

Appendix 22

RAPLEYS LLP - 5 YEAR HOUSING LAND SUPPLY ANALYSIS - FEBRUARY 2022

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 MARS LAND 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.

Appendix 23

RAPLEYS LLP - 5 YEAR HOUSING LAND SUPPLY ANALYSIS - AUGUST 2022

Assessment of Trafford Borough Council's 5 Year Housing Land Supply
Prepared by Rapleys LLP on behalf of Harlex (Timperley RLP) LLP
Aug-22



SHLAA Reference	Site Address	Trafford Council 5YHLS					No. Available in 5YLS (less completions)	Rapleys Assessment				
		<5 Years	5-10 Years	10-15 years	15+ Years			Status	Capacity	Completions	<5 Years	Comments
1601-11	FORMER KELLOGGS SITE, TALBOT ROAD, STRETFORD, M16 OPG	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. Resolution to Grant Permission received at Committee on 10th March 2022. S106 Not Yet Signed - Still No Live Consent.
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 OWF	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 / QUAYS LAND 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 OXX	282					180	Under Construction.	136	102	34	Approximately 146 units have now been completed and therefore are removed from the supply.
1823-05	LAND AT HEATH FARM LANE, PARTINGTON, M31 4EH	250	173	177			221	Under Construction.	166	29	137	Approximately 84 units have now been completed and therefore are removed from the supply.
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	No completions at present.
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	Planning Application Withdrawn - March 2022.
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 OPP	149					149	Full Planning Permission 101044/FUL/20.	149	0	149	No completions at present.
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	17	Approximately 24 units have now been completed and therefore are removed from the supply.
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	102	Planning application has been revised to 102 units from 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, STRET福德, 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	75	Approximately 25 units have now been completed and therefore are removed from the supply.
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, STRET福德, M16 0XX	89				89	Full Planning Permission 84703/FUL/15.	89	0	0	Planning Permission Expired.
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	No completions at present.
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	No live planning consent with respect to the site.
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	0	Site appears to be completed.
2837	CHRISTIE ROAD, STRET福德	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	STRET福德 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, DAVYHULME	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	0	Site appears to be completed.
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	0	Site appears to be completed.
2835	GREATSTONE HOTEL, STRETFORD	30				30	Outline Permission 101637/OUT/20.	56	0	0	Outline Application.
2418	46 - 50 RAILWAY STREET, ALTRINCHAM, WA14 2RE	29				29	Under Construction 95548/FUL/18.	29	0	29	No completions at present.
2805	MAYFIELD HOUSE, DANEFIELD ROAD AND THE LODGE, DANE ROAD, SALE	29				29	Full Permission 98438/FUL/19.	29	0	29	
2811	SHAWES 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	0	Trafford Council appear to have conceded that the site was undeliverable through the Great Stone Road appeal case.
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	0	Site appears to be completed.
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	0	Site appears to be completed.
2834	ROBIN HOOD HOTEL, 125 BARTON ROAD, STRETFORD	15				15	103653/FUL/21 for 11 Apartments Pending.	11	0	0	Application withdrawn - July 2022.
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 H02. 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	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	0	Site appears to be completed.
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, STRETFORD, 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	0	Site appears to be completed.
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	Planning Permission Expired.
2442	HOLLYCROFT, SOUTH DOWNS ROAD, WA14 3DZ	4				4	Under Construction 91362/FUL/17.	4	0	4	
2651	THE CHANDLERY, STRETFORD MARINA, MARLAND WAY, STRETFORD, 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	0	Planning Permission Expired.
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	3	
2533-01	176A UPPER CHORLTON ROAD, OLD TRAFFORD, MANCHESTER, M16 7SF	3				3	Full Permission 95772/FUL/18.	3	0	0	Planning Permission Expired.
2573	REAR OF 132-138 BARTON ROAD, STRETFORD, 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, STRETFORD, 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	Planning Permission Expired.
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	Planning Permission Expired.
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	Planning Permission Expired.
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 NORTHENDEN 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	
2684	YORK LODGE, RESIDENTIAL HOME, 54-56 CROFTS BANK ROAD, URMSTON, MANCHESTER, M41 0UH	2					2	Full Permission 98785/FUL/19.				
2705	522 STRETTFORD 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, STRETTFORD, 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, STRETTFORD, 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, STRETTFORD, 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	
1767	LIMEHURST ST, MARGARETS ROAD, WA14 2	1					1	Under Construction	1	0	0	Completed
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	0	Completed
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 100690/FUL/20	1	0	0	
2465	119 HIGHER ROAD, URMSTON, M41 9BD	1				1	99807/FUL/20	1	0	0	
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	0	
2606	8 DARESBURY 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 expired 30 Jan 2022.
2613	8 KINGS ROAD, SALE, M33 6GB	1				1	Full Permission 94663/FUL/18.	1	0	0	Permission expired 26 February 2022.
2617	1A CAMBRIDGE ROAD, HALE, WA15 95Y	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 expired 12 Mar 2022.
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	1	
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 HASLEMER AVENUE, HALE BARNS, WA15 0AU	1				1	Full Permission 101870/FUL/20	1	0	1	
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	MARION 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	3,974
Additional Consents	73
	4,047
Annual Target	1,652
Years Supply	2.45

	60 Old Crofts Bank Davyhulme M41 7AB					107016/PMA/22	1	0	1	
	Land Adjacent To 24 Erlington Avenue Old Trafford M16 0FW					107009/FUL/22	2	0	2	
	190/192 Flixton Road Flixton Manchester M41 5DR					106819/FUL/21	2	0	2	
	109 Ayres Road Old Trafford Manchester M16 7GS					106779/FUL/21	1	0	1	
	Land Within The Ground Of 11/13 Highfield Avenue Sale					106407/FUL/21	1	0	1	
	8 The Downs Altrincham WA14 2PU					106325/FUL/21	5	0	5	

Land To The Rear Of 2 Beech Villas Carlyn Avenue Sale M33 2EE						106029/FUL/21	1	0	1
Hollycroft South Downs Road Bowdon Altrincham WA14 3DZ						105942/FUL/21	1	0	1
Development Site Adjacent To Chatsworth House, 6 Stanhope Road, Bowdon, WA14 3JY						104768/FUL/21	1	0	1
Land Adjacent To Chepstow Avenue Sale M33 4GP						106130/FUL/21	1	0	1
61 Great Stone Road Stretford M32 8GS						106258/FUL/21	1	0	1
York Lodge Residential Home 54 - 56 Crofts Bank Road Urmston Manchester M41 0UH						103020/FUL/20	16	0	16
11 - 13 Raglan Road Sale M33 4AN						105975/FUL/21	20	0	20
440 Flixton Road Flixton Manchester M41 6QT						106100/FUL/21	1	0	1
302A Moorside Road Flixton M41 5SF						106647/FUL/21	1	0	1
9 Stamford Place Sale M33 3BT						107167/FUL/22	1	0	1
Land To The Rear Of 40 Milton Road Stretford M32 0TQ						105546/FUL/21	8	0	8
Former Barclays Bank 198 Ashley Road Hale Altrincham WA15 9SW						106664/PMA/21	2	0	2
Vacant Land Adjoining To 20 Wordsworth Road Old Trafford M16 9GT						107997/FUL/22	1	0	1
Scriven House Richmond Road Bowdon Altrincham WA14 2TT						105648/FUL/21	1	0	1
2A Old Market Place Altrincham WA14 4NP						106775/FUL/21	2	0	2
First And Second Floors Regent Court 1 Regent Road Altrincham WA14 1RY						107293/COU/22	1	0	1
22 The Downs Altrincham WA14 2PU						107881/COU/22	1	0	1
62 Thirsk Avenue Sale M33 4GJ						107205/FUL/22	1	0	1
							73	0	73

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.

Appendix 24

CORRESPONDENCE WITH REGISTERED PROVIDERS



15th March 2021

James Nicholson
Harlex (RLP Timperley) LLP
Queensberry House
3 Old Burlington Street
London
W1S 3AE

Dear James

RE: Thorley Lane, Timperley

Further to our correspondence, I would like to confirm Irwell Valley Homes interest in the site at Thorley Lane, Timperley.

Irwell Valley Homes have a property portfolio within this area, and I can confirm that there is significant demand for all property types especially the larger 3 and 4 bed roomed family houses. Over the last 6 months we have had 3 properties come available for rent including 2 x 3 bed houses and 1 x 1 bed flat and all of which have long waiting lists and very little turnover in that area.

To create a mixed and sustainable community, the development site would meaningfully benefit from a mix of social rent, affordable rent, and shared ownership. As you are aware the values in the area are unaffordable for low income families so including the affordable home ownership tenure will offer a housing option for first time buyers and young families. I feel that the split of affordable tenures within this area should be in the region of 70/30 in favour of affordable home ownership to reflect high demand for an affordable home ownership product.

The rent levels for the affordable rented homes should be set at 80% of market rent or local housing allowance, whichever is the lower to ensure affordability for the customers. The shared ownership properties should be offered from 10% first tranche sale in line with the Homes England Affordable Homes Programme for 2021-26.

Kind regards



Andrea Swanwick
Head of Growth & Development





Harlex (RLP Timperley) LLP
Queensberry House
3 Old Burlington Street
London
W1S 3AE

19th March 2021

World of Pets and Leisure Development Site, Timperley

Dear James,

I can confirm that Onward Homes would be interested in further conversations regarding any potential development at the above site, and particularly we are keen to look at a partnership arrangement whereby Onward takes ownership of any affordable housing allocation at this site.

Onward currently owns and manages around 500 homes in Trafford and the site is relatively close to our properties in and around Timperley, so it is on familiar ground for us.

On the assumed planning stipulations I would suggest that if there were to be 52 affordable homes built on the site then the majority if not all of these should be considered for first time buyers/families, as this is where we have experienced the acutest need in this geographic area.

Onward would envisage a tenure split heavily weighted to shared ownership properties as opposed to rented, however ultimately this needs to be driven by the planning requirements. Onward would also be keen that the affordable housing was contained to 2 & 3 bed homes.

In terms of community facilities and how this development can contribute to this, our experience of the local area indicates that this would be best served by provision of team sports facilities and particularly junior football, which is very popular in this family area but suffers from oversubscribed winter-suitable facilities.

I hope this clarifies our position and look forward to hearing from you.

Kind regards,

Stephen Heverin
Director of Development
Onward Homes





James Nicholson
Harlex (RLP Timperley) LLP
Queensberry House
3 Old Burlington Street
London
W1S 3AE

Date: 17th March 2021
Ref: Thorley Lane / Affordable
Tel: [REDACTED]
[REDACTED]
Web: www.traffordhousingtrust.co.uk

Thorley Lane, Timperley – Affordable Housing

Dear James

Thank you for your recent correspondence outlining some initial proposals for the development site at Thorley Lane and request for information on suitable affordable housing provision.

We understand the site is capable of delivering 116-homes with 45% (52-homes) being required for affordable housing in line with planning policy. Whilst the adopted SPD2 policy requires a 50/50 split between rented and intermediate affordable housing, we're aware that the latest housing needs market assessment for the sub-area of Altrincham identifies a need of 18% of affordable or social rented accommodation and 82% as an intermediate tenure.

First and foremost, we would be very interested in working collaboratively with Harlex and Trafford Council towards the delivery of suitable affordable housing on the site and therefore would welcome any opportunities for THT which may arise for what would be a key strategic location for us.

Having consulted both our neighbourhood management and sales-teams regarding the development, our comments on the proposed affordable mix is as follows:

- We would support the proposed mix suggested in the housing market assessment of an approximate 20% / 80% split between rented and intermediate tenures.
- Should viability allow, we are supportive of the drive for delivering more Social Rent in Trafford and would suggest it is important it is the right type of Social Rented accommodation which is delivered (such as family housing) rather than simply maximising a number (which could be more easily achieved through apartments for example). This could help support the proposed split of 20%.
- The majority of THT's 3 bed housing stock sits within Altrincham so the preference would be for 2 bedroom houses and according to our most recent information from the Trafford



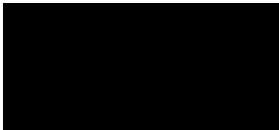


Council Housing Register, there is a greater need for 2 bedroom houses in this area as opposed to 3 bedroom. However, any provision of housing would be supported.

- For the intermediate tenure, we would support Shared Ownership to maximise the opportunity for the local community to access an affordable home ownership option in what is a high value area.
- For shared ownership, there would also be a stronger preference for houses if possible, but we would be supportive of a mix of apartments (both 1 and 2-beds) as well as houses to maximise the choice to meet potential need.
- We aspire to for the house-types to meet minimum nationally described space standards where possible.

If you require any further information or would like to discuss further, then please do not hesitate to contact me.

Yours sincerely



Fred Crawshaw
Senior JV Manager

From: Siobhan Ryder [REDACTED]
Sent: 06 May 2021 08:05
To: James Nicholson <[REDACTED]>
Subject: RE: Affordable Housing Trafford MBC - Timperley site

Hi James

Apologies for the delay in my response to you on this.

Please see below demand info from my colleagues:

Affordable / Social Rent

Easy to let as many 3-4 beds as we can get. As long as rents are below LHA rates for us and no large communal areas that mean huge service charges!

Shared Ownership

We are certain that Shared Ownership would be successful here, we'd see high demand from those priced out of the market in south Manchester. We would ideally look to take a mix of 2/3/4 beds, although majority 3 beds

Open Market Sale

Ideally we would like detached and semi detached units, 3,4 & 5 beds but still as many as we could get.

Is there any way we could help inform your layout/masterplan in terms of layout and design as there is some nervousness around extreme density here which may adversely affect the saleability of homes.

I'm sure team members could offer some guidance?

Look forward to hearing your thoughts.

Very best wishes

Siobhan

Siobhan Ryder
Head of Partnerships
Great Places Housing Group
2a Derwent Avenue
West Didsbury
Manchester
M21 7QP
Tel: 07973 778401

[REDACTED]

Appendix 25

TRAFFORD STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT - ALTRINCHAM AREA ANALYSIS

Trafford SHLAA - Altrincham Sites - Analysis

RAPLEYS

SHLAA REF	Site Address	Place	Site Size	Type of Site	Planning Application Number	Status of Permission	Units left to be delivered				Affordable Housing Offer	No. of Affordable Housing Units	Anticipated Affordable Housing Delivery	Updated Delivery Position
							<5 years	5-10 Years	10-15 years	15+ years				
1542-01	L&M Site Phase 1, Norman Road	Altrincham	4.98	FPP	82014/FULL/2013	UC	41	0	0	0	Details Unavailable	-	N/A	Under Construction but appears to be almost built out.
2389	Altrincham Leisure Centre site and adjoining land, Oakfield Road, WA15 8EW	Altrincham	2.07	NONE			0	34	0	0	N/A	15	15 Units - If Policy Compliant	No planning application
1696-01	Land at Oakfield Road/Moss Lane	Altrincham	1.25	RES	86755/RES/15	UC	59	0	0	0	The provision of affordable housing in an off-site location or a financial contribution equivalent to the provision of 11 units off-site if this is not secured within an agreed timescale (3 years from RM submission)	11	11 Units	
1696-02	Land at Oakfield Road (Altair)/Moss Lane	Altrincham	1.25	RES	90432/RES/17	PP	85	0	0	0	The provision of affordable housing in an off-site location or a financial contribution equivalent to the provision of 11 units off-site if this is not secured within an agreed timescale (3 years from RM submission)	11	11 Units	
2252	Lynnfield House/Hamilton House Church Street	Altrincham	0.9	EXP			0	80	0	0	No Planning Statement or Officer Report available.	0	0 Units	Prior Approval for change of use application expired 2018.
1623	289 Hale Road, Hale Barns	Altrincham	0.87	ALLOC			0	31	0	0	N/A	14	14 Units (If Policy Compliant)	No planning application
1585	Oakfield Road/Balmoral Road	Altrincham	0.85	NONE			0	45	0	0	N/A	20	20 Units If Policy Compliant	No planning application
1564	Land at Stokoe Avenue	Altrincham	0.65	ALLOC			0	24	0	0	N/A	11	11 Units - If Policy Compliant	Protected Open Space. Draft allocation H02.
2162	Beech Trees, 4A Charcoal Road, Dunham Massey	Altrincham	0.63	FPP	93239/FUL/17	PP	1	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	Conditions required to be discharged.
1542-02	L&M Site Phase 2, Norman Road	Altrincham	0.62	FPP	87226/FUL/15	UC	20	0	0	0	No Planning Statement or Officer Report available.	0	No Requirement	Built out.

2585	Onion farm, Warburton Lane	Altrincham	0.62	FPP	94048/FUL/18	PP	1	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	Conditions required to be discharged.
1582	Regent Road Car Park	Altrincham	0.61	FPP	93171/FUL/17	UC	70	0	0	0	No affordable Housing provision- the committee report states that the applicant submitted a viability appraisal and it is anticipated that the scheme will not support affordable housing due to the costs associated with the Multi-storey Car Park proposed as part of the scheme.	0	0 Units	Conditions discharged and NMA approved July 2020
1300-01	Halliwell House, 2 Rappax Road, Hale Barns	Altrincham	0.55	FPP	95710/FUL/18	PP	1	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	Variation of Condition application approved November 2020. Conditions required to be discharged.
2082	Trafalgar House, Manchester Road	Altrincham	0.54	ALLOC			0	0	38	0	N/A	19	19 Units - If Policy Compliant	No planning application
2617	1A Cambridge Road, Hale	Altrincham	0.5	FPP	95825/FUL/18	PP	1	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	
2521	Library, 405 Stockport Road and car park on Baker Street, Timperley	Altrincham	0.46	FPP	93987/FUL/18	UC	29	0	0	0	14 shared ownership units (48% provision)	14	14 Units	Under Construction
2084	Mansion House, Manchester Road	Altrincham	0.43	ALLOC			0	30	0	0	N/A	14	14 Units - If Policy Compliant	No planning application
1566	Land at The Gorse	Altrincham	0.37	NONE			0	13	0	0	N/A	6	6 - If Policy Compliant	No planning application
2255	Alexandra House, 80 St Johns Road	Altrincham	0.36	FPP	86989/FUL/15	UC	40	0	0	0	The application included a development appraisal which concluded that the developer is unable to accommodate affordable housing within the scheme due to the scheme's marginal viability.	0	0 Units	Under Construction
1586	Mayors Road/Manor Road	Altrincham	0.35	NONE			0	0	18	0	N/A	8	8 Units	No planning application
2579	Bay Malton Hotel, Seamons Road	Altrincham	0.33	FPP	96670/FUL/19	PP	1	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	Not Started

1300	Halliwell House, 2 Rappax Road, Hale Barns	Altrincham	0.31	FPP	91936/FUL/17	PP	3	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	Application for variation of condition 2 on planning permission 91936/FUL/17 To create 3 no 3 bedroom apartments and 1no 2 bedroom apartment approved August 2018. Conditions required to be discharged.
2693	land on corner Carrfield Avenue and Mossfield Road, Timperley	Altrincham	0.3	FPP	98764/FUL/19	UC	30	0	0	0	100% affordable	30	30 Units	Under Construction
2415	Brien Avenue	Altrincham	0.26	FPP	91085/FUL/17	UC	1	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	Under Construction
2114	4 South Downs Drive, Bowdon	Altrincham	0.25	FPP	95061/FUL/18	UC	1	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	Conditions required to be discharged.
2192	Pepper House, North Road, Hale Barns	Altrincham	0.24	FPP	93024/FUL/17	UC	3	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	Conditions to be discharged.
1767	Limehurst St, Margarets Road	Altrincham	0.23	FPP	90739/FUL/17	UC	1	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	
1568	Land on Wharf Road	Altrincham	0.22	FPP	93153/FUL/17	PP	99	0	0	0	20% affordable agreed following viability appraisal	20	20 Units	Conditions required to be discharged.
1743	Windswood, 4 Park Road	Altrincham	0.22	FPP	95254/FUL/18	UC	3	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	UC. Variation of Condition application pending destination
2424	Albert Buildings, 3 Scott Drive	Altrincham	0.22	PR-APR	90636/PRO/17	PP	26	0	0	0	Prior Approval Application	0	No Requirement	Conditions required to be discharged.
2434	Brown Street car park, Brown Street, Hale	Altrincham	0.22	FPP	95514/FUL/18	UC	22	0	0	0	54% affordable housing being provided, exceeding the 40% target.	12	12 Units	Discharge of Condition application pending.
2273	Land Rear of 16-24 The Downs	Altrincham	0.21	FPP	93133/FUL/17	UC	10	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	Variation of Condition application approved March 2021. Conditions required to be discharged.

2418	46-50 Railway Street	Altrincham	0.21	FPP	95548/FUL/18	UC	29	0	0	0	31% provision (9 units) agreed all as shared ownership. Policy requirement was 45%. Viability Appraisal submitted which initially suggested no affordable housing could be provided.	9	Units	Variation of Condition application pending - Determination deadline of 13th April 2021.
2676	Car park, Westgate House, 44 Hale Road	Altrincham	0.21	FPP	95345/FUL/18	PP	8	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	Variation of Condition application pending
2293	The Dome, Grafton House, Stamford New Road	Altrincham	0.2	PR-APR	88031/PRO/16		0	14	0	0	No information available	6	6 - If Policy Compliant	
2445	Land north west of the junction of St Margarets Road and Froby Road	Altrincham	0.19	FPP	97655/FUL/19	UC	1	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	
2688	Former Riley's Snooker Club, Bridgewater Road, Broadheath	Altrincham	0.18	FPP	98991/FUL/19	UC	8	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	Under Construction
2455	38 Bow Green Road, Bowdon	Altrincham	0.17	FPP	91526/FUL/17	PP	1	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	
2648	Sunningdale House and Kingfisher House, 11 George Street	Altrincham	0.17	PR-APR	97798/PRO/19	PP	12	0	0	0	Prior Approval Application	0	No Requirement	Conditions required to be discharged
2681	Low Acre, 17 Barry Rise, Bowdon	Altrincham	0.17	FPP	98223/FUL/19	PP	1	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	Conditions required to be discharged
2435	Greenbank House, 15 Albert Square	Altrincham	0.15	FPP	92958/FUL/17	UC	2	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	Under Construction
2652	Hale Library, Leigh Road, Hale	Altrincham	0.15	FPP	97376/FUL/19	PP	8	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	Not Started
1252	Land ADJ 3 Grange Road	Altrincham	0.14	FPP	94004/FUL/18	PP	4	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	Conditions required to be discharged. Permission expires in September 2021. Application pending for New residential building comprising 5 x 3 bed apartment, validated 13th Jan (102989/FUL/20).

1542-03	L&M Site, Norman Road	Altrincham	0.14	FPP	89434/FUL/16	PP	11	0	0	0	No affordable housing provision - Council accepted viability appraisal which concluded the provision of affordable housing and other contributions would negatively impact on the scheme's viability	0	0 Units	Under Construction
2622	Altrincham United Reformed Church Hall, 81 Cecil Road, Hale	Altrincham	0.13	FPP	95417/FUL/18	UC	9	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	Under Construction
2692	216 Hale Road, Hale	Altrincham	0.13	FPP	98644/FUL/19	PP	1	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	Conditions required to be discharged
1917	16 Rydal Drive Hale Barns	Altrincham	0.12	OPP	95319/OUT/18	PP	2	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	Conditions required to be discharged.
2528	Kilpeacon House, Grey Road	Altrincham	0.12	FPP	97742/FUL/19	UC	7	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	Under Construction
2596	Laurel Bank, Hartington Road	Altrincham	0.12	FPP	95320/FUL/18	UC	4	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	Not Started
2599	Lister House, 9-11 Broomfield Lane, Hale	Altrincham	0.12	FPP	95461/FUL/18	UC	2	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	Under Construction
2144	Clarendon House, Stamford New Road	Altrincham	0.11	EXP			0	60	0	0	No affordable housing provision - Council accepted viability appraisal which concluded the provision of affordable housing would negatively impact on the scheme's viability	0	0 Units	Change of Use application expired 2019.
2328	23 Stanhope Road, Bowdon	Altrincham	0.1	FPP	89674/FUL/16	UC	2	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	Under Construction
2488	31 Eyebrook Road, Bowdon	Altrincham	0.1	FPP	97828/FUL/19	PP	1	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	Conditions required to be discharged
2571	42 Brook Avenue, Timperley	Altrincham	0.1	FPP	94128/FUL/18	UC	2	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	Not Started

2595	Land at Stamford Brook Road	Altrincham	0.1	FPP	95113/FUL/18	PP	3	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	Conditions required to be discharged.
2442	Hollycroft, South Downs Road	Altrincham	0.09	FPP	91362/FUL/17	UC	4	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	Variation of Condition application approved October 2020
2545	land to rear of The Square, Hale Road, Hale Barns	Altrincham	0.08	FPP	93317/FUL/17	PP	4	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	Conditions required to be discharged
2710	Chapel House, 14 New Street, Altrincham	Altrincham	0.07	FPP	98267/FUL/19	PP	15	0	0	0	100% affordable	15	15 Units	Under Construction
2159	Land at 30 Deansgate Lane, Timperley	Altrincham	0.06	FPP	84424/FUL/14	UC	2	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	
2625	20-22 The Downs, Altrincham	Altrincham	0.06	FPP	84430/FUL/14	UC	6	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	Under Construction
2633	Development site adjacent to Chatsworth House, 6 Stanhope Road, Bowdon	Altrincham	0.06	FPP	94928/FUL/18	PP	2	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	Conditions required to be discharged
2425	185 Grove Lane, Hale	Altrincham	0.05	FPP	90469/FUL/17	PP	1	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	
1994	Land between 20 & 22 St Georges Crescent, Timperley	Altrincham	0.04	FPP	91121/FUL/17	PP	1	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	Conditions required to be discharged
2187	Bollin Private Hotel, 58 Manchester Road	Altrincham	0.04	EXP			0	6	0	0	Below the minimum threshold for affordable housing	0	No Requirement	Change of Use application expired 2018.
2509	230 washaway Road, Sale	Altrincham	0.04	FPP	98892/FUL/19	PP	1	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	Conditions required to be discharged

2616	Fairhaven, Hall Road, Bowdon	Altrincham	0.04	FPP	96302/FUL/18	PP	2	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	Variation of Condition application pending
2492	27-35A Regent Road	Altrincham	0.03	FPP	94198/FUL/18	UC	3	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	Variation of Condition application pending. Under Construction.
2507	Land to rear of 1-13 Massey Road	Altrincham	0.03	FPP	97244/FUL/19	PP	2	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	Condition required to be discharged
2709	16 Old Market Place	Altrincham	0.03	FPP	97757/FUL/19	PP	4	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	Discharge of Conditions application pending
2436	Land to the rear 397 Stockport Road	Altrincham	0.02	FPP	90392/FUL/17	PP	11	0	0	0	100% affordable	11	11 Units	Conditions required to be discharged
2618	11 The Crescent, Altrincham	Altrincham	0.02	FPP	96018/FUL/18	PP	1	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	Conditions required to be discharged
2635	1 Market Street	Altrincham	0.02	FPP	95499/FUL/18	PP	7	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	Conditions required to be discharged
2644	201 Ashley Road, Hale	Altrincham	0.02	FPP	94251/FUL/18	PP	3	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	Conditions required to be discharged
2340	Orchard Court, Baker Street, Timperley	Altrincham	0.01	FPP	96984/FUL/19	PP	1	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	No Conditions to be discharged. Appears to be complete.
2364-02	Ashley House 30 Ashley Road	Altrincham	0.01	PR-APR	99169/PRO/19	UC	1	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	
2441	Paddock farm, Wellfield Lane	Altrincham	0.01	PR-APR	91138/PRQ/17	UC	1	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	

2473	210 Ashley Road, Hale	Altrincham	0.01	FPP	89922/FUL/16	UC	2	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	Conditions required to be discharged
2517	21A Kingsway	Altrincham	0.01	FPP	93516/FUL/18	PP	1	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	Not Started
2589	19A The Downs	Altrincham	0.01	COU	95245/COU/18	PP	3	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	
2597	71 George Street	Altrincham	0.01	FPP	95366/FUL/18	UC	1	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	
2614	51 Oxford Road	Altrincham	0.01	FPP	95969/FUL/18	UC	1	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	Under Construction
2641	399 Stockport Road, Timperley	Altrincham	0.01	PR-APR	97479/PRO/19	UC	1	0	0	0	Prior Approval Application	0	No Requirement	
2655	230 Stockport Road, Timperley	Altrincham	0.007	PR-APR	98011/PRO/19	UC	1	0	0	0	Prior Approval Application	0	No Requirement	Under Construction
2577	19 Oakfield Street	Altrincham	0	FPP	94854/FUL/18	PP	1	0	0	0	Below the minimum threshold for affordable housing	0	No Requirement	
Total							749	337	56	0		246		

Appendix 26

SOCIO-ECONOMIC STATEMENT



Socio-Economic Statement for
Harlex (RLP Timperley) LLP

PLANNING APPLICATION FOR A PROPOSED RESIDENTIAL DEVELOPMENT AT THORLEY LANE, TIMPERLEY, WA15 7PJ

September 2021

Our Ref: 18-01961

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QUALITY ASSURANCE

This report has been prepared within the quality system operated at Rapleys LLP according to British Standard ISO 9001:2008.

Created by:	Joshua Ambrus MPLAN MRTPI [Redacted]
Signature:	
Checked by:	Richard Huteson MA Dip PS MRTPI [Redacted]
Signature:	

1 INTRODUCTION

- 1.1 This Statement has been prepared by Rapleys LLP (Rapleys), on behalf of Harlex (RLP Timperley) LLP 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.
- 1.2 This Statement identifies and addresses the potential socio-economic benefits which will arise from the proposed development.
- 1.3 The Statement should be read in conjunction with the suite of documentation submitted in support of this application submission.
- 1.4 Against this background, the structure of this Statement has been set out as follows:
 - 1. Introduction;
 - 2. Context;
 - 3. Socio-Economic Status Of The Area
 - 4. The Proposed Development; and
 - 5. Summary and Conclusions.

2 CONTEXT

- 2.1 Housing development is a key component of economic growth which is fully recognised by national policy through the NPPF.
- 2.2 The redevelopment of the planning application site, will deliver a significant amount of investment through the construction process and the associated spend through the construction period.
- 2.3 The construction industry and house building make an important contribution to both the local and national economy and through job creation.
- 2.4 The economic role is one of the three dimensions for achieving sustainable development. In these terms, the economic role of sustainable development contributes to building a strong, responsive and competitive economy.
- 2.5 The economic benefits of the planning application site coming forward for residential development should be recognised accordingly.

GOVERNMENT WHITE PAPER: FIXING OUR BROKEN HOUSING MARKET

- 2.6 The Government published the White Paper in February 2017 setting out the government's plans to reform the housing market and boost the supply of new homes in England.
- 2.7 The White Paper emphasises the impact of housebuilding on economic growth and the economy:

"Britain's broken housing market hurts all of us. Skyhigh property prices stop people moving to where the jobs are. That's bad news for people who can't find work, and bad news for successful companies that can't attract the skilled workforce they need to grow, which is bad news for the whole economy."

*Low levels of house building means less work for everyone involved in the construction industry - architects, builders, decorators and manufacturers of everything from bricks to kitchen sinks. If people must spend more and more to keep a roof over their head they'll inevitably cut back elsewhere - meaning less money gets spent in the wider economy."*¹

*"If we fail to build more homes, it will get ever harder for ordinary working people to afford a roof over their head, and the damage to the wider economy will get worse."*²

NATIONAL PLANNING POLICY FRAMEWORK

- 2.8 The NPPF provides explanation of the importance of sustainable development.
- 2.9 Paragraph 8, states that the planning system has three overarching objectives, one of which is an economic objective:

"an economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the

¹ Department for Communities and Local Government (2017), 'Fixing our broken housing market - page 11' https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/590464/Fixing_our_broken_housing_market_-_print_ready_version.pdf [11/05/21]

² Department for Communities and Local Government (2017), 'Fixing our broken housing market - page 15', https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/590464/Fixing_our_broken_housing_market_-_print_ready_version.pdf [11/05/21]

right time to support growth, innovation, and improved productivity; and by identifying and coordinating the provision of infrastructure”

- 2.10 Within Section 6 (Building a Strong, Competitive Economy) of the NPPF, it is stated that significant weight should be placed on the need to support economic growth (paragraph 81):

“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.”

- 2.11 It is therefore clear that the NPPF confirms that the economic benefits of development are key to achieving sustainable development and that the economic benefits a scheme brings can carry significant weight in the decision making process.

LOCAL PLANNING POLICY

- 2.12 The relevant Development Plan documents relating to this statement for Trafford Borough Council comprises the following:

- Core Strategy (Adopted January 2012);
- Revised Unitary Development Plan (UDP) (Adopted June 2006);

- 2.13 The Core Strategy sets out an overarching strategy and development principles for Trafford to guide development until at least 2026. It was adopted on 26 January 2012.

- 2.14 Within the Core Strategy, the importance of economic growth and the role Trafford plays in the wider sub region is set out;

“The Trafford LDF will contribute to and support the vision of the Manchester City Region becoming a world class city. Trafford is one of the main economic drivers in the City Region’s economy. Given Trafford’s role in the City Region, we must ensure, through the implementation of this Plan, that growth benefits not only Trafford’s residents but also that it contributes to the wider aspiration for Greater Manchester.”

RELEVANT APPEAL DECISIONS

- 2.15 The importance of economic growth and the economic benefits of residential development have been given considerable weight by appeal inspectors.

Cringle Road, Levenshulme (APP/B4215/W/18/3196113)

- 2.16 The Inspector, in paragraph 44 of their decision notice, attached significant weight to the important economic benefits generated by the proposed development;

“The investment and employment generated by the construction works would be positive economic benefits of the proposal and the development would have the potential to increase consumer expenditure by some £1.2m each year. There can be no guarantee that all of the construction workers would live locally or that all of the additional consumer expenditure would be spent with local businesses but these are important economic benefits to which I attach significant weight. “

Old Red Lion, Great Missenden (APP/X0415/W/18/3202026)

- 2.17 The Inspector recognised, at paragraphs 120 and 121 of their decision, the benefits to the local economy through direct and indirect jobs and through the increased local population which would maintain and enhance local services. Whilst acknowledging that the economic benefits can come from any housing development, the Inspector attached significant weight to the benefits.

“there would be benefits to the local economy as a result of direct and indirect jobs generated during the construction period, and as a result of increased population, which could increase demand for and use of local services and businesses in the High Street and the wider District, once the housing is occupied. This would help to maintain and enhance these services and businesses, thereby increasing their viability.”

“I acknowledge that these benefits would not be unique to this development, but would flow from any new housing development of this size within the District. However, this does not detract from the fact that the appeal proposal would give rise to these real benefits to which I attach significant weight, in accordance with NPPF paragraph 80.”

3 SOCIO-ECONOMIC STATUS OF THE AREA

- 3.1 This section sets out the socio-economic characteristics of the area, and Trafford Borough, using the regional North West and England benchmarks as a comparator.

POPULATION

- 3.2 The population of Altrincham was 46,460, according to the Census in 2001. By the Census 2011, the population had increased 12.8% to 52,419.
- 3.3 The population of Trafford Borough in 2001 was 210,200 and increased by 8% to 227,091 in the 2011 Census. The 2018 Sub-Based National Population Projections indicate an increase of a further 14.6% by 2043.

HOUSING SUPPLY

- 3.4 Paragraph 74 of the NPPF requires that Local Planning Authorities identify and update annually a supply of deliverable sites sufficient to provide a minimum of 5 years housing supply against their adopted housing requirement or against Local Housing Need where the strategic policies are more than 5 years old.
- 3.5 The Housing Delivery Test requires that where the Test indicates that delivery has fallen below 95% of the local planning authority's housing requirement over the previous three years an action plan is required. Where delivery has fallen below 85%, a 20% buffer applies, and from 2020, the presumption in favour of sustainable development will be engaged where delivery is less than 75%.
- 3.6 The Housing Delivery Test results published in January 2021 indicated Trafford Borough Council achieved a score of 61%, only delivering 61% of the new houses needed over the past 3 years. Therefore a 20% buffer is applied to Trafford's 5-year housing land supply, and an action plan must be produced. As the Development Plan is more than 5 years old, the Housing Delivery Test is calculated on the Local Housing Needs figure of 1,377 dwellings per annum.
- 3.7 In the Housing Delivery Test Action Plan published July 2021, as a result of the 2020 Housing Delivery Test results, the Council acknowledge that the five-year requirement increases from 6,885 to 8,262 as a result of the 20% buffer and that the NPPF presumption in favour of sustainable development applies, as the Council cannot demonstrate a five-year housing land supply.
- 3.8 Using the Council's figures in Appendix B (Trafford's land supply as at 31st March 2021) of the Housing Delivery Test Action Plan and the definition of deliverable in Annex 2 of the NPPF, Trafford Council can only demonstrate a housing land supply of 1.94 years which represent a significant housing land supply shortfall.

AFFORDABILITY

- 3.9 The undersupply of housing to meet the local demand can lead to affordability issues. This increases the impacts on social mobility and economic growth. There is also the risk that there will be a skills shortage in the local area as residents choose to locate elsewhere where the area can provide suitable and sufficient affordable housing.
- 3.10 There were 6,150,264 single person households in England according to the 2001 Census. By the time of the 2011 Census, this had risen to 6,666,493. This is defined as one person living alone, but this could also include people living in the same address sharing facilities such as those house sharing in private rented accommodation. In addition, the Office for National Statistics published data in 2014 which showed 26% of young adults aged 20-34 lived with

their parents in 2013 which equated to 3.3m people. This was an increase from 21% in 1996³.

- 3.11 The key marker as to whether housing is affordable within the market is considered to be 3.5 times gross income. This means that the ability to purchase is based on a mortgage being 3.5 times gross income. According to the ONS⁴, the ratio of average house prices to average earnings in Trafford Borough is 9.7. This compares to 5.8 for the North West Region and 7.7 for England as a whole as of 2020.
- 3.12 The NPPF refers to market signals at Paragraph 61 to determine the number of homes needed, *“To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance - unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.”*
- 3.13 House prices have increased (in part) due to a lack of supply, and therefore the affordability imbalance can be addressed through the provision of a greater number of affordable housing, which takes into account the market signals referred to in paragraph 61 of the NPPF.
- 3.14 Addressing the affordability imbalance by proving a greater number of affordable homes and a range of house types could increase the disposable income which could be spent locally, rather than a large percentage of income being spent on mortgage payments or private rent.

³ ONS (2014) ‘Young adults living with parents in the UK’
<https://webarchive.nationalarchives.gov.uk/20160105214203/http://www.ons.gov.uk/ons/rel/family-demography/young-adults-living-with-parents/2013/info-young-adults.html> [12/05/21]

⁴ ONS (2020), ‘House price to workplace-based earnings ratio’,
<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian> [27/04/21]

4 THE PROPOSED DEVELOPMENT

- 4.1 The submitted planning application seek outline planning application for the following development:

“Outline planning application for the demolition of existing buildings and the erection of up to 116 dwellings with associated infrastructure and landscaping and vehicular access point from Thorley Road and Wood Lane. All matters reserved except for access.”

- 4.2 The proposed development will provide a policy compliant 45% affordable housing.
- 4.3 In addition to affordable housing, there are other economic benefits which would arise from the proposed development. These are outlined below.
- 4.4 This section of the statement has been structured to cover the lifecycle of the proposed development, including the economic and social benefits created through the construction process, increased expenditure and an active labour force from new residents occupying the new development, and the additional Council Tax revenues the Council could receive on completion of the development.

CONSTRUCTION

- 4.5 Construction of 116 units could be built out at a rate of at least 35 units per annum, meaning a construction period of circa. 3 years.
- 4.6 During this time, there will be additional benefits arising from the construction. The construction cost alone of the 116 units would generate a significant regional spend.
- 4.7 There would also be the benefit of direct employment during the construction period.
- 4.8 The construction industry is an important employer both locally and nationally, with the 2011 Census stating that within Trafford Borough 6.5% of residents aged over 16 and in employment were employed in the construction industry⁵.
- 4.9 It is expected that a construction firm would employ a mix of permanent workers in addition to local construction workers or contractors. The Office for National Statistics indicates that in March 2021 there were approximately 1,195 people within Trafford Borough claiming Jobseeker’s Allowance and actively searching for employment in the construction industry⁶.
- 4.10 Given that there are available workers within the industry, the proposed development has local labour to utilise. The development will reduce unemployment in the construction industry and sustain employment for local people. Trafford Borough generally has a low unemployment rate of 3.5%, compared to the national average of 4.6%⁷.
- 4.11 The Home Builders Federation (HBF) online Housing Calculator estimates that for 116 units in Trafford Borough, this could lead to 359 total jobs, direct employment of 124 workers, and 93 employees in indirect employment⁸.

⁵ Nomis (2013), ‘Census 2011 Industry by sex by age’, <https://www.nomisweb.co.uk/census/2011/dc6110ew> [10/05/21]

⁶ Nomis, ‘Jobseeker’s Allowance by occupation’, <https://www.nomisweb.co.uk/query/construct/summary.asp?mode=construct&version=0&dataset=64> [29/04/21]

⁷ <https://www.nomisweb.co.uk/reports/lmp/la/1946157089/report.aspx#tabempunemp> [10/05/21]

⁸ HBF, ‘Housing Calculator’ <https://www.hbf.co.uk/policy/policy-and-wider-work-program/hbf-housing-calculator/#tab-profile> [06/05/21]

- 4.12 Increased construction activity will benefit a range of businesses in various disciplines such as architecture, planning and surveying, real estate, manufacturing, and logistics.
- 4.13 In addition, the HBF calculator estimates a potential of 98 induced jobs leading to positive benefits in the overall economy. Increases in expenditure could arise as construction works utilise the local shops and other local facilities.
- 4.14 According to the ONS Construction Statistics, the total number of construction employees in the North West region in 2019 was 155,900⁹. The total construction output in the North West in 2019 was £19,314,000¹⁰. Therefore, from these figures, it can be estimated the gross average output per employee in the North West can be estimated at £123,887.

OCCUPATION

- 4.15 According to the 2011, the average estimated household size for Trafford Borough is 2.4 persons per household¹¹. Therefore, a development of 116 units could be home to 278 residents bringing increased expenditure to the local economy.
- 4.16 The new homes within the proposed development could be occupied by a mix of residents who already live in the local area, new residents to the area, or newly forming households. Consequently, a number of the vacated properties, and properties within the new development will be occupied by residents from outside the local area or Borough.
- 4.17 The provision of new housing in an area can provide attractive accommodation to attract skilled workers into the area or provide increased choice to the people already living in the local area and ensure the competitiveness of the local area in the long term. It is reasonable to expect that households would be occupied with households with adults of working age and who are economically active.
- 4.18 Using the nomis official labour market statistics for Trafford Borough¹², 61.3% of the population of Trafford is of working age, the delivery of 116 new dwellings could result in 170 additional people of working age in the area. As the percentage of economically active people aged 16 and over is 82.2% in Trafford, at least 140 residents could be expected to be in employment and economically active.
- 4.19 New residents will bring an increased retail and service spend into the local economy. With the range of services available locally to the site at Thorley Lane, some of this additional spend could be retained locally and retained by other key centres within Trafford
- 4.20 The Office for National Statistics provides 'Average weekly household expenditure by Output Area Classification' which expresses weekly household expenditure by socio-economic Output Area Classification supergroup. There are 8 supergroups¹³.

⁹ ONS (2021), Construction statistics annual tables.

<https://www.ons.gov.uk/businessindustryandtrade/constructionindustry/datasets/constructionstatisticsannualtables>

¹⁰ ONS (2021) Output in the construction industry: sub-national and sub-sector

<https://www.ons.gov.uk/businessindustryandtrade/constructionindustry/datasets/outputintheconstructionindustrysubnationalandsubsector>

¹¹ 2011 Census: Households with at least one usual resident, household size and average household size, local authorities in the United Kingdom - Table H01UK

¹² Nomis , Official labour market statistics, Labour Market Profile for Trafford

<https://www.nomisweb.co.uk/reports/lmp/la/1946157089/report.aspx#tabrespop>

¹³ ONS (2019), 'Average weekly household expenditure by Output Area Classification (OAC) supergroup, UK: Table A51' <https://www.ons.gov.uk/peoplepopulationandcommunity/personalandhouseholdfinances/expenditure/datasets/averageweeklyhouseholdexpenditurebyoutputareaclassificationoacsupergroupuktablea51> [13/05/21]

4.21 The surrounding area predominantly falls within the 'Suburbanites' socio-economic classification group¹⁴. Therefore, it is assumed the new residents of market housing would fall into this group, with the affordable housing occupied by the 'Hard Pressed Living' group. The spending of each group per week is:

- £659.30 per week for households in the Suburbanites (Super-group 6); and
- £482.10 per week for households in the Hard Pressed Living (Super-group 8).

4.22 The HBF Housing Calculator estimates the total potential local spending in Trafford from the proposed development would equate to £3,055,347 per annum.

COMPLETION

4.23 New residential development contributes to Council Tax revenues and S106 contributions and Community Infrastructure Levy (CIL payments. It is anticipated that the scheme will provide over £500,000 in CIL payment to Trafford Council.

4.24 The HBF Housing Calculator estimates that the provision of 116 new residential properties would generate Council Tax payment of £131,017 per year. This will provide additional funding for the Council to continue to deliver services and invest in the local area.

¹⁴ CDRC Maps (2018) <https://maps.cdrc.ac.uk/#/geodemographics/oac11/default/BTTTTT/10/-0.1500/51.5200/> [13/05/21]

5 SUMMARY AND CONCLUSIONS

- 5.1 This Statement has been prepared by Rapleys, on behalf of Harlex (RLP Timperley) LLP 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. This Statement identifies and addresses the potential socio-economic benefits which will arise from the proposed development. The population of Trafford is projected to grow further in the coming years and it is clearly a very sought-after location in which to live with an affordability ratio of 9.7, which is higher than both the ratio for the north west and England as a whole.
- 5.2 The proposed development will assist in improving affordability by providing new market and affordable homes.
- 5.3 The NPPF places significant weight on the planning system supporting economic growth. It can be seen through the information set out within this report that the economic benefits which the scheme will deliver will be substantial.
- 5.4 As such, this should be given significant weight in the decision making process.