

PROPOSED RESIDENTIAL DEVELOPMENT AT THORLEY LANE, TIMPERLEY, WA15 7PJ
PLANNING APPLICATION REF. 105905/OUT/21
PREPARED BY RAPLEYS LLP ON BEHALF OF HARLEX (TIMPERLEY RLP) LLP
February 2022

1. Introduction

- 1.1 This Briefing Note has been prepared by Rapleys LLP (Rapleys), on behalf of Harlex (RLP Timperley) LLP. It has been prepared in support of an outline planning application for up to 116no. residential dwellings with all matters reserved aside from access, for which detailed consent is sought, at Thorley Lane, Timperley, Altrincham, WA15 7PJ (Planning Application Ref. 105905/OUT/21).
- 1.2 This Briefing Note has been prepared to provide an overview of the applicant's position on Trafford's 5 year housing land supply.

2. Housing Land Supply Position Overview

- 2.1 The National Planning Policy Framework (NPPF) (2021) confirms that:

"Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old."
- 2.2 In February 2021, the Trafford Council Strategic Housing Land Availability Assessment identified that Trafford Council has a 2.4 year housing land supply and when Planning Application Ref. 105905/OUT/21 was submitted in September 2021, Trafford Council had a 1.94 year housing land supply.
- 2.3 Since the application's submission, this position has changed further, as any assessment of housing land supply ultimately represents a snapshot in time.
- 2.4 In December 2021, Trafford Council submitted evidence with respect to Planning Appeal Ref. APP/Q4245/W/20/3258552. The appeal is being pursued by Accrue (Forum) 1 LLP and relates to the Former B&Q Site, Great Stone Road, Stretford, M32 0YP. In this evidence, the Council claim that their current 5 year housing land supply figure has increased to 4.4 years.
- 2.5 It should be noted that this still does not meet the requirements of the NPPF, which necessitates a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing.
- 2.6 Therefore, as things currently stand, Trafford Council has not had a 5 year housing land supply in almost a decade (2013).

3. Housing Land Supply Position Review

- 3.1 Rapleys has undertaken a detailed review of the evidence provided by Trafford Council with respect to Planning Appeal Ref. APP/Q4245/W/20/3258552.
- 3.2 The review has considered whether the sites included with the Council's land supply figure meet the requirements of the NPPF definition of deliverable, which is as follows:

"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. In particular:

- a) *Sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because*

they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

- b) Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.”*

- 3.3 This review has found that a number of sites included within the land supply position set out in the Proof of Evidence for the Great Stone Road appeal do not meet the NPPF definition of deliverable and as such, a revised housing land supply figure has been calculated.
- 3.4 A schedule of the sites and the calculations has been included at **Appendix 1**.
- 3.5 This exercise has shown that when sites which do not meet the NPPF definition of deliverable are removed from the housing land supply figures, the Trafford Council housing land supply figure equates to just **2.77 years**.
- 3.6 This therefore demonstrates that there is still a significant deficit with respect to Trafford Council's 5 year housing land supply. There therefore continues to be an acute unmet need for new housing sites in Trafford.
- 3.7 The appeal decision for Land at Warburton Lane, Trafford (APP/Q4245/W/19/3243720) made in January 2021, confirmed that the under delivery of housing in Trafford was 'a matter of considerable concern' (Trafford Council's housing land supply was 2.4 years at the time of decision). It is considered that this still remains the case one year on.
- 3.8 On this basis, the applicant retains the view that the contribution this planning application can make towards addressing the significant unmet housing need for market housing in the borough should be afforded very substantial weight in favour of the proposal.



Appendix 1

Schedule of Sites & Calculations



		Trafford Council 5YHLS					Rapleys Assessment				
SHLAA Reference	Site Address	<5 Years	5-10 Years	10-15 years	15+ Years	No. Available in 5YLS (less completions)	Status	Capacity	Completions	<5 Years	Comments
1601-11	FORMER KELLOGGS SITE, TALBOT ROAD, STRETFORD, M16 0PG	630				630		630		0	Outline application. Not deliverable in line with NPPF.
1978	STRETFORD MALL, CHESTER ROAD	600	200			600	Allocation. Planning application pending for mixed use development (103844/HYB/21). Determination deadline of 15th Feb 2022.	800	0	0	No realistic prospect that housing will be delivered on site within 5 years. Local Plan Consultation Draft (February 2021) notes 50 units to be delivered between 2025/26 to 2029/30. SHLAA 2020 also notes 50 completions in years 5-10.
1848-01	POMONA DOCKS IIPOMONA STRAND (HOU6)	526				526	Full Planning Permission 93779/FUL/18.	526	0	340	SHLAA 2020 Review notes 340 units to be delivered in first 5 years with 186 in years 5-10.
1607	LAND BOUND BY ELSINORE ROAD AND SKERTON ROAD, STRETFORD, M16 0WF	367				367	Full Planning Permission 100270/FUL/20.	367	0	367	
1596	LAND BOUND BY BRIDGEWATER WAY, CHESTER ROAD, VIRGIL STREET AND PRINCESS STREET	363				274	Full Planning Permission 90991/FUL/17.	363	89	274	
1894-00	TRAFFORD WATERS / QUAYSLAND BETWEEN M/CR SHIP CANAL & TRAFFORD BOULEVARD, OLD BARTON	350	450	800	1400	350	Outline Planning Permission 85282/OUT/15.	3000	0	350	It is understood that funding is dependent on RM completion within five years.
1610-01	LAND AT LOCK LANE, PARTINGTON	298				298	Full Planning Permission 100110/RES/20.	298	0	298	
1988	FORMER ITRON SITE, TALBOT ROAD, STRETFORD, M32 0XX	282				180	Under Construction.	282	102	180	
1823-05	LAND AT HEATH FARM LANE, PARTINGTON, M31 4EH	250	173	177		221	Under Construction.	250	29	221	
1983	THE SQUARE, TOWN SQUARE, SALE, M33 7WZ	202				202	Full Planning Permission 94986/FUL/18. S106 Pending.	202	0	202	
1607-01	FORMER BAKEMARK UK, SKERTON ROAD, STRETFORD	180				180	Allocation.	125	0	0	No Planning Permission. SHLAA Update 2020 notes 25 completions in years 5-10 and 100 completions in 10-15 years.
2310-02	TRAFFORD PLAZA, 73 SEYMOUR GROVE, OLD TRAFFORD, M16 OLD	174				174	Under Construction 90711/FUL/17.	174	0	174	
2833	FORMER B+Q SITE, GREAT STONE RD, OLD TRAFFORD	163				163		163	0	0	No Planning Permission.
1848-02	POMONA DOCKS PHASE 2	161				161	Planning Application Pending 106476/FUL/21.			161	
1610-02	LAND OFF HALL LANE, PARTINGTON	151				151	Full Planning Permission 100109/FUL/20.	151	0	151	
1601-10	64-66 TALBOT ROAD, STRETFORD, MANCHESTER, M16 0PP	149				149	Full Planning Permission 101044/FUL/20.	149	0	149	
1888	GLOBE TRADING ESTATE, 88-118 CHORLTON ROAD, M15 4AL	148				148		148	0	0	SHLAA 2020 Review states 107 completions in years 5-10. On Brownfield Register. Not deliverable in line with NPPF.
1542-01	L & M SITE PHASE 1, NORMAN ROAD	147				41	Under Construction.	147	143	41	
1934-2	LAND OFF BOLD STREET, OLD TRAFFORD, M15 5PW	143				143		143	0	0	SHLAA 2020 Review states 144 completions in years 5-10. On Brownfield Register. Not deliverable in line with NPPF.
2832	WARWICK ROAD SOUTH, OLD TRAFFORD	126				126	104662/FUL/21 Pending Determination.	126	0	126	
2725	SALE WEST ESTATE BOUNDED BY FIRS WAY, CHERRY LANE, WOODHOUSE LANE AND MANOR AVENUE	114	149			114	Hybrid Application 100206/HYB/20. Full consent for 79 dwellings approved June 2020.	263	0	79	
1601-09	ALEXANDER HOUSE, 94 TALBOT ROAD, STRETFORD, M16 0SP	110				110	Prior Approval 100392/PRO/20.	110	0	110	
1823-06	LAND KNOWN AS CARRINGTON VILLAGE, ON LAND OFF MANCHESTER ROAD	100	177			100	Under Construction 88439/HYB/16.	277	0	100	
2842	94A TALBOT ROAD, OLD TRAFFORD	100				100		100		0	No Application.
2671	PARAGON HOUSE, 48 SEYMOUR GROVE, OLD TRAFFORD, M16 0LN	96				96	Prior Approval.	96	0	96	
1601-01	MKM HOUSE, WARWICK ROAD, STRETFORD, M16 0XX	89				89	Full Planning Permission 84703/FUL/15. DoC application approved.	89	0	89	
2369	FORMER TRAFFORD MAGISTRATES' COURT, ASHTON LANE, SALE, M33 7NR	84				84	Full Planning Permission 102822/FUL/20.	84	0	84	
1561	FORMER SCHOOL AND RED BRICK PUBLIC HOUSE, OAK ROAD	75				75	Full Planning Permission 97897/FUL/19.	75	0	75	
1582	REGENT ROAD CAR PARK, ALTRINCHAM	70				70	Under Construction.	68	0	68	
2144	CLARENDON HOUSE, STAMFORD NEW ROAD, ALTRINCHAM, WA14 1BY	68				68	Change of Use application 88883/FUL/16 to provide 60 dwellings expired December 2019.	60	0	0	Permission Expired therefore does not meet the NPPF definition of deliverable.
2771	HARRY LORD HOUSE, 120 HUMPHREY ROAD, OLD TRAFFORD, M16 9DF	66				66	Reserved Matters application pending determination.	66	0	66	
2605	CROSSFORD COURT, DANE ROAD, SALE, M33 7BZ	51				51	Prior Approval 99961/PRO/20.	51	0	51	
2837	CHRISTIE ROAD, STRETFORD	50				50		50	0	0	On brownfield register. Not deliverable in line with NPPF.
1568	LAND ON WHARF ROAD, ALTRINCHAM, WA14 1ND (Refuse Collection Depot)	49				49	Conditions required to be discharged following planning approval at appeal for 99 dwellings in September 2019.	99	0	49	

1688	FORMER ROYAL CANAL WORKS, SOUTH OF EDGE LANE, M32 8	47				47	Full Planning Permission 91948/FUL/17.	47	0	47	
1503	STRETFORD MEMORIAL HOSPITAL, SEYMOUR GROVE, M16 0DU	40				40		36	0	0	SHLAA Update 2020 states 36 dwellings to be completed in years 5-10. On brownfield register. Not deliverable in line with NPPF.
1675	LAND AT AND ADJACENT TO KATHERINE LOWE HOUSE, DAYYHULME	37				37	Allocated.	63	0	0	SHLAA Update 2020 states 63 completions in years 10-15.
2605-01	CROSSFORD COURT, DANE ROAD, SALE, M33 7BZ	33				33	Full Permission 98606/FUL/19 for 33 dwellings.	33	0	33	
2747	50-78 HIGHER ROAD, URMSTON, M41 9AP	31				31	Full Permission 99619/FUL/19. RM applications approved.	31	0	31	
2085	CLAREMONT CENTRE, CLAREMONT ROAD, SALE, M33 7DZ	30				30		18	0	0	SHLAA Update 2020 states 18 dwellings to be completed in years 5-10. Appeal submitted against refusal. Not deliverable in line with NPPF.
2693	LAND ON CORNER CARRFIELD AVENUE AND MOSSFIELD ROAD, TIMPERLEY	30				30	Under Construction 98764/FUL/19.	30	0	30	
2835	GREATSTONE HOTEL, STRETFORD	30				30	Outline Permission 101637/OUT/20.	56	0	0	Outline Permission
2418	46 - 50 RAILWAY STREET, ALTRINCHAM, WA14 2RE	29				29	Under Construction 95548/FUL/18.	29	0	29	
2805	MAYFIELD HOUSE, DANEFIELD ROAD AND THE LODGE, DANE ROAD, SALE	29				29	Full Permission 98438/FUL/19.	29	0	29	
2811	SHAWE LODGE, BARTON ROAD, URMSTON	27				27		27	0	0	Application for demolition only.
2836	SALE MASONIC HALL / SALE POLICE STATION	25				25	Planning Application Ref. 102286/FUL/20 Refused June 2021	29	0	0	
2843	94B TALBOT ROAD, OLD TRAFFORD	25				25	Prior Approval 100392/PRO/20.	25	0	25	
1292	THE GREYHOUND PUBLIC HOUSE, MANCHESTER ROAD, PARTINGTON, M31 4FB	24				24	Full Permission 86263/FUL/15.	24	0	24	
1640	319-365 NORRIS ROAD, SALE, M33 2UP	24				24	Under Construction 90332/FUL/17 for 29 dwellings.	29	0	29	
1552	HIGHER ROAD DEPOT AND ADJOINING SITE	22				22	Allocation.	22	0	0	SHLAA Update 2020 states 22 dwellings to be completed in years 5-10. On brownfield register. Not deliverable in line with NPPF.
2838	THE PELICAN, TIMPERLEY	22				22		22	0	0	No Application.
2839	BOWDON HOTEL	22				22		22	0	0	No Application.
1510	LAND EAST OF PARTINGTON SHOPPING CENTRE, OFF CENTRAL ROAD, PARTINGTON	16				16	Allocation.	47	0	0	SHLAA Update 2020 states 47 dwellings to be completed in years 5-10.
2840	CURZON CINEMA, URMSTON	44				44		44	0	0	No Application.
2841	CAR PARK, CRESTA HOTEL, ALTRINCHAM	15				15		15	0	0	No Application.
2710	CHAPEL HOUSE, 14 NEW STREET, ALTRINCHAM, WA14 2QS	15				15	Under Construction 98267/FUL/19.	15	0	15	
2834	ROBIN HOOD HOTEL, 125 BARTON ROAD, STRETFORD	15				15	103653/FUL/21 for 11 Apartments Pending.	11	0	11	
2648	SUNNINGDALE HOUSE AND KINGFISHER HOUSE, 11 GEORGE STREET, ALTRINCHAM, WA14 1RJ	12				12	Prior Approval 97798/PRO/19.	12	0	12	
2664	BANKSIDE MANUFACTURING, BLACKBURN STREET, OLD TRAFFORD, M16 9JS	11				11	Full Permission 97677/FUL/19.	11	0	11	
2273	LAND REAR OF 16-24 THE DOWNS, ALTRINCHAM, WA14 2PU	10				10	Under Construction 93133/FUL/17.	10	0	10	
2452	BROOKS BAR CENTRE, 162 - 164 CHORLTON ROAD, OLD TRAFFORD, M16 7WW	9				9	Under Construction 91103/FUL/17.	9	0	9	
1564	LAND AT STOKOE AVENUE	8				8	Draft allocation HO2. Application Ref. 84214/FUL/14 for 16 dwellings withdrawn in March 2015. No subsequent application.	8	0	0	No evidence of completions within 5 years.
2511	LAND TO THE REAR 40 MILTON ROAD, STRETFORD, M32 0TQ	8				5	Under Construction 92595/FUL/17.	8	3	5	
2631	THE VILLAGE INN, THE VILLAGE, FLIXTON, M41 6HS	8				8	Under Construction 96324/FUL/18.	8	0	8	
2652	HALE LIBRARY, LEIGH ROAD, HALE, WA15 9BG	8				8	Full Permission 97376/FUL/19.	8	0	8	
2676	CAR PARK, WESTGATE HOUSE, 44 HALE ROAD, ALTRINCHAM	8				8	Full Permission 95345/FUL/18.	8	0	8	
2688	FORMER RILEY'S SNOOKER CLUB, BRIDGEWATER ROAD, BROADHEATH, ALTRINCHAM, WA14 1LB	8				8	Under Construction 98991/FUL/19.	8	0	8	
2778	2 CROFTS BANK ROAD, URMSTON, MANCHESTER, M32 0TU	8				8	Full Permission 102142/FUL/20.	8	0	8	
2782	68 BARRINGTON ROAD, ALTRINCHAM, WA14 1JB	8				8	Full Permission.	8	0	8	
2444	196 AND 198 MARSLAND ROAD, SALE, M33 3NE	7				1	Under Construction 90722/FUL/17.	7	6	1	
2552	NEUHOLME, MANCHESTER ROAD, PARTINGTON, M31 4FB	7				7	Under Construction 94072/RES/18.	7	0	7	
2622	ALTRINCHAM UNITED REFORMED CHURCH HALL, 81 CECIL ROAD, HALE, WA15 9NT	7				7	Under Construction 95417/FUL/18.	7	0	7	
2781	WHEATSHEAF HOTEL, 21 CHURCH STREET, ALTRINCHAM, WA14 4EE	7				7	Full Permission 100021/FUL/20.	6	0	6	
2797	FORMER PANFLORA NURSERIES, BARNS LANE, WARBURTON, LYMM, WA13 9UG	7				7	Full Permission 100346/FUL/20.	7	0	7	
2800	479 - 481 CHESTER ROAD, OLD TRAFFORD, MANCHESTER, M16 9HF	7				7	Prior Approval 102927/PRO/20.	7	0	7	
1823-03	FORMER POST OFFICE, 48 MANCHESTER ROAD, CARRINGTON, M31 4BD	6				6	Under Construction 92817/FUL/17.	6	0	6	

2605-02	CROSSFORD COURT, DANE ROAD, SALE, M33 7BZ	6				6	Prior Approval 103255/PRO/21.	6	0	6	
2605-03	CROSSFORD COURT, DANE ROAD, SALE, M33 7BZ	6				6	Full Permission 103235/FUL/21.	6	0	6	
2818	FORMER 1-3 OLD CROFTS BANK, DAVYHULME, URMSTON, MANCHESTER, M41 7AA	6				6	Outline Permission 104192/OUT/21.	6	0	0	
2831	BEVERLEY PARK NURSING HOME, 22 SANDY LANE, STRETTFORD, MANCHESTER, M32 9DA	6				6		6	0	0	No Application.
2607-02	77-79 CROSS STREET, SALE, M33 7AA	5				5	Under Construction 97149/PRO/19.	5	0	5	
2673	LEVENOT, CHARCOAL ROAD, DUNHAM MASSEY, ALTRINCHAM, WA14 4RT	5				5	Full Permission for 4 apartments 105826/FUL/21.	4	0	4	
2707	BEECH HOUSE, MANCHESTER ROAD, PARTINGTON, M31 4DJ	5				5	Full Permission 98783/FUL/19.	5	0	5	
2822	ST JOHNS MEDICAL CENTRE, ST JOHNS ROAD, ALTRINCHAM, WA14 2NW	5				5	Full Permission 101163/FUL/20.	5	0	5	
2827	PARKFIELD 8 GROBY PLACE, ALTRINCHAM, WA14 4AL	5				5	Full Permission 102874/FUL/20.	5	0	5	
1252	LAND ADJ 3 GRANGE ROAD, WA14 2	4				4	Planning Application Ref 94004/FUL/18. Conditions required to be discharged. Permission expired September 2021. Planning Application 102989/FUL/20 for 5 apartments pending.	4	0	0	Permission expired therefore does not meet the NPPF definition of deliverable.
2442	HOLLYCROFT, SOUTH DOWNS ROAD, WA14 3DZ	4				4	Under Construction 91362/FUL/17.	4	0	4	
2651	THE CHANDLERY, STRETTFORD MARINA, MARLAND WAY, STRETTFORD, M32 0NU	4				4	Full Permission 96870/FUL/19.	4	0	4	
2709	16 Old Market Place, Altrincham, WA14 4DF	4				4	Full Permission 97757/FUL/19.	4	0	4	
2743	1 DARWEN STREET, OLD TRAFFORD, MANCHESTER, M16 9HT	4				4	Full Permission 100076/FUL/20.	4	0	4	
2754	STANWAY BUILDING, 1 ASHFIELD ROAD, SALE, M33 7DY	4				4	Prior Approval 101693/PRO/20.	4	0	4	
2787	34-36 SCHOOL ROAD, SALE, M33 7XF	4				4	Prior Approval 102627/PRO/20.	4	0	4	
2819	51-53 BOROUGH ROAD, ALTRINCHAM, WA15 9RA	4				4	Full Permission 103236/FUL/21.	4	0	4	
1531	ALCHEMY HOUSE, HAMPDEN ROAD, SALE, M33 7UB	3				3	Full Permission 94997/FUL/18.	3	0	3	
2192	PEPPER HOUSE, NORTH ROAD, HALE BARNS, WA15 0NS	3				3	Under Construction 93024/FUL/17.	3	0	3	
2348	LAND ENCOMPASSING 26A MARSLAND ROAD, SALE	3				3	Permission in Principle 99658/PIP/19.	3	0	0	No clear evidence would come forward in line with NPPF definition.
2533-01	176A UPPER CHORLTON ROAD, OLD TRAFFORD, MANCHESTER, M16 7SF	3				3	Full Permission 95772/FUL/18.	3	0	3	
2573	REAR OF 132-138 BARTON ROAD, STRETTFORD, M32 9AE	3				3	Full Permission 93283/FUL/17 expired September 2021.	3	0	0	
2595	LAND AT STAMFORD BROOK ROAD, ALTRINCHAM, WA14 5GQ	3				3	Full Permission 95113/FUL/18 expired November 2021.	3	0	0	
2629	SYNAGOGUE, 12A HESKETH ROAD, SALE, M33 5AA	3				3	Outline Permission 95335/OUT/18.	3	0	0	
2706	LAND TO THE REAR OF 105 ELM DRIVE, STRETTFORD, M32 9AR	3				3	Under Construction 98619/FUL/19.	3	0	3	
2724	GARRICKS HEAD HOTEL, MOORSIDE ROAD, FLIXTON, M41 5SH	3				3	Full Permission 100149/FUL/20.	3	0	3	
2729	GREAT HEYS, 74 BANKHALL LANE, HALE BARNS, WA15 0LW	3				3	Full Permission 100756/FUL/20.	3	0	3	
2773	8-12 OLD MARKET PLACE, ALTRINCHAM, WA14 4DF	3				3	Full Permission 101456/FUL/20.	3	0	3	
2784	340A MANCHESTER ROAD, ALTRINCHAM, WA14 5NH	3				3	Full Permission 103948/FUL/21.	3	0	3	
2790	SILHOUETTE HOUSE, 122-124 GROVE LANE, TIMPERLEY, WA15 6PL	3				3	Prior Approval 102699/PRO/20.	3	0	3	
2793	84-90 HIGHER ROAD, URMSTON, M41 9AP	3				3	Outline Permission 100143/OUT/20.	3	0	0	Outline Permission.
2799	LENNOX LEA HOTEL, CHARLTON DRIVE, SALE, M33 2BJ	3				3	Full Permission 102797/FUL/20.	3	0	3	
1839-01	9 BOW GREEN ROAD (Plot 4), BOWDON, WA14 3LX	2				2	Outline Permission 103057/OUT/20.	2	0	0	Outline Permission.
1839-02	9 BOW GREEN ROAD (Plot 1 & 2) BOWDON, WA14 3LX	2				2	Outline Permission 102428/OUT/20.	2	0	0	Outline Permission.
1917	16 RYDAL DRIVE, HALE BARNS, WA15 8TE	2				2	Conditions required to be discharged from Outline Permission 95319/OUT/18. Permission expired 28 Nov 2021.	2	0	0	Permission expired therefore does not meet the NPPF definition of deliverable.
2135	BOOTHROYD, 281 WASHWAY ROAD, SALE, M33 4BP	2				2	Under Construction 93489/FUL/18.	2	0	2	
2435	GREENBANK HOUSE, 15 ALBERT SQUARE, WA14 2ND	2				1	Under Construction 92958/FUL/17.	2	1	1	
2473	210 ASHLEY ROAD, HALE, WA15 9SN	2				2	Under Construction 89922/FUL/16.	2	0	2	
2507	LAND TO REAR OF 1-13 MASSEY ROAD, ALTRINCHAM, WA15 9QZ	2				2	Full Permission 97244/FUL/19.	2	0	2	
2565	530, STRETTFORD ROAD, OLD TRAFFORD, M16 9AF	2				2	Prior Approval 94838/PRO/18	2	0	2	
2576	18 STATION ROAD, URMSTON, M41 9JN	2				2	Full Permission 94843/FUL/18 expired 18 Sep 2021.	2	0	0	Permission expired therefore does not meet the NPPF definition of deliverable.
2616	FAIRHAVEN, HALL ROAD, BOWDON, WA14 3AN	2				2	Full Permission 96302/FUL/18 .	2	0	2	
2633	DEVELOPMENT SITE ADJACENT TO CHATSWORTH HOUSE, 6 STANHOPE ROAD, BOWDON, ALTRINCHAM, WA14 3JY	2				2	Full Permission 94928/FUL/18.	2	0	0	Permission expires 14 Jun 2022. Conditions required to be discharged.
2634	2 RIVERMEAD AVENUE, HALE BARNS, WA15 0AN	2				2	Full Permission 95236/FUL/18 expires June 2022.	2	0	0	
2636	300 MANCHESTER ROAD, ALTRINCHAM, WA14 5NB	2				2	Certificate of lawfulness for continued use as a single dwelling 105722/CPE/21.	2	0	1	
2642	170 NORTHEENDEN ROAD AND 2 MARSLAND ROAD, SALE, M33 3HE	2				2	Prior Approval 97486/PRM/19.	2	0	2	
2644	201 ASHLEY ROAD, HALE, ALTRINCHAM, WA15 9SQ	2				2	Full Permission 94251/FUL/18.	2	0	2	Permission expires 01 Jul 2022. Conditions required to be discharged.

2684	YORK LODGE, RESIDENTIAL HOME, 54-56 CROFTS BANK ROAD, URMSTON, MANCHESTER, M41 0UH	2					2	Full Permission 98785/FUL/19.				
2705	522 STRETFORD ROAD, OLD TRAFFORD, MANCHESTER, M16 9AF	2					2	Full Permission 99628/FUL/19.	2	0	2	
2730	17 KIRKLANDS, SALE, M33 3SG	2					2	Full Permission 104907/FUL/21.	2	0	2	
2744	34 GREEN COURTS, GREEN WALK, BOWDON, WA14 2SR	2					2	Full Permission 104405/FUL/21.	2	0	2	
2751	39 - 42 INGLEBY COURT, STRETFORD, M32 8PY	2					2	Full Permission 102509/FUL/20.	2	0	2	
2757	87 & 87A GEORGE STREET, ALTRINCHAM, WA14 1RN	2					2	Full Permission 101261/FUL/20.	2	0	2	
2760	3 BROOKLANDS ROAD, SALE, M33 3QH	2					2	Full Permission 104974/FUL/21.	2	0	2	
2775	70A PARK ROAD, TIMPERLEY, ALTRINCHAM, WA14 5AB	2					2	Full Permission for 1 unit 99637/FUL/19.	1	0	1	
2777	879 CHESTER ROAD, STRETFORD, MANCHESTER, M32 0RN	2					2	Full Permission 102066/FUL/20.	2	0	2	
2780	92-94 PARK ROAD, TIMPERLEY, ALTRINCHAM, WA15 6TF	2					2	Prior Approval 102458/PRM/20.	2	0	2	
2796	BARN ADJACENT TO 27 GREEN LANE, TIMPERLEY, WA15 8QP	2					2	Prior Approval 102940/PRQ/20.	2	0	2	
2809	183 CROSS STREET, SALE, M33 7JG	2					2	Prior Approval 104141/PRO/21.	2	0	2	
2814	12 WELLINGTON ROAD, TIMPERLEY, WA15 7RE	2					2	Full Permission 103811/FUL/21.	2	0	2	
2815	39 HEYES LANE, TIMPERLEY, WA15 6EF	2					2	Full Permission 104174/FUL/21.	2	0	2	
2821	58 MOSS ROAD, STRETFORD, MANCHESTER, M32 0AY	2					2	Full Permission 104755/FUL/21.	2	0	2	
2830	85 GEORGE STREET, ALTRINCHAM, WA14 1RN	2					2	Full Permission 104990/FUL/21.	2	0	2	
1300-01	HALLIWELL HOUSE, 2 RAPPAX ROAD, HALE BARNS, ALTRINCHAM, WA15 0NR	1					1	Full Permission 95710/FUL/18.	1	0	1	Conditions relating to 95710/FUL/18 required to be discharged.
1767	LIMEHURST ST, MARGARETS ROAD, WA14 2	1					1	Under Construction	1	0	1	
1838	LAND ADJ TO, 61 MERSEY ROAD, M33 6LF	1					1	Full Permission 94900/FUL/18.	1	0	1	
1839	9 BOW GREEN ROAD (Plot 3), BOWDON, WA14 3LX	1					1	Full Permission 100545/FUL/20 withdrawn May 2021.	1	0	0	
1863	HALFACRE, 7 BROADWAY, HALE BARNS, WA15 0PF	1					1	Full Permission 103636/FUL/21.	1	0	1	
2162	BEECH TREES, 4A CHARCOAL ROAD, DUNHAM MASSEY, WA14 4RU	1					1	Discharge of conditions application pending.	1	0	1	
2200	84 CHAPEL LANE, HALE BARNS, WA15 0BH	1					1	Full Permission 95340/FUL/18.	1	0	1	
2314	6 BRIDGENORTH AVENUE, URMSTON, M41 9PA	1					1	Under Construction 86894/FUL/15.	1	0	1	
2340	ORCHARD COURT, BAKER STREET, TIMPERLEY, WA15 7XH	1					1	Full Permission 96984/FUL/19.	1	0	1	
2346	29 WESTBOURNE PARK, URMSTON, M41 0XR	1					1	Under Construction 86894/FUL/15.	1	0	1	
2418-01	46 - 50 RAILWAY STREET, ALTRINCHAM, WA14 2RE	1					1	Full Permission 95548/FUL/18.	1	0	1	
2425	185 GROVE LANE, HALE, WA15 8LU	1					1	Full Permission 90469/FUL/17.	1	0	1	
2441	PADDOCK FARM, WELLFIELD LANE, WA15 7AD	1					1	Under Construction 91138/PRQ/17.	1	0	1	
2445	LAND NORTH WEST OF THE JUNCTION OF ST MARGARETS ROAD AND GROBY ROAD	1					1	Under Construction 97665/FUL/19.	1	0	1	
2455	38 BOW GREEN ROAD, BOWDON, WA14 3LE	1					1	Full Permission 91526/FUL/17.	1	0	0	Permission expired 26 July 2020. Conditions required to be discharged.
2465	119 HIGHER ROAD, URMSTON, M41 9BD	1					1	Outline Permission 91569/OUT/17.	1	0	0	Outline Permission
2479	4 WESTBOURNE PARK, URMSTON, M41 0XS	1					1	Under Construction 90539/FUL/17.	1	0	1	
2488	31 EYEBROOK ROAD, BOWDON, WA14 3LH	1					1	Full Permission 97828/FUL/19.	1	0	1	
2509	LAND TO THE REAR OF 317 STOCKPORT ROAD, TIMPERLEY, WA15 7UE	1					1	Full Permission 98892/FUL/19.	1	0	1	
2516	12-14 CROFTS BANK ROAD, URMSTON, M41 0TS	1					1	Under Construction 93469/COU/18.	1	0	1	
2569	13A POPLAR ROAD, STRETFORD, M32 9AN	1					1	Full Permission 94814/FUL/18.	1	0	0	Permission expired 29 August 2021. Conditions required to be discharged.
2577	19 OAKFIELD STREET, ALTRINCHAM, WA15 8HQ	1					1	Full Permission 94854/FUL/18.	1	0	0	Permission expired 28 September 2021. Conditions required to be discharged.
2579	BAY MALTON HOTEL, 55 SEAMONS ROAD, ALTRINCHAM, WA14 5RA	1					1	Full Permission 96670/FUL/19.	1	0	1	
2582	2 WOODSEND ROAD, FLIXTON, M41 8QT	1					1	Full Permission 94988/FUL/18.	1	0	0	Permission expired 5th October 2021.
2585	ONION FARM, WARBURTON LANE, WARBURTON, WA13 9TW	1					1	Full Permission 94048/FUL/18.	1	0	1	
2586	18 UPPER CHORLTON ROAD, OLD TRAFFORD, M16 7RN	1					1	Full Permission 94316/FUL/18.	1	0	1	
2601	80 BENT LANES, DAVYHULME, M41 8WY	1					1	Under Construction 94536/FUL/18.	1	0	1	
2606	8 DARESBUY AVENUE, FLIXTON, M41 8GL	1					1	Full Permission 96001/FUL/18.	1	0	1	
2609	28 KINGSWAY PARK, DAVYHULME, M41 7FB	1					1	Full Permission 95396/FUL/18.	1	0	0	Permission expires 30 Jan 2022.
2613	8 KINGS ROAD, SALE, M33 6GB	1					1	Full Permission 94663/FUL/18.	1	0	0	Permission expires 26 February 2022.
2617	1A CAMBRIDGE ROAD, HALE, WA15 9SY	1					1	Full Permission 100296/FUL/20.	1	0	1	
2618	11 THE CRESCENT, ALTRINCHAM, WA14 4JN	1					1	Full Permission 96018/FUL/18.	1	0	0	Permission expires 12 Mar 2022. Conditions required to be discharged.
2630	9 CARRWOOD, HALE BARNS, WA15 0ED	1					1	Full Permission 99276/FUL/19.	1	0	1	
2632	PICKFORD COURT, CLAYTON CLOSE, OLD TRAFFORD	1					1	Full Permission 97226/FUL/19.	1	0	1	
2637	52 CARRWOOD, HALE BARNS, WA15 0EW	1					1	Full Permission 96907/FUL/19.	1	0	1	
2638	WHITEWELL, 4 BROADWAY, HALE BARNS, WA15 0PQ	1					1	Full Permission 96956/FUL/19.	1	0	1	
2646	299 ASHLEY ROAD, HALE BARNS, WA14 3NH	1					1	Full Permission : 97561/FUL/19.	1	0	1	
2649	MANOR HOUSE, 10 THEOBALD ROAD, BOWDON, WA14 3HG	1					1	Full Permission 97461/FUL/19.	1	0	1	
2650	63 AYRES ROAD, OLD TRAFFORD, MANCHESTER, M16 9NH	1					1	Prior Approval 97867/PRM/19.	1	0	1	
2653	1 HILLCREST, WOODVILLE ROAD, ALTRINCHAM, WA14 2AN	1					1	Full Permission 95737/FUL/18.	1	0	1	

2654	LAND TO THE REAR OF 49 ALDERLEY ROAD, FLIXTON, M41 5DW	1				1	Full Permission 98002/FUL/19.	1	0	1	
2655	230 STOCKPORT ROAD, TIMPERLEY, ALTRINCHAM, WA15 7UN	1				1	Under Construction 98011/PRO/19.	1	0	1	
2657	134 ROSENEATH ROAD, URMSTON, M41 5AZ	1				1	Full Permission 96489/FUL/18.	1	0	1	
2661	118 PARK ROAD, HALE, WA15 9JR	1				1	Full Permission 97127/FUL/19.	1	0	1	
2670	8 RAVENWOOD DRIVE, HALE BARNS, WA15 0JA	1				1	Full Permission 98200/FUL/19.	1	0	1	
2677	87 MOSS LANE, SALE, M33 5AX	1				1	Full Permission 97168/FUL/19.	1	0	1	
2680	19 CHARLTON DRIVE, SALE, M33 2BJ	1				1	Outline Permission 98062/OUT/19.	1	0	0	Outline Permission.
2681	LOW ACRE, 17 BARRY RISE, BOWDON, WA14 3JS	1				1	Full Permission 98223/FUL/19.	1	0	1	
2682	TURPINS HOLLOW, DUNHAM ROAD, ALTRINCHAM, WA14 4SR	1				1	Full Permission 102734/FUL/20.	1	0	1	
2685	15 BOW LANE, BOWDON, WA14 3BU	1				1	Full Permission 98918/FUL/19.	1	0	1	
2689	LAND ADJACENT TO 2 SKELTON ROAD, STRETFORD, M32 0DX	1				1	Full Permission 99153/FUL/19.	1	0	1	
2691	LAND ADJACENT TO 12 AMERSHAM CLOSE, DAVYHULME, M41 7WH	1				1	Full Permission 98553/FUL/19.	1	0	1	
2692	216 HALE ROAD, HALE, ALTRINCHAM, WA15 8EB	1				1	Full Permission 98644/FUL/19.	1	0	1	
2695	1 LUCY STREET, OLD TRAFFORD, MANCHESTER, M15 4BX	1				1	Full Permission 99284/FUL/19.	1	0	1	
2697	15 MARLBOROUGH ROAD, BOWDON, WA14 2RR	1				1	Full Permission 96384/FUL/18.	1	0	1	
2698	3 LITTLE MEADOW ROAD, BOWDON, WA14 3PG	1				1	Full Permission 98254/FUL/19.	1	0	1	
2700	39 GADDUM ROAD, BOWDON, WA14 3PQ	1				1	Full Permission 99464/FUL/19.	1	0	1	
2701	17 BEESTON ROAD, SALE, M33 5AQ	1				1	Full Permission 98234/FUL/19.	1	0	1	
2703	SUMMER TREES, 1 HAWLEY DRIVE, HALE BARNS, WA15 0DP	1				1	Full Permission 98733/FUL/19.	1	0	1	
2708	Whiteoaks, Bollinway, Hale Barns, WA15 0NZ	1				1	Full Permission 103366/FUL/21.	1	0	1	
2712	91 TEMPLE ROAD, SALE, M33 2LP	1				1	Full Permission 101514/FUL/20.	1	0	1	
2714	3 HASLEMERE AVENUE, HALE BARNS, WA15 0AU	1				1	Full Permission 100596/FUL/20.	1	0	1	
2715	SILVERLANDS, DEVISDALE ROAD, ALTRINCHAM, WA14 2AT	1				1	Full Permission 99181/FUL/19.	1	0	1	
2719	2 SANDRINGHAM CLOSE, BOWDON, WA14 3GY	1				1	Full Permission 99729/FUL/20.	1	0	1	
2720	REED HOUSE FARM, GORSEY LANE, Warburton, WA13 9UB	1				1	Full Permission 98805/FUL/19.	1	0	1	
2722	53 HIGHER ROAD, URMSTON, M41 9AP	1				1	Full Permission 98479/FUL/19.	1	0	1	
2723	10 PINWOOD, BOWDON, WA14 3JQ	1				1	Full Permission 99954/FUL/20.	1	0	1	
2728	1 STANHOPE ROAD, BOWDON, WA14 3LB	1				1	Full Permission 102943/FUL/20.	1	0	1	
2731	1 RAGLAN ROAD, SALE, M33 4AN	1				1	Full Permission 101675/FUL/20.	1	0	1	
2732	LAND ADJACENT TO 89 CROMWELL ROAD, STRETFORD, M32 8QJ	1				1	Full Permission 100733/FUL/20.	1	0	1	
2735	19 BLUEBERRY ROAD, BOWDON, WA14 3LS	1				1	Full Permission 100723/FUL/20.	1	0	1	
2737	THORN BANK, BARROW LANE, HALE BARNS, WA15 0DN	1				1	Full Permission 99930/FUL/20.	1	0	1	
2738	THE MEADOW, SOUTH DOWNS ROAD, BOWDON, ALTRINCHAM, WA14 3DS	1				1	Full Permission 100482/FUL/20.	1	0	1	
2740	ORCHARD HOUSE, 12 BROADWAY, HALE BARNS, WA15 0PG	1				1	Full Permission 101181/FUL/20.	1	0	1	
2742	THE WOMBLE INN, 61 SCHOOL ROAD, SALE, M33 7YF	1				1	Full Permission 101047/FUL/20.	1	0	1	
2744	6 GORSEY LANE, ALTRINCHAM, WA14 4BN	1				1	Full Permission 99564/FUL/19.	1	0	1	
2746	LAND TO THE EAST OF GREAT HEYS, 74 BANKHALL LANE, HALE BARNS, WA15 0LW	1				1	Outline Permission 96290/OUT/18.	1	0	0	Outline Permission.
2748	165A MARSLAND ROAD, SALE, M33 3WE	1				1	Full Permission 100835/FUL/20.	2	0	2	
2750	10 WOODLANDS ROAD, SALE, M33 2DW	1				1	Full Permission 101321/FUL/20.	1	0	1	
2752	15 MURISTON ROAD, HALE, WA15 9SU	1				1	Full Permission 101590/FUL/20.	1	0	1	
2753	67 ARLINGTON ROAD, STRETFORD, M32 9HP	1				1	Full Permission 101630/FUL/20.	1	0	1	
2755	12 GREENHILL AVENUE, SALE, M33 6LS	1				1	Full Permission 100790/FUL/20.	1	0	1	
2759	6B OLD MARKET PLACE, ALTRINCHAM, WA14 4NP	1				1	Full Permission 101391/FUL/20.	1	0	1	
2761	138 ASHLEY ROAD, HALE, ALTRINCHAM, WA14 2UN	1				1	Full Permission 101885/FUL/20.	1	0	1	
2762	42 HALE ROAD, ALTRINCHAM, WA14 2EX	1				1	Full Permission 102021/FUL/20.	1	0	1	
2763	LAND ADJACENT TO 37 THIRLMERE ROAD, PARTINGTON, M31 4PR	1				1	Outline Permission 101571/OUT/20	1	0	0	Outline Permission.
2764	LAND ADJ TO 5 MALLARD GREEN, ALTRINCHAM, WA14 5LL	1				1	Outline Permission 100650/OUT/20.	1	0	0	Outline Permission.
2765	75 OAKFIELD STREET, ALTRINCHAM, WA15 8HQ	1				1	Full Permission 101137/FUL/20.	1	0	1	
2766	APARTMENT 3, SPRINGFIELD, 65 EDGE LANE, STRETFORD, MANCHESTER, M32 8PA	1				1	Full Permission 101625/FUL/20.	1	0	1	
2769	CHESHAM HOUSE, 101 CHURCH ROAD, URMSTON, M41 9FJ	1				1		1	0	1	
2774	460 CHESTER ROAD, OLD TRAFFORD, M16 9HD	1				1	Full Permission 102506/PRO/20.	1	0	1	
2779	THE BURNS, 8 HILL TOP DRIVE, HALE BARNS, WA15 0JN	1				1	Full Permission 102315/FUL/20.	1	0	1	
2783	BRAYTON, 22 BROADWAY, HALE BARNS, WA15 0PG	1				1	Full Permission 100377/FUL/20.	1	0	1	
2786	9 CHAPEL LANE, HALE BARNS, WA15 0HN	1				1	Full Permission 102581/FUL/20.	1	0	1	
2791	43 RAVENSWOOD DRIVE, HALE BARNS, WA15 0JA	1				1		1	0	0	No Application.
2792	109 WASHWAY ROAD, SALE, M33 7TY	1				1	Full Permission 104782/FUL/21 HMO.	1	0	1	
2794	TREGENNA, 50 BROOKS DRIVE, HALE BARNS, WA15 8TR	1				1	Full Permission 101304/FUL/20.	1	0	1	
2795	7-9 STRETFORD ROAD, URMSTON, M41 9JY	1				1	Full Permission 101394/FUL/20.	1	0	1	
2801	4 HASLEMERE AVENUE, HALE BARNS, WA15 0AU	1				1					No Application.

2802	MANSART, 18 BROAD LANE, HALE BARNS, ALTRINCHAM, WA15 0DF	1					1	Full Permission 103011/FUL/20 Replacement dwelling.	1	0	0	Replacement Dwelling.
2803	70-72 WASHWAY ROAD, SALE, M33 7RE	1					1	Full Permission 102518/FUL/20.	1	0	1	
2804	1 BELGRAVIA GARDENS, HALE BARNS, WA15 0JT	1					1	Full Permission 103397/FUL/21.	1	0	1	
2806	LAND AT THE REAR OF 3 CROMWELL ROAD/EDGE LANE, STRETFORD, MANCHESTER, M32 8GH	1					1	Full Permission 101470/FUL/20.	1	0	1	
2807	8 THE DOWNS, ALTRINCHAM, WA14 3AN	1					1	Full Permission 106325/FUL/21.	1	0	1	
2808	39 EATON ROAD, BOWDON, WA14 3EH	1					1	Full Permission 103365/FUL/21.	1	0	1	
2813	181 CROSS STREET, SALE, M33 7JG	1					1	Prior Approval 104139/PRO/21.	1	0	1	
2816	14 STANHOPE ROAD, BOWDON, WA14 3JY	1					1	Full Permission 102943/FUL/20 replacement dwelling.	1	0	0	Replacement Dwelling.
2508	117 WOOD LANE, TIMPERLEY, WA15 7PG	1					1	Full Permission 104290/FUL/21 replacement dwelling.	1	0	0	Replacement Dwelling.
2820	48 SCHOOL ROAD, SALE, M33 7XE	1					1	Full Permission 104548/PRO/21.	1	0	1	
2823	394 WASHWAY ROAD, SALE, M33 4JH	1					1	Full Permission 99784/FUL/20.	1	0	1	
2824	21 LITTLE EES LANE, SALE, M33 5GT	1					1	Full Permission 100505/FUL/20 replacement dwelling.	1	0	0	
2825	MARMION HOUSE, 19 RAPPAX ROAD, HALE BARNS, ALTRINCHAM, WA15 0NX	1					1	Full Permission 104312/FUL/21.	1	0	1	
2826	71 WOODFIELD ROAD, ALTRINCHAM, WA14 4ET	1					1	Prior Approval 105426/PRO/21.	1	0	1	
2829	16 CHURCH STREET, ALTRINCHAM, WA14 4DW	1					1	Full Permission 103854/FUL/21.	1	0	1	

Total	7,621
Completions on sites in 5YLS	336
Sub Total	7,285
Annual Target	1,652
Years Supply	4.41

Total	4,575
Annual Target	1,652
Years Supply	2.77

Deliverable: 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. In particular:

a) Sites which do not involve major development and have planning permission, and all sites with detailed planning permission, should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within five years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) Where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within five years.