



Appeal by Accrue (Forum) 1 LLP

FORMER B7Q SITE, GREAT STONE ROAD, STRETFORD, M32 0YP

LPA Ref: 100400/OUT/20

Appeal Ref: APP/Q4245/W/20/3258552

Five Year Housing Land Supply Proof of Evidence by
Matthew Hard BA (Hons), MRTPI

Summary Proof

Document Ref: AC/12/C

Appeal by Accrue (Forum) 1 LLP

**FORMER B7Q SITE, GREAT STONE ROAD,
STRETFORD, M32 0YP**

TYPE OF DOCUMENT (VERSION) PUBLIC

PROJECT NO. 62261726

OUR REF. NO. AC/12/C

DATE: DECEMBER 2021

Appeal by Accrue (Forum) 1 LLP

**FORMER B7Q SITE, GREAT STONE ROAD,
STRETFORD, M32 0YP**

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APPENDIX A. HISTORY OF LAND SUPPLY IN TRAFFORD



Previous five year land supply positions

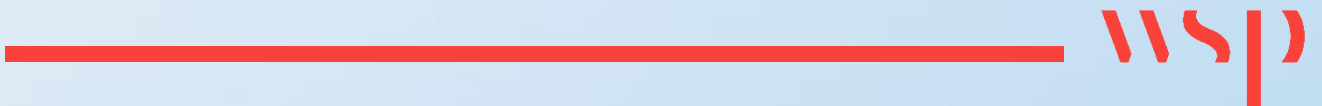
For information, this table sets out the five year land supply position as at 31March each year for Trafford since 2012.

HGP: Housing Growth Point requirement
 NPPF: National Planning Policy Framework
 LHN: Local Housing Need

Year (as at 31st March)	Source of target	Total target 5 year land supply	Identified 5 year land supply	No. Years supply calculation
2012	LDF Core Strategy Policy L1 + HGP	3,470	4,346	6.2
2013	LDF Core Strategy Policy L1 + HGP	3,470	4,493	6.5
2014	Core Strategy Policy L1 + Shortfall (08/09-13/14) + HGP + 20% NPPF Buffer	6,697	4,272	3.2
2015	Core Strategy Policy L1 + Shortfall (08/09-14/15) + HGP + 20% NPPF Buffer	7,037	4,173	3.0
2016	Core Strategy Policy L1 + shortfall (08/09-15/16) + HGP + 20% NPPF Buffer	7,230	4,301	3.0
2017	Core Strategy Policy L1 + shortfall (08/09-16/17) + HGP + 20% NPPF buffer	7,535	5,947	3.9
2018	Core Strategy Policy L1 + shortfall (08/09-16/17) + HGP + 20% NPPF buffer	7,622	4,239	2.8
2019	LHN Target (1,362) 2019-2024 + 20% NPPF buffer	8,172	4,550	2.8
2020	LHN Target (1,369) 2020-2025 + 20% NPPF buffer	8,214	3,870	2.4
2021	LHN Target (1,377) 2021-2026 + 20% NPPF buffer	8,262	4,273	2.58

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APPENDIX B. DELIVERABLE SITES



Trafford Data		WSP data									
SHLAA Reference	Site Address	<5 Years	5-10 Years	10-15 Years	15+ Years	Status	Application ref (if applicable)	Total capacity (as per permission or allocation)	Completions 1/4/21 to 30/11/21	<5 Years	Comments
1596	LAND BOUND BY BRIDGEWATER WAY, CHESTER ROAD, VIRGIL STREET AND PRINCESS STREET	363	0	0	0	Under construction	90991/FUL/17	363	Unknown	363	Any completed dwellings to be removed from supply
1988	FORMER ITRON SITE, TALBOT ROAD, STRETFORD, M32 0XX	282	0	0	0	Under construction	95723/FUL/18	282	Unknown	282	Completed dwellings to be removed from supply
1823-05	LAND AT HEATH FARM LANE, PARTINGTON, M31 4EH	250	173	177	0	Under construction	94949/HYB/18	600	50	200	LPA note 50 completions in its updated supply
2310-02	TRAFFORD PLAZA, 73 SEYMOUR GROVE, OLD TRAFFORD, M16 0LD	174	0	0	0	Under construction	90711/FUL/17	174	Unknown	174	Any completed dwellings to be removed from supply
1542-01	L & M SITE PHASE 1, NORMAN ROAD	147	0	0	0	Under construction	82014/FULL/2013	147	75	72	72 dwellings remained to be completed in 2020 SHLAA, any further completions since to be removed from supply
1823-06	LAND KNOWN AS CARRINGTON VILLAGE, ON LAND OFF MANCHESTER ROAD	100	177			Under construction	88439/HYB/16	277	Unknown	100	Any completed dwellings to be removed from supply
1582	REGENT ROAD CAR PARK, ALTRINCHAM	70	0	0	0	Under construction	93171/FUL/17	70	Unknown	70	Any completed dwellings to be removed from supply
2693	LAND ON CORNER CARRFIELD AVENUE AND MOSSFELD ROAD, TIMPERLEY	30	0	0	0	Under construction	98764/FUL/19	30	Unknown	30	Any completed dwellings to be removed from supply
2418	46 - 50 RAILWAY STREET, ALTRINCHAM, WA14 2RE	29	0	0	0	Under construction	95548/FUL/18	29	Unknown	29	Any completed dwellings to be removed from supply
1640	319-365 NORRIS ROAD, SALE, M33 2UP	24	0	0	0	Under construction	90332/FUL/17	29	Unknown	29	Any completed dwellings to be removed from supply
2710	CHAPEL HOUSE, 14 NEW STREET, ALTRINCHAM, WA14 2QS	15	0	0	0	Under construction	98267/FUL/19	15	Unknown	15	Any completed dwellings to be removed from supply
2273	LAND REAR OF 16-24 THE DOWNS, ALTRINCHAM, WA14 2PU	10	0	0	0	Under construction	93133/FUL/17	10	Unknown	10	Any completed dwellings to be removed from supply
MAXIMUM SUPPLY ON SITES UNDER CONSTRUCTION											1374
1848-01	POMONA DOCKS IIPOMONA STRAND (HOU6)	526	0	0	0	Full permission	93779/FUL/18	526	0	526	
1607	LAND BOUND BY ELSINORE ROAD AND SKERTON ROAD, STRETFORD, M16 0WF	367	0	0	0	Full permission	100270/FUL/20	367	0	367	
1610-01	LAND AT LOCK LANE, PARTINGTON	298				Full permission	100110/RES/20	298	0	298	
1610-02	LAND OFF HALL LANE, PARTINGTON	151				Full permission	100109/FUL/20	151	0	151	
1601-10	64-66 TALBOT ROAD, STRETFORD, MANCHESTER, M16 0PP	149	0	0	0	Full permission	101044/FUL/20	149	0	149	
2725	SALE WEST ESTATE BOUNDED BY FIRS WAY, CHERRY LANE, WOODHOUSE LANE AND MANOR AVENUE	114	149	0	0	Hybrid permission	100206/HYB/20	79	0	79	79 dwellings have full planning permission
1601-01	MKM HOUSE, WARWICK ROAD, STRETFORD, M16 0XX	89	0	0	0	Full permission	84703/FUL/15	89	0	89	
2369	FORMER TRAFFORD MAGISTRATES' COURT, ASHTON LANE, SALE, M33 7NR	84	0	0	0	Full permission	102822/FUL/20	84	0	84	
1561	FORMER SCHOOL AND RED BRICK PUBLIC HOUSE, OAK ROAD	75	0	0	0	Full permission	97897/FUL/19	75	0	75	
2144	CLARENDON HOUSE, STAMFORD NEW ROAD, ALTRINCHAM, WA14 1BY	68	0	0	0	Full permission	88883/FUL/16	60	0	60	
1568	LAND ON WHARF ROAD, ALTRINCHAM, WA14 1ND (Refuse Collection Depot)	49	0	0	0	Full permission	93153/FUL/17	99	0	99	
1688	FORMER ROYAL CANAL WORKS, SOUTH OF EDGE LANE, M32 8	47	0	0	0	Full permission	91948/FUL/17	47	0	47	
2605-01	CROSSFORD COURT, DANE ROAD, SALE, M33 7BZ	33	0	0	0	Full permission	98606/FUL/19	33	0	33	
2747	50-78 HIGHER ROAD, URMSTON, M41 9AP	31	0	0	0	Full permission	99619/FUL/19	31	0	31	
2805	MAYFIELD HOUSE, DANEFIELD ROAD AND THE LODGE, DANE ROAD, SALE	29	0	0	0	Full permission	98438/FUL/19	29	0	29	
1292	THE GREYHOUND PUBLIC HOUSE, MANCHESTER ROAD, PARTINGTON, M31 4FB	24	0	0	0	Full permission	86263/FUL/15	24	0	24	
2664	BANKSIDE MANUFACTURING, BLACKBURN STREET, OLD TRAFFORD, M16 9JS	11	0	0	0	Full permission	97677/FUL/19	11	0	11	
TOTAL SUPPLY ON SITES WITH FULL PLANNING PERMISSION											2152
1601-09	ALEXANDER HOUSE, 94 TALBOT ROAD, STRETFORD, M16 0SP	110	0	0	0	Prior approval	100392/PRO/20	110	0	110	
2671	PARAGON HOUSE, 48 SEYMOUR GROVE, OLD TRAFFORD, M16 0LN	96	0	0	0	Prior approval		96	0	96	
2605	CROSSFORD COURT, DANE ROAD, SALE, M33 7BZ	51	0	0	0	Prior approval	95981/PRO/18	62	0	62	
2843	94B TALBOT ROAD, OLD TRAFFORD	25	0	0	0	Prior approval	100392/PRO/20	25	0	25	
TOTAL SUPPLY FROM PRIOR APPROVALS											293
1983	THE SQUARE, TOWN SQUARE, SALE, M33 7WZ	202	0	0	0	Pending S106 (Full)	94986/FUL/18	202	0	202	
TOTAL SUPPLY ON SITES PENDING S106											202
1894-00	TRAFFORD WATERS / QUAYSLAND BETWEEN M/CR SHIP CANAL & TRAFFORD BOULEVARD, OLD BARTON	350	450	800	1400	Outline permission	85282/OUT/15	3000	0	350	LPA have provided evidence of funding dependent on RM completion within five years
TOTAL SUPPLY ON SITES WITH OUTLINE PERMISSION											350

Maximum Deliverable Supply (major developments)	4371
Maximum Deliverable Supply (minor developments)	423
Maximum Supply	4794

LHN Target per year	1,377
LHN Target per year + 20% buffer	1,652.40
LHN Target 2021-2026 + 20% buffer	8,262
Deliverable housing land supply 2021-2026	4,794
Number of years supply calculation (4,794 ÷ 1,652.4)	2.901234568
Shortfall (8,262-4,794)	3,468

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APPENDIX C. SPACING DISTANCES PLAN



Notes:

All dimensions are in millimetres unless stated otherwise. No dimensions to be scaled from drawings. All dimensions to be checked on site prior to manufacture.

Any discrepancies between drawings and site conditions are to be reported to the contract manager.

This drawing is to be read in conjunction with all relevant Structural Engineers and Mechanical & Electrical Engineers drawings and specifications.

Copyright of this drawing and all the information it contains is the sole property of OEA and may not be reproduced or used for any purpose without the express approval of the authors.



dwg status

Rev	Description	Date	By	Chk

oea

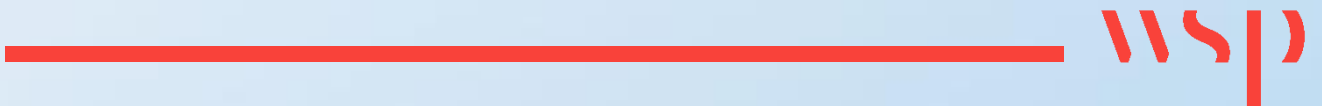
oconnell east architects
 63 Newson Street Manchester, M1 1ET
 t 0161 839 7380 f 0161 833 5638

dwg title:	Spacing Distances			
job title:	Great Stone Road			
scale:	1 : 200	@ A0	drawn:	Author
date:	12/01/21		job no:	1664
dwg no:	AP_005		rev:	

1 Spacing Distances
 1 : 200

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APPENDIX D. LOCATION OF THIRD PARTY OBJECTORS



The image shows a Google My Maps interface. On the left, a legend titled "B&Q objectors" is visible, containing the following items:

- 3 views
- Last edit was on November 29
- Buttons for "Add layer", "Share", and "Preview"
- Checked item: "B&Q Public Comment Respondents" with a sub-option for "Individual styles"
- Four location markers with their addresses:
 - 22 Headingley Drive (pink marker)
 - 18 Bedford Road (brown marker)
 - 22 Gorse Crescent (blue marker)
 - 51 Bedford Road (pink marker)
- Unchecked item: "Base map"

The map itself shows a residential street grid. Several red location markers are scattered across the area. A search bar at the top center contains the text "Old Trafford" and a magnifying glass icon. The Google My Maps logo is centered at the bottom of the map area.

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APPENDIX E. REPRESENTATION FROM GORSE CRESCENT



[REDACTED]
Sent: 2 Jul 2020 14:53:20 +0100

To: Development Management (Planning)

Subject: 100400/OUT/20 Planning application for former B & Q site, Great Stone Road

Importance: Normal

Sandra and Michael Pitt

27 Gorse Crescent

Stretford

Manchester

M32 0UW

[REDACTED]
Dear Sirs,

We are writing to object to the above development on Great Stone Road.

This is a big development and Great Stone Road cannot cope with the additional traffic. At rush hours Great Stone Road is bumper to bumper and the only possible way out will be onto this road. Also we suffer from a lot of parking associated with the nearby offices and college. I appreciate that car parking is being planned, but if residents are only staying for a couple of hours and intend to go out again, then they will be aware of congestion and could start using this estate for parking.

Yours faithfully

SANDRA & MICHAEL PITT



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