

ADDENDUM – UPDATE TO HOUSING LAND SUPPLY (NOVEMBER 2021)

Following a comprehensive review the Council’s housing land supply is as follows:-

LHN Target per year	1,377
LHN Target per year + 20% buffer	1,652.4
LHN Target 2021-2026 + 20% buffer	8,262
Deliverable housing land supply 2021-2026	7,285
Number of years supply calculation (5,174 ÷ 1,652.4)	4.41 years

The following are additional sites included since the March 2021 update.

Site Name	HLS Number March 2021	HLS Number November 2021	5 yls +/-	LPA Explanatory Notes	Appellant Agree/ Dispute	Appellant Explanatory Notes
Skerton / Elsinore Rd, Old Trafford	0	367	+367	Identified in the Statement of Case. Full planning permission granted in May 2021. Developer has confirmed they intend to start on site in January 2022. Developer has track record of bringing forward other apartment schemes quickly.	Agreed	N/A

Site Name	HLS Number March 2021	HLS Number November 2021	5 yls +/-	LPA Explanatory Notes	Appellant Agree/ Dispute	Appellant Explanatory Notes
Mayfield House, Dane Road, Sale	0	29	+ 29	Identified in the Statement of Case. Full planning permission granted in April 2021.	Agreed	N/A
Trafford Waters, Davyhulme	0	350	+ 350	Identified in the Statement of Case. Outline planning permission for 3000 units granted. HIF funding requires the completion of infrastructure works by March 2023 and 350 units by December 2025. There is a Planning Performance Agreement in place for the discharge of pre-commencement conditions and reserved matters to enable meeting HIF deadlines. No complex ground issues which would stall development. Reserved matters are expected in late 2021 / early 2022.	Agreed	N/A
Land at Heath Farm Lane, Partington	148	250	+102	Identified in the Statement of Case. Hybrid planning permission granted. Two outlets – one affordable, one market housing. Construction has commenced with c. 50 units built in the first 12 months and developer confirmed they intend to continue delivering at this rate. Condition discharge underway – no issues anticipated that would stall development.	Agreed	Capped at 250 by Grampian Condition re relief road/access

Site Name	HLS Number March 2021	HLS Number November 2021	5 yrs +/-	LPA Explanatory Notes	Appellant Agree/ Dispute	Appellant Explanatory Notes
Royal Canal Works, Stretford	0	47	+ 47	Identified in the Statement of Case. Full planning application granted in January 2018. Contamination issues had stalled works on site but these are now resolved. Pre-commencement conditions are being discharged and a start on site is imminent.	Agreed	N/A
Former Kelloggs Site, Talbot Road, Stretford, M16 OPG	220	630	+410	S106 completion on outline imminent. JV with the Council. Extensive pre-app discussions on RM application. Planning application for 630 units expected early 2022. PPA anticipated. Developer Glenbrook. Four different outlets including significant number of apartments, and a range of tenures.	Disagree	Not deliverable in line with NPPF and PPG
Stretford Mall, Chester Road	0	600	+600	Hybrid application submitted Nov 2021 for major town centre redevelopment including 800 residential units, of which 600 anticipated to complete in 5 years. Extensive community consultation. Committee date March 2022. Future High Streets funding secured (£17M) on basis of land value uplift.	Disagree	Not deliverable in line with NPPF and PPG
The Square, Town Square,	150	202	+52	Resolution to grant full planning permission subject to s106 for major town centre redevelopment of Stanley Square, including 202 residential units. Applicant is making good progress on	Disagree	Not deliverable in line with NPPF and PPG

Site Name	HLS Number March 2021	HLS Number November 2021	5 yls +/-	LPA Explanatory Notes	Appellant Agree/ Dispute	Appellant Explanatory Notes
Sale, M33 7WZ				initial phase of improvements to retail units, and is keen to start on residential phase as soon as s106 complete. GMCA Brownfield Housing Fund secured (£3M).		
Former Bakemark UK, Skerton Road, Stretford	0	180	+180	Site on brownfield land register. Developer has confirmed they intend to start Skerton Rd Phase 1 on site in January 2022, and intention is to move straight on to Phase 2. Suitable for residential site. Detailed pre-application discussion imminent, planning application anticipated 2022, with start on site late 2023. Developer has track record of delivery.	Disagree	Not deliverable in line with NPPF and PPG
Former B+Q Site, Great Stone Road, Old Trafford	0	163	+163	The appeal scheme (332 units). No objection to principle of high density residential development. A capacity exercise based on AAP Masterplan has suggested a scheme of 163 units could be accommodated on site. Developer has suggested themselves that development would be delivered within 5 years.	Disagree	Not deliverable in line with NPPF and PPG
Pomona Docks Phase 2	0	161	+161	Full planning application submitted with PPA arrangement to take to February 2022 Planning Committee. Commercial	Disagree	Not deliverable in line with NPPF and PPG

Site Name	HLS Number March 2021	HLS Number November 2021	5 yls +/-	LPA Explanatory Notes	Appellant Agree/ Dispute	Appellant Explanatory Notes
				terms agreed with landowner acting as developer. Suitable and available for residential site. Forms part of wider masterplan, approved March 2020. Outline planning application for Pomona Phase 3 (the remainder of the Pomona site) expected March 2022, determination September 2022 for 2000+ units. Reserved matters to follow in phases imminently thereafter.		
Globe Trading Estate, 88-118 Chorlton Road, M15 4AL	0	148	+148	Site on brownfield land register. Suitable and available residential site. Pre-application discussion underway with developer with track record of delivery.	Disagree	Not deliverable in line with NPPF and PPG
Land Off Bold Street, Old Trafford, M15 5PW	0	143	+143	Brownfield land register. Council JV with Trafford Housing Trust. Redevelopment of brownfield site. Suitable and available residential site. Pre-application discussion progressing well under PPA. Latest scheme 154 units. Executive and Board approval to proceed with planning application. January 2023 SOS, forecasting an August 25 completion.	Disagree	Not deliverable in line with NPPF and PPG
Warwick Road	0	126	+126	Live full planning application for 126 apartments. Suitable and available	Disagree	Not deliverable in line with NPPF and PPG

Site Name	HLS Number March 2021	HLS Number November 2021	5 yls +/-	LPA Explanatory Notes	Appellant Agree/ Dispute	Appellant Explanatory Notes
South, Old Trafford				residential site. Site will be added to Brownfield Land Register in December 2021 update. Applicant has completed land assembly exercise.		
Sale West Estate Bounded By Firs Way, Cherry Lane, Woodhouse Lane and Manor Avenue	79	114	+35	Full planning permission granted for 79 units. Suitable and available residential site. Outline for a further 184, of which 35 are expected to imminently move to reserved matters / standalone full applications.	Disagree	Not deliverable in line with NPPF and PPG
94A Talbot Road, Old Trafford	0	100	+100	Developer has December pre-app meeting arranged with LPA. PPA anticipated early 2022 for a planning application. Suitable and available residential site. New architect appointed since last pre-app. Site will be added to Brownfield Land Register in December 2021 update.	Disagree	Not deliverable in line with NPPF and PPG
MKM House, Warwick Road,	0	89	+89	Extant consent for 89 units with lawful start on site. Suitable and available residential site. Subsequent planning application for 88 units refused against officer recommendation. Appeal lodged.	Agree	N/A

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Stretford, M16 0XX						
Clarendon House, Stamford New Road, Altrincham , WA14 1BY	60	68	+8	Council owned building. JV with Bruntwood. Suitable and available residential site. Developer identified. Extensive pre-application. Developer public consultation in December with planning application to be submitted early 2022. Site on Brownfield Land Register.	Disagree	Not deliverable in line with NPPF and PPG
Christie Road, Stretford	0	50	+50	Brownfield site, will be added to Brownfield Land Register in December 2021 update. Suitable and available residential site. Pre-app undertaken late 2021. Planning application anticipated mid-2022, start on site 2023.	Disagree	Not deliverable in line with NPPF and PPG
Stretford Memorial Hospital, Seymour Grove, M16 0DU	0	40	+40	Vacant brownfield site, on the Brownfield Land Register. Site marketed, extensive developer interest, and clearly suitable and available for residential development.	Disagree	Not deliverable in line with NPPF and PPG
Land At and Adjacent to Katherine Lowe	0	37	+37	Site will be added to Brownfield Land Register in December 2021 update. Live planning application. Suitable and available residential site.	Disagree	Not deliverable in line with NPPF and PPG

Site Name	HLS Number March 2021	HLS Number November 2021	5 yls +/-	LPA Explanatory Notes	Appellant Agree/ Dispute	Appellant Explanatory Notes
House, Davyhulme						
Claremont Centre, Claremont Road, Sale, M33 7DZ	0	30	+30	Council owned site, on Development Programme. Site will be added to Brownfield Land Register in December 2021 update. Suitable residential site. Alternative site identified for music service who currently occupy the building. Sketch schemes drawn up, appointment of architect imminent. Scheme viable. Submission of planning application 2022.	Disagree	Not deliverable in line with NPPF and PPG
Greatstone Hotel, Stretford	0	30	+30	Full application for 56 apartments refused. Appeal submitted. Thirty units in HLS considered to be appropriate capacity for the site. Site suitable and available for residential development. Site will be added to Brownfield Land Register in December 2021 update.	Disagree	Not deliverable in line with NPPF and PPG
Shawe Lodge, Barton Road, Urmston	0	27	+27	Cleared site, former care home. Trafford Housing Trust ownership. Excellent delivery record. Prominent main road site. Site will be added to Brownfield Land Register in December 2021 update. Suitable and available residential site. Working towards	Disagree	Not deliverable in line with NPPF and PPG

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				planning submission next Autumn and SOS Spring 2023, completion 2024.		
Sale Masonic Hall/ Sale Police Station	0	25	+25	Both vacant buildings. Brownfield site. Recent refusal for apartment scheme on Masonic site, owned by an RP, contrary to officer recommendation. Suitable and available residential site. Revised pre-app and application covering both sites expected 2022. Site will be added to Brownfield Land Register in December 2021 update.	Disagree	Not deliverable in line with NPPF and PPG
94B Talbot Road, Old Trafford	0	25	+25	Pre-app discussion held with applicant. Suitable and available site for residential development. Site will be added to Brownfield Land Register in December 2021 update.	Disagree	Not deliverable in line with NPPF and PPG
Higher Road Depot and Adjoining Site	0	22	+22	Council owned brownfield sites. On Brownfield Land Register. Suitable and available site for residential development. On Council's Land Disposals list 2021.	Disagree	Not deliverable in line with NPPF and PPG
The Pelican, Timperley	0	22	+22	Vacant brownfield site. Site will be added to Brownfield Land Register in December 2021 update. Suitable and available residential site. Live planning application including care home and 22 apartments. Site has capacity to deliver	Disagree	Not deliverable in line with NPPF and PPG

Site Name	HLS Number March 2021	HLS Number November 2021	5 yls +/-	LPA Explanatory Notes	Appellant Agree/ Dispute	Appellant Explanatory Notes
				more residential units if the care home proposal fell away.		
Bowdon Hotel	0	22	+22	Vacant brownfield site. Site will be added to Brownfield Land Register in December 2021 update. Suitable and available for residential site. Final pre-application discussion December 2021 for care home, day nursery and apartment scheme. Site has capacity to deliver more residential units if the care home proposal fell away. Planning application due February 2022. SOS November 2022, completion December 2024.	Disagree	Not deliverable in line with NPPF and PPG
Land East of Partington Shopping Centre, Off Central Road, Partington	0	16	+16	Council owned site. Suitable and available residential site. Architect appointed. Full application due 2022.	Disagree	Not deliverable in line with NPPF and PPG
Curzon Cinema, Urmston	0	44	+44	Underused brownfield site. Extensive pre-application engagement. Further pre app in early 2022, planning application May 2022, start on site June 2023.	Disagree	Not deliverable in line with NPPF and PPG
Car Park, Cresta	0	16	+16	Pre-application enquiry for apartment scheme on unused area of car park to	Disagree	Not deliverable in line with NPPF and PPG

Site Name	HLS Number March 2021	HLS Number November 2021	5 yls +/-	LPA Explanatory Notes	Appellant Agree/ Dispute	Appellant Explanatory Notes
Hotel, Altrincham				large hotel site. Brownfield land. Planning application expected 2022.		
Robin Hood Hotel, 125 Barton Road, Stretford	0	15	+15	Vacant brownfield site suitable for residential development. Vacant pub and car park. Live planning application.	Disagree	Not deliverable in line with NPPF and PPG
Land At Stokoe Avenue	0	8	+8	Council owned site. Extensive community engagement and pre-application discussion. Planning application to be submitted early 2022.	Disagree	Not deliverable in line with NPPF and PPG