ROAD, ALTRINCHAM	Altrincham	0.04	EXP			0	6	0	0
2192	PEPPER HOUSE, NORTH ROAD, HALE BARNES	Altrincham	0.24	FPP	93024/FUL/17	UC	3	0	0	0
2230	476 - 480 STRETFORD ROAD, OLD TRAFFORD	Old Trafford	0.07	RES	87176/RES/15	UC	10	0	0	0
2234	PETROL STATION AND ADJ LAND AT 499 CHESTER ROAD	Old Trafford	0.23	EXP			0	106	0	0
2252	LYNNFIELD HOUSE/HAMILTON HOUSE, CHURCH STREET ALTRINCHAM	Altrincham	0.90	EXP			0	80	0	0
2255	ALEXANDRA HOUSE, 80 ST JOHNS ROAD, ALTRINCHAM	Altrincham	0.36	FPP	86989/FUL/15	UC	40	0	0	0
2273	LAND REAR OF 16-24 THE DOWNS, ALTRINCHAM	Altrincham	0.21	FPP	93133/FUL/17	UC	10	0	0	0
2293	THE DOME, GRAFTON HOUSE, STAMFORD NEW ROAD	Altrincham	0.20	PR-APR			0	14	0	0
2310-02	TRAFFORD PLAZA, 73 SEYMOUR GROVE, OLD TRAFFORD	Old Trafford	0.57	FPP	90711/FUL/17	PP	174	0	0	0
2314	6 BRIDGENORTH AVENUE, URMSTON	Stretford	0.01	FPP	86894/FUL/15	UC	1	0	0	0
2323	LAND AT GORDON AVENUE AND GLEBELANDS ROAD	Sale	0.06	FPP	88593/FUL/16	UC	4	0	0	0
2328	23 STANHOPE ROAD, BOWDON	Altrincham	0.10	FPP	89674/FUL/16	UC	2	0	0	0
2340	ORCHARD COURT, BAKER STREET, TIMPERLEY	Altrincham	0.01	FPP	96984/FUL/19	PP	1	0	0	0
2346	29 WESTBOURNE PARK, URMSTON	Urmston	0.02	FPP	98873/FUL/19	PP	1	0	0	0
2364-02	ASHLEY HOUSE, 30 ASHLEY ROAD, ALTRINCHAM	Altrincham	0.01	PR-APR	99169/PRO/19	UC	1	0	0	0
2365	55 POPLAR GROVE & LAND REAR OF MOSS VALE RD	Urmston	0.06	FPP	89646/FUL/16	UC	3	0	0	0
2369	TRAFFORD MAGISTRATES' COURT, ASHTON LANE, SALE	Sale	1.03	NONE			0	50	0	0
2382	LAND ADJ TO 95 DUNSTER DRIVE, FLIXTON	Urmston	0.06	FPP	98402/FUL/19	PP	4	0	0	0

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							<5 Years	5-10 Years	10-15 Years	15+ Years
2389	ALTRINCHAM LEISURE CENTRE SITE AND ADJOINING LAND OAKFIELD ROAD, WA15 8EW	Altrincham	2.07	NONE			0	34	0	0
2393	MEADOWSIDE ADULT TRAINING CENTRE, TORBAY ROAD, URMSTON	Urmston	0.48	FPP	93818/FUL/18	UC	17	0	0	0
2418	46 - 50 RAILWAY STREET, ALTRINCHAM	Altrincham	0.21	FPP	95548/FUL/18	UC	29	0	0	0
2419	GARDENS OF 62 KENWOOD ROAD, STRETFORD	Stretford	0.05	FPP	94010/FUL/18	UC	1	0	0	0
2424	ALBERT BUILDINGS, 3 SCOTT DRIVE, ALTRINCHAM	Altrincham	0.22	PR-APR	90636/PRO/17	PP	26	0	0	0
2425	185 GROVE LANE, HALE	Altrincham	0.05	FPP	90469/FUL/17	PP	1	0	0	0
2426	48 HELSBY ROAD, SALE	sale	0.02	RES	96978/RES/19	UC	1	0	0	0
2434	BROWN STREET CAR PARK, BROWN STREET, HALE, ALTRINCHAM	Altrincham	0.22	FPP	95514/FUL/18	UC	22	0	0	0
2435	GREENBANK HOUSE, 15 ALBERT SQUARE	Altrincham	0.15	FPP	92958/FUL/17	UC	2	0	0	0
2436	LAND TO THE REAR 397 STOCKPORT ROAD	Altrincham	0.02	FPP	90392/FUL/17	PP	11	0	0	0
2441	PADDOCK FARM, WELLFIELD LANE	Altrincham	0.01	PR-APR	91138/PRQ/17	UC	1	0	0	0
2442	HOLLYCROFT, SOUTH DOWNS ROAD	Altrincham	0.09	FPP	91362/FUL/17	UC	4	0	0	0
2444	196 AND 198 MARSLAND ROAD, SALE	Sale	0.06	FPP	90722/FUL/17	UC	9	0	0	0
2445	LAND NORTH WEST OF THE JUNCTION OF ST MARGARETS ROAD AND GROBY ROAD	Altrincham	0.19	FPP	97665/FUL/19	UC	1	0	0	0
2451	BRIEN AVENUE, ALTRINCHAM	Altrincham	0.26	FPP	91085/FUL/17	UC	1	0	0	0
2452	BROOKS BAR CENTRE, 162 - 164 CHORLTON ROAD, OLD TRAFFORD	Old Trafford	0.07	FPP	91103/FUL/17	UC	9	0	0	0
2455	38 BOW GREEN ROAD, BOWDON	Altrincham	0.17	FPP	91526/FUL/17	PP	1	0	0	0
2465	119 HIGHER ROAD, URMSTON	Urmston	0.11	OPP	91569/OUT/17	PP	8	0	0	0
2472	CIRCLE COURT, STRETFORD	Stretford	4.41	FPP	90557/FUL/17	PP	40	0	0	0
2473	210 ASHLEY ROAD, HALE	Altrincham	0.01	FPP	89922/FUL/16	UC	2	0	0	0
2479	4 WESTBOURNE PARK, URMSTON	Urmston	0.06	FPP	90539/FUL/17	UC	1	0	0	0
2484	ORCHARD HOUSE, HEYWOOD ROAD, SALE	Sale	0.08	FPP	92444/FUL/17	PP	3	0	0	0
2488	31 EYEBROOK ROAD, BOWDON	Altrincham	0.10	FPP	97828/FUL/19	PP	1	0	0	0
2489	78 NORTHUMBERLAND ROAD, OLD TRAFFORD	Sale	0.03	FPP	90406/FUL/17	UC	1	0	0	0
2492	27-35A REGENT ROAD, ALTRINCHAM	Altrincham	0.03	FPP	94198/FUL/18	UC	3	0	0	0
2502	13 STRETFORD ROAD, URMSTON	Urmston	0.07	FPP	92597/FUL/17	PP	1	0	0	0
2507	LAND TO REAR OF 1-13 MASSEY ROAD, ALTRINCHAM	Altrincham	0.03	FPP	97244/FUL/19	PP	2	0	0	0
2509	230 WASHWAY ROAD, SALE	Altrincham	0.04	FPP	98892/FUL/19	PP	1	0	0	0
2511	LAND TO THE REAR 40 MILTON ROAD, STRETFORD	Stretford	0.26	FPP	92595/FUL/17	UC	6	0	0	0
2515	230 WASHWAY ROAD, SALE	Sale	0.03	FPP	93294/FUL/17	PP	4	0	0	0
2516	12-14 CROFTS BANK ROAD, URMSTON	Urmston	0.03	PR-APR	93469/COU/18	UC	1	0	0	0
2517	21A KINGSWAY, ALTRINCHAM	Altrincham	0.01	FPP	93516/FUL/18	PP	1	0	0	0
2521	LIBRARY, 405 STOCKPORT ROAD AND CAR PARK ON BAKER STREET, TIMPERLEY	Altrincham	0.46	FPP	93987/FUL/18	UC	29	0	0	0
2528	KILPEACON HOUSE, GREY ROAD, ALTRINCHAM	Altrincham	0.12	FPP	97742/FUL/19	UC	7	0	0	0
2533	170-180 UPPER CHORLTON ROAD, OLD TRAFFORD	Old Trafford	0.20	FPP	89619/FUL/16	UC	7	0	0	0
2533-01	176A UPPER CHORLTON ROAD, OLD TRAFFORD, MANCHESTER	Old Trafford	0.01	FPP	95772/FUL/18	PP	3	0	0	0
2545	LAND TO THE REAR OF THE SQUARE, HALE ROAD, HALE BARNES	Altrincham	0.08	FPP	93317/FUL/17	PP	4	0	0	0
2547	LAND ADJ TO 34 DARNLEY STREET, OLD TRAFFORD	Stretford	0.01	FPP	93849/FUL/18	UC	1	0	0	0
2551	12 AYRES ROAD, OLD TRAFFORD	Stretford	0.02	FPP	93692/FUL/18	UC	2	0	0	0
2552	NEUHOLME, MANCHESTER ROAD, PARTINGTON	Partington	0.18	RES	94072/RES/18	UC	7	0	0	0
2558	SPRINGFIELD COACH HOUSE, 3 HILLINGDON RD, STRETFORD	Stretford	0.05	FPP	93527/FUL/18	PP	1	0	0	0
2565	530, STRETFORD ROAD, OLD TRAFFORD	Old Trafford	0.05	PR-APR	94838/PRO/18	PP	2	0	0	0
2567	DERBY HALL, 20 KING STREET, STRETFORD	Stretford	0.05	FPP	97324/FUL/19	UC	13	0	0	0
2569	13A POPLAR ROAD, STRETFORD	Stretford	1.03	FPP	94814/FUL/18	PP	1	0	0	0
2571	42 BROOK AVENUE, TIMPERLEY	Altrincham	0.10	FPP	94128/FUL/18	UC	2	0	0	0
2573	REAR OF 132-138 BARTON ROAD, STRETFORD	Stretford	0.09	FPP	93283/FUL/17	PP	6	0	0	0
2575	24 CORNHILL ROAD, DAVYHULME	Urmston	0.17	FPP	94159/FUL/18	UC	1	0	0	0
2576	18 STATION ROAD, URMSTON	Urmston	0.01	FPP	94843/FUL/18	PP	2	0	0	0
2577	19 OAKFIELD STREET, ALTRINCHAM	Altrincham	0.00	FPP	94854/FUL/18	PP	1	0	0	0
2579	BAY MALTON HOTEL, SEAMONS ROAD, ALTRINCHAM	Altrincham	0.33	FPP	96670/FUL/19	PP	1	0	0	0
2581	LAND OFF BRUNSWICK STREET, STRETFORD	Stretford	0.32	ALLOC		NP	0	10	0	0
2582	2 WOODSEND ROAD, FLIXTON	Urmston	0.07	FPP	94988/FUL/18	PP	1	0	0	0



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							<5 Years	5-10 Years	10-15 Years	15+ Years
2585	ONION FARM, WARBURTON LANE, WARBURTON	Altrincham	0.62	FPP	94048/FUL/18	PP	1	0	0	0
2586	18 UPPER CHORLTON ROAD, OLD TRAFFORD	Old Trafford	0.05	FPP	94316/FUL/18	UC	1	0	0	0
2587	VEHICLE REPAIR WORKSHOP, GREEN STREET, STRETFORD	Stretford	0.21	OPP	94672/OUT/18	PP	0	32	0	0
2589	19A THE DOWNS, ALTRINCHAM	Altrincham	0.01	COU	95245/COU/18	PP	3	0	0	0
2595	LAND AT STAMFORD BROOK ROAD, ALTRINCHAM	Altrincham	0.10	FPP	95113/FUL/18	PP	3	0	0	0
2596	LAUREL BANK, HARTINGTON ROAD, ALTRINCHAM	Altrincham	0.12	FPP	95320/FUL/18	UC	4	0	0	0
2597	71 GEORGE STREET, ALTRINCHAM	Altrincham	0.01	FPP	95366/FUL/18	UC	1	0	0	0
2599	LISTER HOUSE, 9-11 BROOMFIELD LANE, HALE	Altrincham	0.12	FPP	95461/FUL/18	UC	2	0	0	0
2601	80 BENT LANES, DAVYHULME	Urmston	0.09	FPP	94536/FUL/18	UC	1	0	0	0
2605	CROSSFORD COURT, DANE ROAD, SALE	Sale	3.08	PR-APR	95981/PRO/18	UC	62	0	0	0
2605-01	CROSSFORD COURT, DANE ROAD, SALE	Sale	0.72	MNG	98606/FUL/19	NP	0	33	0	0
2606	8 DARESURY AVENUE, FLIXTON	Urmston	0.06	FPP	96001/FUL/18	PP	1	0	0	0
2607	77-79 CROSS STREET, SALE	Sale	0.32	PR-APR	97149/PRO/19	UC	31	0	0	0
2608	2 NORWOOD ROAD, STRETFORD	Stretford	0.05	FPP	91039/FUL/17	UC	1	0	0	0
2609	28 KINGSWAY PARK, DAVYHULME	Urmston	0.02	FPP	95396/FUL/18	PP	1	0	0	0
2613	8 KINGS ROAD, SALE,	Sale	0.08	FPP	94663/FUL/18	PP	1	0	0	0
2614	51 OXFORD ROAD, ALTRINCHAM	Altrincham	0.01	FPP	95969/FUL/18	UC	1	0	0	0
2615	74-76 CROSS STREET, SALE	Sale	0.02	FPP	96228/FUL/18	UC	2	0	0	0
2616	FAIRHAVEN, HALL ROAD, BOWDON	Altrincham	0.04	FPP	96302/FUL/18	PP	2	0	0	0
2617	1A CAMBRIDGE ROAD, HALE	Altrincham	0.50	FPP	95825/FUL/18	PP	1	0	0	0
2618	11 THE CRESCENT, ALTRINCHAM	Altrincham	0.02	FPP	96018/FUL/18	PP	1	0	0	0
2619	5 SCHOOL ROAD, SALE	Sale	0.01	FPP	96092/FUL/18	PP	2	0	0	0
2621	42 FOWNHOPE AVENUE, SALE	Sale	0.05	FPP	96189/FUL/18	UC	2	0	0	0
2622	ALTRINCHAM UNITED REFORMED CHURCH HALL, 81 CECIL ROAD, HALE	Altrincham	0.13	FPP	95417/FUL/18	UC	9	0	0	0
2625	20-22 THE DOWNS, ALTRINCHAM	Altrincham	0.06	FPP	84430/FUL/14	UC	6	0	0	0
2628	CHESTER HOUSE, 150-154 CROSS STREET, SALE	Sale	0.11	FPP	96771/FUL/19	UC	24	0	0	0
2629	SYNAGOGUE, 12A HESKETH ROAD, SALE	Sale	0.13	OPP	95335/OUT/18	PP	3	0	0	0
2631	THE VILLAGE INN, THE VILLAGE, FLIXTON	Urmston	0.15	FPP	96324/FUL/18	UC	8	0	0	0
2632	PICKFORD COURT, CLAYTON CLOSE, OLD TRAFFORD	Old Trafford	0.08	FPP	97226/FUL/19	PP	1	0	0	0
2633	DEVELOPMENT SITE ADJACENT TO CHATSWORTH HOUSE, 6 STANHOPE ROAD, BOWDON, ALTRINCHAM	Altrincham	0.06	FPP	94928/FUL/18	PP	2	0	0	0
2635	1 MARKET STREET, ALTRINCHAM	Altrincham	0.02	FPP	95499/FUL/18	PP	7	0	0	0
2641	399 STOCKPORT ROAD, TIMPERLEY, ALTRINCHAM	Altrincham	0.01	PR-APR	97479/PRO/19	UC	1	0	0	0
2642	170 NORTHENDEN ROAD AND 2 MARSLAND ROAD, SALE	Sale	0.28	PR-APR	97486/PRM/19	PP	2	0	0	0
2644	201 ASHLEY ROAD, HALE, ALTRINCHAM	Altrincham	0.02	FPP	94251/FUL/18	PP	3	0	0	0
2647	1A FOREST COURT, FLIXTON, MOSSCARE ST VINCENTS HOUSING GROUP	Urmston	0.07	FPP	97610/FUL/19	UC	1	0	0	0
2648	SUNNINGDALE HOUSE AND KINGFISHER HOUSE, 11 GEORGE STREET, ALTRINCHAM	Altrincham	0.17	PR-APR	97798/PRO/19	PP	12	0	0	0
2650	63 AYRES ROAD, OLD TRAFFORD, MANCHESTER	Old Trafford	0.01	PR-APR	97867/PRM/19	PP	1	0	0	0
2651	THE CHANDLERY, STRETFORD MARINA, MARLAND WAY, STRETFORD	Stretford	0.04	FPP	96870/FUL/19	PP	4	0	0	0
2652	HALE LIBRARY, LEIGH ROAD, HALE	Altrincham	0.15	FPP	97376/FUL/19	PP	8	0	0	0
2655	230 STOCKPORT ROAD, TIMPERLEY, ALTRINCHAM	Altrincham	0.007	PR-APR	98011/PRO/19	UC	1	0	0	0
2656	35 NORFOLK GARDENS, FLIXTON	Urmston	0.016	FPP	98025/FUL/19	PP	1	0	0	0
2657	134 ROSENEATH ROAD, URMSTON	Urmston	0.023	FPP	96489/FUL/18	PP	1	0	0	0
2658	87 HOPE ROAD, SALE	Sale	0.08	FPP	94830/FUL/18	UC	1	0	0	0
2660	6 CROFTS BANK ROAD, URMSTON, MANCHESTER	Urmston	0.02	FPP	97968/FUL/19	UC	1	0	0	0
2662	48 VICTORIA ROAD, STRETFORD	Old Trafford	0.006	PR-APR	98237/PRM/19	UC	1	0	0	0
2663	REAR OF 1 DARWEN STREET, OLD TRAFFORD	Old Trafford	0.1	FPP	93306/FUL/17	PP	14	0	0	0
2664	BANKSIDE MANUFACTURING, BLACKBURN STREET, OLD TRAFFORD	Old Trafford	0.2	FPP	97677/FUL/19	PP	11	0	0	0
2666-00	STRETFORD AAP	Stretford		NONE			0	618	0	0
2669	LAND TO THE SIDE OF 108 MARSLAND ROAD, SALE	Sale	0.031	FPP	96865/FUL/19	PP	1	0	0	0
2671	PARAGON HOUSE, 48 SEYMOUR GROVE, OLD TRAFFORD	Old Trafford	0.27	PR-APR	98786/PRO/19	PP	88	0	0	0
2672	LAND TO THE NORTH OF STATION ROAD, STRETFORD	Stretford	0.21	OPP	89551/OUT/16	PP	10	0	0	0
2674	26 HIGHER ROAD, URMSTON	Urmston	0.02	FPP	98378/FUL/19	PP	2	0	0	0

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2676	CAR PARK, WESTGATE HOUSE, 44 HALE ROAD, ALTRINCHAM	Altrincham	0.21	FPP	95345/FUL/18	PP	8	0	0	0
2679	LAND TO THE REAR OF THE OLD POLICE STATION AND GLADSTONE BUILDINGS ON STATION ROAD, URMSTON	Urmston	0.2	FPP	97899/FUL/19	UC	6	0	0	0
2680	19 CHARLTON DRIVE, SALE	Sale	0.16	OPP	98062/OUT/19	PP	1	0	0	0
2681	LOW ACRE, 17 BARRY RISE, BOWDON	Altrincham	0.17	FPP	98223/FUL/19	PP	1	0	0	0
2686	MOSS VALE HOTEL, LOSTOCK ROAD, DAVYHULME	Urmston	0.38	FPP	98885/FUL/19	PP	6	0	0	0
2687	CLAREMONT RESIDENTIAL HOME, 254 WASHWAY ROAD, SALE	Sale	0.14	FPP	98962/FUL/19	PP	1	0	0	0
2688	FORMER RILEY'S SNOOKER CLUB, BRIDGEWATER ROAD, BROADHEATH, ALTRINCHAM	Altrincham	0.18	FPP	98991/FUL/19	UC	8	0	0	0
2689	LAND ADJACENT TO 2 SKELTON ROAD, STRETFORD	Stretford	0.03	FPP	99153/FUL/19	PP	1	0	0	0
2690	80 GLOUCESTER ROAD, URMSTON, MANCHESTER	Urmston	0.008	FPP	98066/FUL/19	PP	1	0	0	0
2691	LAND ADJACENT TO 12 AMERSHAM CLOSE, DAVYHULME	Urmston	0.03	FPP	98553/FUL/19	PP	1	0	0	0
2692	216 HALE ROAD, HALE, ALTRINCHAM	Altrincham	0.13	FPP	98644/FUL/19	PP	1	0	0	0
2693	LAND ON CORNER CARRFIELD AVENUE AND MOSSFIELD ROAD, TIMPERLEY	Altrincham	0.3	FPP	98764/FUL/19	UC	30	0	0	0
2695	1 LUCY STREET, OLD TRAFFORD, MANCHESTER	Old Trafford	0.02	FPP	99284/FUL/19	PP	1	0	0	0
2699	12 NORTHENDEN ROAD, SALE	Sale	0.006	FPP	98279/FUL/19	PP	2	0	0	0
2701	17 BEESTON ROAD, SALE	Sale	0.11	FPP	98234/FUL/19	PP	1	0	0	0
2702	FORMER HEALTH CENTRE, CENTRAL ROAD, PARTINGTON	Partington	0.26	FPP	98728/FUL/19	PP	13	0	0	0
2705	522 STRETFORD ROAD, OLD TRAFFORD, MANCHESTER	Old Trafford	0.01	FPP	99628/FUL/19	PP	2	0	0	0
2706	LAND TO THE REAR OF 105 ELM DRIVE, STRETFORD	Stretford	0.12	FPP	98619/FUL/19	UC	3	0	0	0
2709	16 OLD MARKET PLACE, ALTRINCHAM	Altrincham	0.03	FPP	97757/FUL/19	PP	4	0	0	0
2710	CHAPEL HOUSE, 14 NEW STREET, ALTRINCHAM	Altrincham	0.07	FPP	98267/FUL/19	PP	15	0	0	0