

APPENDIX 19
UPDATE TO HOUSING LAND SUPPLY (SEPTEMBER 2021)

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At March 2021 the Council's 5 year housing land supply figure was 2.58 years, calculated as follows:-

LHN Target per year	1,377
LHN Target per year + 20% buffer	1,652.4
LHN Target 2021-2026 + 20% buffer	8,262
Deliverable housing land supply 2021-2026	4,273
Number of years supply calculation (4,273 ÷ 1,652.4)	2.58 years

Following a review of large sites and permissions granted, the following additional units have been included in the Council's housing land supply at September 2021.

Site Name	HLS number March 2021	HLS number September 2020	5yrs +/-	Explanatory Notes
Skerton / Elsinore Rd, Old Trafford	0	367	+ 367	Full planning permission granted in May 2021. Developer has confirmed they intend to start on site in January 2022. Developer has track record of bringing forward other apartment schemes quickly.
Mayfield House, Dane Road, Sale	0	29	+ 29	Full planning permission granted in April 2021.
Trafford Waters, Davyhulme	0	350	+ 350	Outline planning permission for 3000 units granted. HIF funding requires the completion of infrastructure works by March 2023 and 350 units by December 2025. There is a Planning Performance Agreement in place for the discharge of pre-commencement conditions and reserved matters to enable meeting HIF deadlines. No complex ground issues which would stall development. Reserved matters are expected in late 2021 / early 2022.

Site Name	HLS number March 2021	HLS number September 2020	5yrs +/-	Explanatory Notes
Land at Heath Farm Lane, Partington	148	256	+108	Hybrid planning permission granted. Two outlets – one affordable, one market housing. Construction has commenced with c. 50 units built in the first 12 months and developer confirmed they intend to continue delivering at this rate. Condition discharge underway – no issues anticipated that would stall development.
Royal Canal Works, Stretford	0	47	+ 47	Full planning application granted in January 2018. Contamination issues had stalled works on site but these are now resolved. Pre-commencement conditions are being discharged and a start on site is imminent.
TOTAL			+901	

The additional 901 units uplifts the HLS to 3.13 years at September 2021 as follows:-

LHN Target per year	1,377
LHN Target per year + 20% buffer	1,652.4
LHN Target 2021-2026 + 20% buffer	8,262
Deliverable housing land supply 2021-2026	5,174
Number of years supply calculation (5,174 ÷ 1,652.4)	3.13 years