TRAFFORD COUNCIL

Strategic Housing Land Availability Assessment

As at 1st April 2026



July 2026

www.trafford.gov.uk

Disclaimer

In relation to the information contained within this report, and any other report accompanying the findings of Trafford's Strategic Housing Land Availability Assessment (SHLAA), the Council makes the following disclaimer without prejudice;

The identification of housing potential from sites and buildings in this study does not imply that Trafford Council would necessarily grant planning permission for their residential development. For example, some of the sites identified in the SHLAA are currently being used for employment purposes and any planning application to change the use of these sites to residential would still need to be assessed against planning policy that seeks to protect employment land and other material considerations;

The inclusion of any identified sites or buildings within the study does not preclude them being developed for other uses considered suitable;

The exclusion of sites and buildings from the study (either because they were never identified or discounted) does not preclude the possibility of residential development being granted on them;

The information within the study is based on the details that were available regarding each site at the time of the study. Therefore, users of the study findings will need to appreciate that there may be constraints on some sites that were not identified at the time of the study. In addition, some sites which were vacant (or appeared vacant) at the time of the study may have been re-occupied and are therefore no longer available for possible re-development. Any planning applications will continue to be treated on their own merits and assessed against current planning policy and other material factors;

Capacities for new sites that have been included in the study are based on either applying an average density, discussions with the landowner, developer or Council departments or initial proposals put forward by a developer as part of a masterplan, pre application discussion or planning application submission. In all cases, the consideration of a detailed

planning application may find that these capacities change due to highways issues, design or the need to provide other uses on a site;

The categorisation of sites in terms of when they may come forward (1-5 years, 6-10 years, 11-15 years or 15 years plus) is based on known site information. Circumstances or assumptions may change which may mean that sites could come forward sooner or later than originally envisaged. The SHLAA does not prevent any applications being submitted on any sites identified or excluded within it at any time; and

The study has a base date of 1st April 2026 in terms of sites with planning permission and sites under construction and therefore this information is only what was held at that time and is therefore subject to change over time. Changes to this will be addressed through the ongoing monitoring and updating of the SHLAA.

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1.0 Introduction

1.1 Strategic Housing Land Availability Assessments (SHLAA) are a key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes. These assessments are required by national policy as set out in the National Planning Policy Framework.

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1.3 The main purpose of the SHLAA is to identify sites with potential for housing and assess when they are likely to be developed. As a minimum it should aim to identify sufficient specific sites for at least the first ten years of the development plan, from the anticipated date of its adoption and ideally for longer than the whole fifteen-year period.

1.4 This SHLAA covers 15 years from its April 2026 base date and therefore provides a robust assessment of housing supply supporting the Places for Everyone Joint Development Plan Document which covers the period up until 2039 and the emerging Trafford Plan, which has the same plan period.

1.5 Its purpose is to identify land that may be suitable, available and achievable for future housing development and to inform plan-making and housing land supply evidence. The assessment does not allocate land for development; it provides an evidence base on the range of sites with development potential.

1.6 This summary report sets out the background to the SHLAA, the methodology used in undertaking the study and presents the findings of the assessment. All of the sites identified by the SHLAA and included

within the identified housing land supply in Trafford are included at Appendix 1 of this report.

1.7 This SHLAA has been published following the adoption of the Places for Everyone Joint Development Plan Document and forms part of the Trafford Local Plan evidence base. Places for Everyone and draft Trafford Local plan allocations for residential development are included in this assessment, showing their position as at 1st April 2026.

1.8 Within this assessment the sites under construction and with planning permission reflect the position as at 1st April 2026. B the time the SHLAA is published, there will be some sites in this section that will have now been completed; some new sites that have now started to be built, some planning permissions which have expired, and some new sites will now have permission. These changes will be picked up as part of the on-going updating and review process for the as at 1st of April 2027 version of the SHLAA.

NPPF and NPPG

1.9 The SHLAA has been prepared in accordance with the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).

1.10 NPPG states that the assessment should:

a) Identify sites and broad locations with development potential.

b) Assess their development potential (for example, likely dwelling capacity).

c) Assess suitability, availability and achievability to determine the likelihood of development coming forward.

1.11 Sites have been assessed against the NPPG criteria of suitability, availability and achievability, together with an estimate of development capacity and likely delivery timescales. The methodology follows the staged approach set out in national guidance, including site identification, assessment, review and preparation of the final evidence base.

Places for Everyone

1.12 The Places for Everyone Joint Development Plan Document (referred to hereafter as PfE) was adopted in March 2024 and sets the strategic direction for nine out of the ten Greater Manchester districts. This plan sets out a target of 1,122 additional homes (average) per annum for Trafford over the period 2022-2039.

2.0 Purpose of the SHLAA

2.1 A key aim of this SHLAA is to identify potential housing land throughout Trafford to meet the requirement for additional homes set out in the Places for Everyone Plan. In doing this, the assessment will also seek to:

a) ensure that a continuous, flexible, and responsive supply of housing can be provided;

b) provide more certainty to house builders by identifying a range of sites for housing;

c) provide a robust evidence base to guide the production of subsequent Development Plan Documents; and

d) inform decisions in terms of policy development, investment and further work in order to deliver the amount and range of housing required to support regeneration

2.2 In demonstrating sites available for housing, the SHLAA has followed the guidance and requirements set out in the NPPF and the NPPG. The study meets the requirements set out in the NPPF which requires local planning authorities to:

a) identify a supply of specific **deliverable**, sites for years 1-5 of the plan period;

b) identify a supply of specific, **developable** sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan; and

c) include a trajectory illustrating the expected rate of housing delivery over the plan period.

d) The NPPF states that an allowance for windfall sites can be made if there is compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply.

3.0 Methodology

3.1 This SHLAA for Trafford has been produced in line with the National Planning Policy Framework and planning practice guidance using the methodology as represented in the following diagram.

3.2 There are five stages to SHLAA preparation as set out in Figure 1.

a) Stage 1 - Identification of sites and potential broad locations

- Determine assessment area and site size
- Desktop review of existing information
- Call for sites / broad locations
- Site / broad location survey

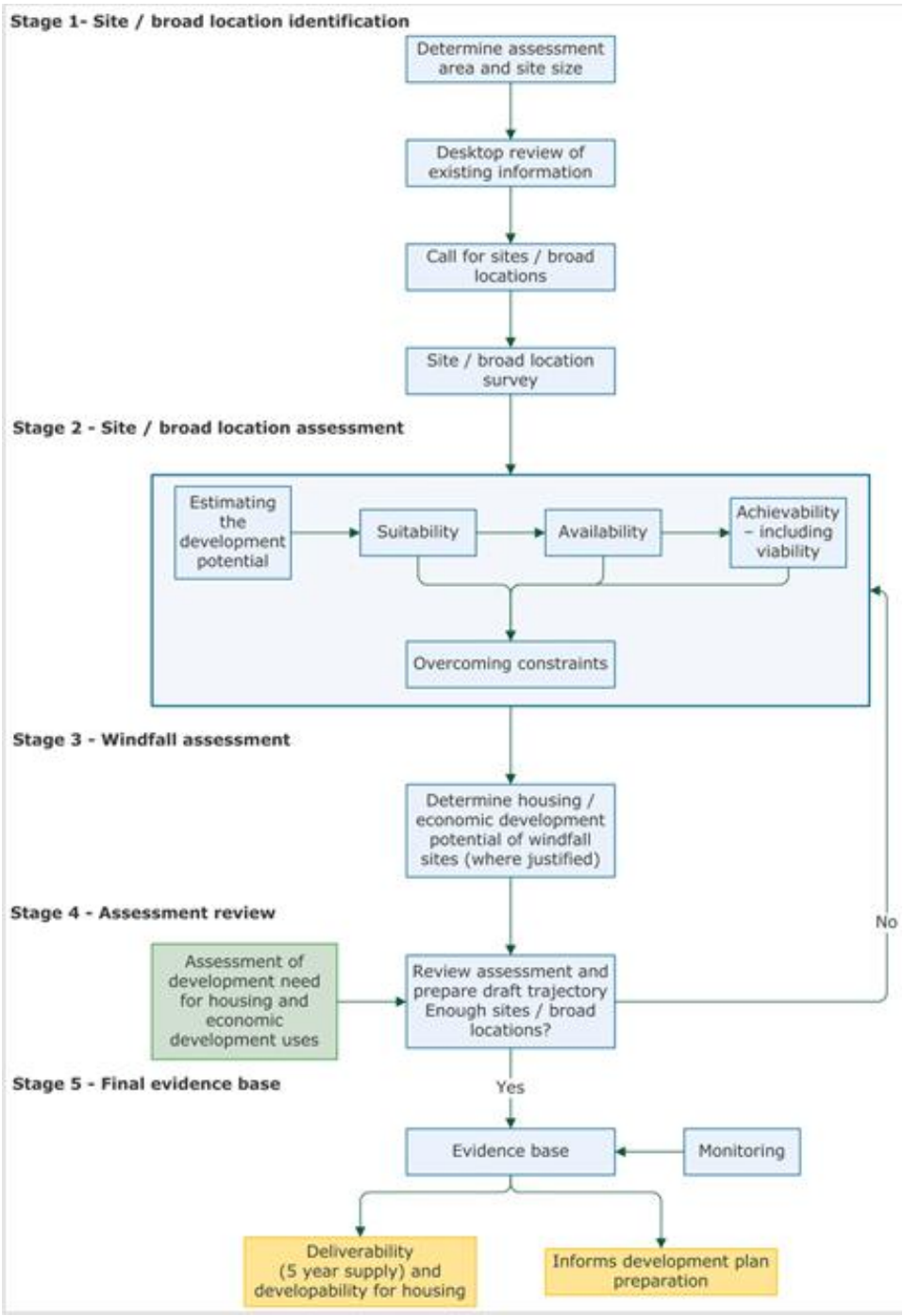
b) Stage 2 – Assessment of sites and potential broad locations, estimating their development potential based on suitability, availability achievability (including viability) and overcoming constraints.

c) Stage 3 - Windfall Assessment, determine the housing potential of windfall sites (where justified)

d) Stage 4 - Assessment review, an assessment of sites found at Stage 2 including a housing trajectory to see if there are enough sites – return to stage 2 if more are needed.

e) Stage 5 - Final evidence base, establishes the identified deliverable 5-year housing land supply and considers its developability for housing.

Figure 1: Stages of SHLAA Preparation



(Source: Housing and economic land availability assessment - GOV.UK (www.gov.uk))

Stage 1: Identification of sites and potential broad locations

Determine assessment area and site size

3.3 National Planning Practice Guidance advises that Strategic Housing Land Availability Assessments (SHLAAs) should cover the relevant plan-making area. Across Greater Manchester, there is a shared approach whereby each of the ten authorities undertakes its own land availability assessment in accordance with the national methodology.

3.4 During the preparation of Places for Everyone (PfE), a strategic review of the Green Belt was undertaken because insufficient land was available within the urban area to meet development needs. This resulted in the allocation of strategic Green Belt release sites, including New Carrington and Timperley Wedge (Davenport Green) in Trafford. With these allocations now forming part of the land supply, there is sufficient land within the urban area to meet Trafford's housing requirement when PfE and emerging Trafford Local Plan policies are applied.

3.5 The preparation of both PfE and the Trafford Local Plan has provided multiple opportunities for landowners and developers to submit sites for consideration. While many submissions related to Green Belt land, only those considered suitable for development as part of a strategic allocation were identified for development.

3.6 All remaining sites (including Green Belt sites), together with additional sites submitted through the Local Plan process, have been assessed as part of the Trafford Local Plan regardless of location. This SHLAA reflects the emerging development plan, which identifies there is sufficient land within the urban area to meet Trafford's housing needs.

3.7 All sites that are currently under construction or benefit from extant planning permission are included within the SHLAA, irrespective of size or

capacity. This recognises the important cumulative contribution of smaller sites to housing delivery.

3.8 Historically, five-year housing land supply calculations across the PfE area excluded sites of four dwellings or fewer, regardless of planning status, with a small sites allowance applied instead. While this was considered appropriate for strategic planning across the wider PfE area, Trafford's SHLAA retains small sites that have planning permission or are under construction. A small sites allowance is applied in Year 6 onwards. There is more detail on this in Section XX

3.9 Sites identified as "Other Identified Sites for Housing" are those capable of delivering at least five dwellings. Sites with expired planning permission are retained within this category only where they have the potential to deliver five or more homes. Sites with expired permissions for four dwellings or fewer are excluded from the supply due to the lower certainty of delivery.

Desktop review of information

3.10 Previous SHLAA's have been undertaken by the Council and this 2026 version is bringing the information, methodology and schedule of sites up to date.

3.11 The findings of this SHLAA include an assessment of the following sources of sites that have the potential to deliver new homes. These are sites that have been identified through the planning process be that via development commencement, the approval of planning applications or sites with known developer or landowner interest.

3.12 The sources of sites that make up this SHLAA are:

a) Sites with an outstanding planning permission for residential development (or mixed-use with residential component) that are currently under construction;

b) Sites with an outstanding planning permission for residential development (or mixed-use with residential component) that are not under construction. This includes sites with either full or outline planning permission;

c) Sites that have been allocated for residential use in the draft Trafford Local Plan and Places for Everyone Plan, which do not benefit from an extant planning consent;

d) Sites and/or areas identified in masterplans and regeneration frameworks which have the potential to include an element of residential development;

e) Sites that have benefited from planning permission previously, but where the permission has lapsed, which are expected to deliver at least 5 new homes

f) Sites owned by the Council where there is a known intention for residential development

g) Site submitted through a Call for Sites exercise which are considered suitable, appropriate and developable for residential purposes.

Call for sites / broad locations

3.13 Throughout the preparation of PfE and the Trafford Local Plan there have been a number of call for sites exercises with sites considered appropriate allocated in each plan, respectively. Where these sites were not considered appropriate for allocation in either PfE or the Local Plan, but were still considered appropriate for residential development, they have been identified within the land supply.

3.14 With each publication of a previous SHLAA there is the opportunity for further sites to be submitted for consideration in any further update to the land supply and inclusion in subsequent SHLAAs.

3.15 A broad location is an area of land identified as having potential for future development, but where specific development sites have not yet been fully identified or assessed.

3.16 It is not considered necessary to identify broad locations within this SHLAA. There is an adequate supply of land for residential development on specific, named sites without the need to identify broad locations for later in the plan period. Trafford has a number or large sites which will deliver homes throughout the whole plan period, and beyond, and there is therefore no need to identify broad locations to deliver homes at the end of the period.

3.17 Wharfside is the largest site in the north of Trafford which is allocated in the Local Plan. Wharfside contains some named sites which have existing planning permission or known development opportunities and other development opportunities are emerging allocation form the masterplan for the area as a whole which is currently being prepared. When finalised, the masterplan will break down Wharfside into specific sites, each with a quantum of development.

3.18 The Civic Quarter allocation in the draft Local Plan is part of an adopted Area Action Plan area. The development capacity identified for the allocation area is accommodated on a schedule of named sites and is therefore not considered to be a broad location.

3.19 The PfE Allocations at New Carrington and Davenport Green are other very large sites within Trafford west and south respectively. These two allocations are also subject to emerging masterplans which will also include specific development parcels with development numbers.

Site / broad location survey

3.20 The SHLAA assessment has been undertaken in-house, as the Council possesses the necessary expertise to identify potential housing sites using existing datasets, local knowledge, and established evidence sources. Officers have carried out a comprehensive appraisal of all sites

included within the SHLAA, assessing them against national planning policy, relevant constraints, and site designations to determine which sites and locations have a realistic potential for future residential development and determining when that development will come forward.

3.21 The survey work was undertaken to compile and verify site information, assess development potential, identify the most appropriate type and scale of development, consider key deliverability issues, and identify any additional sites not previously recorded.

3.22 For each site, the assessment reviewed its size, boundaries, location, existing and surrounding land uses, physical and environmental constraints, development status, and suitability for different forms of development, including mixed-use schemes.

Stage 2 – Assessment of sites and potential broad locations

3.23 The full SHLAA database includes detailed information on each site which is used to determine how and when a site will come forward for development. Sites are continuously reviewed and the information updated as and when it is made available. The SHLAA is then sampled annually, shortly after 1st April, where it is re-assessed and analysed in order for the land supply position to be published.

3.24 All sites within the SHLAA have been surveyed to provide an up-to-date understanding of site circumstances, including development progress on sites with planning permission and any constraints that may affect delivery. The Council has reviewed each site to assess its potential for future housing development and to identify those sites that should be discounted from further consideration.

3.25 The assessment of housing potential for each site within the SHLAA has been informed by existing and emerging planning policies, including PfE

policy JP-H4 relating to development density. Indicative housing capacities have been determined by applying densities that reflect each site's location, characteristics, opportunities and constraints. Higher densities have generally been assumed in the most sustainable locations, such as town centres and areas with strong public transport accessibility, while lower densities have been applied where site-specific constraints or the need to protect built or natural heritage assets warrant a more sensitive approach.

3.26 In line with national guidance, residential care homes for older people are counted in the housing land supply as an equivalent number of dwellings. For schemes with communal living facilities, the number of dwellings is calculated using the national average household size of 1.8 people. For example, a 40-bedroom care home would be counted as 22 dwellings (40 ÷ 1.8 = 22).

3.27 The SHLAA provides an evidence base to support the Council's assessment of housing land supply, identifying sites that are capable of delivering housing in both the short term and over the longer term. In accordance with national planning guidance, sites have been assessed against criteria relating to availability, suitability and achievability to determine whether they can be considered deliverable or developable.

3.28 For a site to be included within the five-year housing land supply, all or part of the site must be considered deliverable. National policy defines deliverable sites as those that are available now, in a suitable location for development, and achievable, with a realistic prospect of housing being delivered within five years.

3.29 Sites that are not major developments, together with sites that have detailed planning permission, are generally regarded as deliverable until their permission expires, unless there is clear evidence that delivery will not occur within five years. For major sites with outline planning permission, sites allocated in a development plan, sites with permission in principle, or those included on a brownfield land register, there must be

clear evidence that housing completions are expected to commence within the five-year period before they can be counted as deliverable.

3.30 In assessing suitability for housing development, each site has been evaluated against:

a) Local and national planning policy.

b) Physical constraints, such as access, ground conditions and flood risk.

c) Potential impacts on landscape, biodiversity, heritage assets and other environmental features.

d) Market attractiveness and the likelihood of development coming forward.

e) The site's contribution to regeneration objectives and priorities.

f) The likely effects on residential amenity for future occupants and neighbouring communities.

3.31 The SHLAA has been prepared in accordance with national guidance, which generally assumes that sites with a residential allocation or planning permission are suitable for housing development. However, all sites have been reviewed individually to confirm that they remain suitable in light of any changes in circumstances since they were first included in the land supply, including those sites with permission.

3.32 The assessment of availability has considered any known factors that could affect a site's ability to come forward for development, including legal or ownership constraints such as multiple landowners or ransom strips. A detailed ownership review of every site has not been undertaken, as this would be a costly exercise and ownership information can change over time. The information held on site availability includes local knowledge and other datasets, e.g. through planning application data or from the call for sites exercise.

3.33 A key purpose of assessing site availability is to determine whether a site is likely to come forward for development within the next five years and

can therefore be regarded as deliverable. Many sites submitted by landowners and developers are expected to become available only in the longer term and, while they may have development potential, they are not considered deliverable for the purposes of the five-year housing land supply. In some cases, sites may be available because they are vacant or underused but are not currently suitable for development due to planning or policy constraints. Some landowners may indicate that a site is available immediately, but it may still be unsuitable for development at the present time.

3.34 In assessing the achievability for housing, the Council sought to identify whether there was a reasonable prospect that housing would be developed on particular sites/areas at a particular point in time. Detailed viability for each site is not feasible however high-level viability work has been carried out as part of the PfE evidence base and the land supply considered as part of the preparation of the draft Trafford Local Plan.

3.35 Each site in the land supply has been assessed on when residential developed will be “achieved” on site. The sites determine which time period dwellings be completed within (i.e. 0-5, 6-10, 11-13 years or post plan period) and at what rate they will be completed (i.e. how many homes built per year, when completions will start and if the site is likely to be built by more than one “outlet”). This information is based on current sites under construction and those recently completed.

Stage 3 - Windfall Assessment

3.36 National planning guidance states that a windfall allowance should only be included where there is compelling evidence that windfall sites will provide a reliable source of housing supply. Any allowance must be realistic and should take account of identified sites, past rates of windfall delivery, and likely future trends.

3.37 Potential sources of large windfall development include vacant or underutilised employment land and residential redevelopment

opportunities within town centres. As part of the Local Plan preparation process, the Council has undertaken an updated Employment Land Review, town centre health checks, call for sites exercises, and engagement with Development Management and Estates teams. These assessments have sought to identify all significant development opportunities. Consequently, it is not considered necessary to include an allowance for large windfall sites within this version of the SHLAA. While additional windfall sites are expected to come forward over time, their contribution is likely to compensate for identified sites that do not deliver as anticipated.

3.38 Small windfall sites, defined as developments of fewer than five dwellings, are widely recognised as difficult to identify in advance, particularly in the later years of the assessment period. Small sites are included within the first five years of the housing land supply which are sites under construction, with permission or with strong evidence they will be delivered in the first five years in line with the NPPF.

3.39 The Places for Everyone (PfE) housing requirement was established, a small-site windfall allowance was included in supplies. Therefore, and in line with the approach adopted by other Greater Manchester authorities, this SHLAA includes a small-site windfall allowance for year 6 to the end of the plan period.

Stage 4 - Assessment review

3.40 National planning guidance recommends that, once sites have been assessed, their housing capacity should be used to prepare an indicative housing trajectory. This shows how much housing could be delivered and when it is likely to come forward.

3.41 The SHLAA identifies the potential level of housing delivery over future years, taking account of factors such as site characteristics, the type of development proposed, likely lead-in times and delivery rates.

3.42 The findings of the assessment review are set out in Section 4 of this report – Findings of the SHLAA.

Stage 5 - Final evidence base

3.43 Section 4 of this SHLAA report sets out the sites which make up the land supply, when they will deliver new homes, how they will meet the requirement for new homes in Trafford and how Trafford identifies a deliverable 5-year land supply.

3.44 The final evidence base of the SHLAA – how the housing supply meets the housing requirement, the housing trajectory and information on the 5YLS is included in Section 5 of this report.

4.0 Findings of the SHLAA

4.1 The SHLAA sites are made up of the following categories:

a) Sites` under construction

b) Sites with approved planning permission – full and outline

c) Other identified sites for housing

d) Discounted sites

4.2 The SHLAA also includes PfE and Local Plan designations – these are made up of a mixture of sites under construction, sites with permission and other identified sites for housing.

4.3 The summary of each category is at 1st April 2026.

Sites currently under construction

4.4 Sites that are under construction are those that have received planning permission and a material start has been made on the implementation of that planning permission. Within this category sites will be at different stages of completion.

4.5 As at 1st April 2026 there were 80 sites under construction giving the potential for delivery a further 3,642 dwellings to 2039. The timing for when these could come forward is set out in Table 1.

Table 1 Sites currently under construction as at 1st April 2026

Time Period	Number of sites	Number of dwellings
0-5 years (2026/27 – 2030/31)	79	3,344
6-10 years (2031/32 – 2035/36	3	298
11-14 years (2036/37-2039/40)	0	0

Post plan (2040 onwards)	0	0
Total	**80**	**3,642**

Please Note the total number of sites is lower than the column total as there are 79 sites currently under construction however some will deliver units over more than one time period.

Sites with extant planning permission – full and outline

4.6 As at 1st April 2026 there was a total of 98 sites with permission giving the potential for delivering 5,557 dwellings to 2039 as set out in Table 2.

4.7 Dwellings on sites which currently have full planning permission are expected to come forward in the first five years based on detailed information provided by the developer/applicant or, where this is not available, on an assumed build out rate which has been calculated using past trends and data.

4.8 In accordance with the NPPF (December 2024), those sites which have outline permission and there is no additional evidence that they would deliver homes within the first five years will be expected to come forward later in the plan period.

4.9 Lead in times following the approval of a planning permission and how long it takes for the development to commence and therefore complete are also taken into account when making assumptions of when a scheme will deliver new homes.

Table 2 Sites with extant planning permission as at 1st April 2026

Time Period	Number of sites	Number of dwellings
0-5 years (2026/27 – 2030/31)	221	3,344
6-10 years (2031/32 – 2035/36	3	1,389
11-14 years (2036/37-2039/40)	1	825
Post plan (2040 onwards)	0	0
Total	**98**	**5,558**

Please Note the total number of sites is lower than the column total as there are 98 sites currently with permission however some will deliver units over more than one time period.

Other identified sites for housing

4.11 As at 1st April 2026 there was a total of 165 sites with permission giving the potential for delivering 18,099 dwellings to 2039 as set out in Table 3.

4.12 These sites are those that are considered developable over the period of the SHLAA but are not currently under construction and do not currently have permission. The types of sites within this section include

a) Council owned sites that are actively being looked at for disposal or redevelopment and have been considered suitable for residential development;

b) Sites allocated for residential development in the draft Trafford Local Plan that are not already permissioned;

c) Sites that are not allocated and do not have planning permission, however they are known to the Council as sites that are likely to come forward within the SHLAA period due to known developer interest or have been submitted through a Call for Sites exercise;

d) Sites which have had planning permission for 5 or more dwellings in the past but have since expired and not been developed for other uses;

Table 3 Other identified sites for housing as at 1st April 2026

Time Period	Number of sites	Number of dwellings
0-5 years (2026/27 – 2030/31)	18	2,386
6-10 years (2031/32 – 2035/36	52	9,988
11-14 years (2036/37-2039/40)	9	5,725
Post plan (2040 onwards)	6	8,248
Total	**53**	**26,347**

Please Note the total number of sites is lower than the column total as there are 53 other identified sites in the supply however some will deliver units over more than one time period.

PfE and draft Trafford Local Plan allocations

4.13 In the July 2026 Regulation 19 Publication Version Local Plan there are 17 Local Plan allocations which have been identified to delivery a total of 20,008 new homes to 2039. In addition to these there are 2 PfE allocations at New Carrington and Davenport Green.

Total supply

4.14 The total supply of new homes on sites within the Trafford Land Supply is as set out in Table 4.

Table 4 Total identified housing supply as at 1st April 2026

Time period	No. sites	No. dwellings
0-5 years (2026/27 – 2030/31)	196	9,075
6-10 years (2031/32 – 2035/36	58	11,675
11-14 years (2036/37 – 2039/40)	9	6,550
Total Plan Period (2026/27 – 2038/39)		**27,299**
Post plan (2040 onwards)	6	8,248

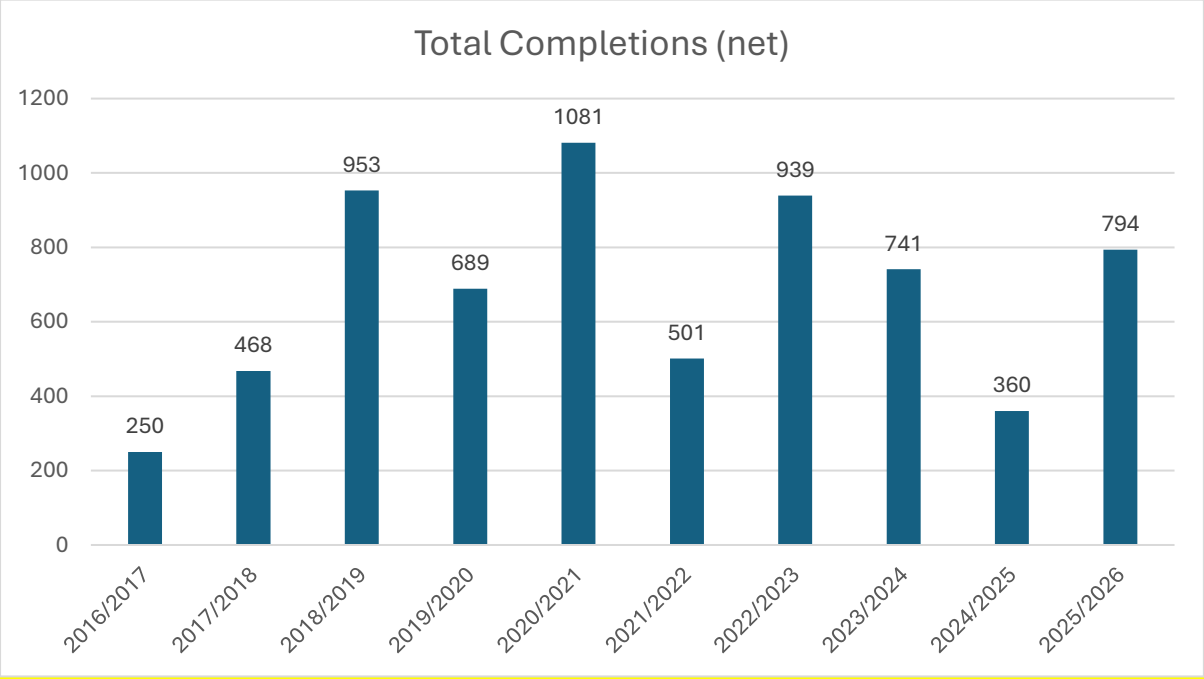
Please Note the total number of sites is lower than the column total as some sites will deliver units over more than one time period.

5.0 Analysis of Findings

Completions

5.1 Recent completions (net) in Trafford (the last ten years) are set out in Figure 2.

Figure 2 Total (net) completions 2016-2026



5.2 This shows that in the past 10 years there has been a net gain of 6,776 properties which is an average of 678 properties per year, which is below the current plan period requirement.

Requirement for new homes 2022-2039

5.3 The requirement established by PfE policy JP-H1 for Trafford is as set out in Table 5.

Table 5 Trafford housing requirement 2022-2039 by annual average

Time period	Trafford Housing Requirement
2022-2025	817
2025-2030	1,122
2030-2039	1,224
Total 2022-2039	19,077

5.4 This SHLAA presents the housing land supply position as at 1st April 2026, and the PfE requirement is applied as set out in Table 6.

Table 6 Trafford housing requirement for the SHLAA as at 1st April 2026:

Time period	Annual requirement	Total requirement
0-5 years	1,122 x 4 1,224 x 1	5,712
6-10 years	1,224 x 5	6,120
11-14 years	1,224 x 3	3,672
Total Plan Period		15,504

Windfalls

3.45 The small sites allowance included in the identified housing supply in Trafford is based on historic delivery rates applied as an annual average from Year 6 onwards. Detail on this is set out in section 3 of this report.

3.46 The total windfall allowance for 2031 (Year 6) to the end of the Plan Period of 392 dwellings, equivalent to an average of 49 dwellings per annum as set out in Table 7.

3.47 Due to the inclusion of the small sites allowance, there are no sites that are expected to deliver under 5 dwellings from Year 6 onwards in the identified land supply.

Table 7 Small Sites Windfall Allowance calculation

Time period	Completions on small sites (gross)	Completions on small sites (net)
2021/22	66	43
2022/23	70	43
2023/24	66	45
2024/25	95	68
2025/26	60	44
Total	357	243
Annual Average	**71**	**49**

Identified Five-Year Land Supply

5.5 As part of the National Planning Guidance the Council is required to identify a deliverable five-year land supply, which as detailed in this SHLAA I made up of sites under construction, sites with permission and other identified sites that have evidence they will be delivered within the next five years.

5.6 As a result of underperformance in recent housing delivery, the Council is required to find an addition 20% of the housing requirement in the first five years. This is set out in Table XX.

5.7 The Five-Year Housing Land Supply Requirement is met in Trafford as set out in Table 8.

Table 8 Trafford's Five Year Housing Land Position

		No. Homes
A	Annual Average 2026 – 2030	1,122
B	Annual Average 2030 – 2031	1,224
C	Total Requirement 2026 – 2030 = 1,122 x 4 (A x 4) Total Requirement 2030 – 2031 = 1,224 x 1 (Bx1)	4,488 1,224
D	Five-year requirement 2026 – 2031 ©	5,712
E	Five year requirement 2026-2031 Plus 20% buffer for underperformance (D x 1.2)	6,854
F	Annual Average requirement plus underperformance buffer (E/5)	1,371

G	Total Identified Five Year Housing Land Supply 2026 – 2031	9,075
H	**Number of years supply (G/F)**	**6.6**

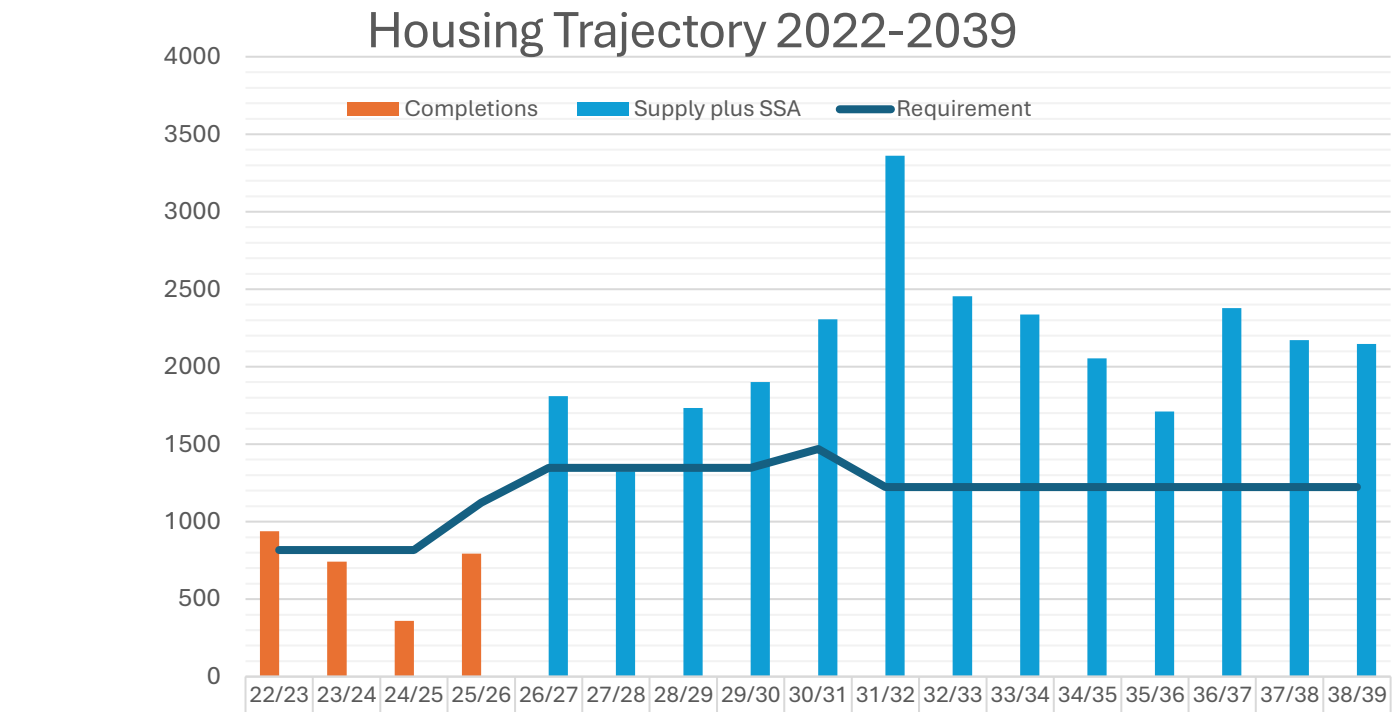
Total identified housing land supply and housing trajectory

5.8 The housing trajectory shows the identified housing supply from the 1st April 2026 to the end of the plan period, including the underperformance buffer in the first five years and the small sites allowance (SSA) from Year 6 onwards.

Table 9 Trafford's Total identified land supply 2026-2039

		No.Homes
A	Housing requirement 2026-2039	15,504
B	**Housing requirement 2026-2039 including 20% buffer for underperformance in first five years**	**16,646**
C	Housing land supply 2026-2039	27,299
D	Small site windfall allowance 2031-2039	392
E	**Total housing land supply 2026-2039 (C+D)**	**27,691**

Figure 3 Trafford's Housing Trajectory2022-2039



	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39
Completions	939	741	360	794													
Supply plus SSA					1811	1324	1734	1900	2305	3362	2455	2336	2055	1712	2378	2172	2146
Requirement	817	817	817	1122	1346	1346	1346	1346	1469	1224	1224	1224	1224	1224	1224	1224	1224

6.0 Conclusion

6.1 This summary document provides the housing land supply position in Trafford as at 1st April 2026, prepared in full accordance with the National Planning Guidance and the National Planning Policy Framework.

6.2 The results of the SHLAA have been used to prepare the draft Trafford Local Plan, providing robust and credible evidence that the Trafford housing requirement can be met on identified sites within the plan period (2022-2039).

6.3 The sites identified in the SHLAA are derived from a number of sources and are reviewed on a regular basis –published annually with a base date of 1st April.

6.4 There are continued opportunities for stakeholders to be involved in the SHLAA, providing additional information on sites or suggesting new sites as the SHLAA is rolled forward year on year.

6.5 Certain assumptions have been made within the assessment based on current policies and guidance as well as professional judgement and knowledge held.

6.6 The SHLAA is a 'living document', the information and assumptions are subject to change over short periods of time, as sites move from one category to another, or as circumstances change on sites and as new sites come forward, for example.

6.7 Planning applications for residential development will continue to be assessed on their individual planning merits in accordance with the development plan and other material planning considerations.

6.8 The identified supply across the plan period in Trafford is sufficient to meet the requirement set in PfE for 2022 – 2039 – the supply is across a range of site types, stages of development and periods of time based on information known about the sites.

6.9 In total, 235 sites have been identified as having potential to deliver 27,299 new homes from 1st April 2026 to 2039. The SHLAA also identifies additional potential through a small sites allowance windfall.

6.10 An allowance for an additional 392 windfall units from 2030/31 to 2038/39 has been made to take account of the number of new homes that are typically delivered on small sites which difficult to identify far in advance. Smaller sites that are under construction or with existing permission are still included within the five year land supply.

6.11 Other sites which are “Discounted” have been assessed through the SHLAA during its many iterations but have been discounted because of the constraints that exist on the sites, the site suitability, site availability or site developability. This includes a number of large sites within the Green Belt. These sites are retained within the SHLAA database for reference and to enable them to be brought in to the supply easily if circumstances change.

6.12 This SHLAA forms part of the Council’s evidence base to support the preparation of Trafford’s Local Plan and to demonstrate the Council’s position in relation to a deliverable Five-Year Land Supply.

7.0 Appendix 1 – Sites within the Trafford identified housing land supply as at 1st April 2026

SHLAA Ref	Site Address	Status	Total Net Dwellings	Total Dwellings to come forward			
				2026/27 - 2030/31	2031/32 - 2035/36	2036/37 - 2038/39	Post Plan - 2039/40 onwards
1503	STRETFORD MEMORIAL HOSPITAL, SEYMOUR GROVE, M16 0DU	Not Permissioned	40	0	40	0	0
1510	LAND EAST OF PARTINGTON SHOPPING CENTRE, OFF CENTRAL ROAD, PARTINGTON	Not Permissioned	33	0	33	0	0
1530	FORMER MOSEDALES BRICKWORK S4, ENDS LANE	Not Permissioned	27	0	27	0	0
1552	HIGHER ROAD DEPOT AND ADJOINING SITE	Not Permissioned	22	0	22	0	0
1564	LAND TO THE REAR OF 28-34 STOKOE AVENUE, ALTRINCHAM, WA14 4LF	Under Construction	9	9	0	0	0

SHLAA Ref	Site Address	Status	Total Net Dwellings	Total Dwellings to come forward			
				2026/27 - 2030/31	2031/32 - 2035/36	2036/37 - 2038/39	Post Plan - 2039/40 onwards
1601-01	MKM HOUSE, WARWICK ROAD, STRETFORD, M16 0XX	Under Construction	89	89	0	0	0
1601-07	39 TALBOT ROAD, OLD TRAFFORD	Not Permissioned	68	68	0	0	0
1601-08	CHESTER HOUSE, 1 BOYER STREET, STRETFORD, M16 0RE	Not Permissioned	1260	204	850	206	0
1601-10	TRAFFORD GARDENS, 64-66 TALBOT ROAD, STRETFORD, MANCHESTER, M16 0PP	Under Construction	149	145	0	0	0
1601-11	LUMINA VILLAGE (FORMER KELLOGGS SITE), TALBOT ROAD, STRETFORD, M16 0PG	Under Construction	639	639	0	0	0
1601-12	94a/ 94b TALBOT ROAD, STRETFORD, M16 0PG	Permissioned	125	125	0	0	0
1601-15	FORMER B+Q SITE, GREAT STONE RD, OLD TRAFFORD	Permissioned	228	228	0	0	0
1601-16	CHARLTON HOUSE, 687 Chester Road	Not permissioned	200	0	200	0	0

SHLAA Ref	Site Address	Status	Total Net Dwellings	Total Dwellings to come forward			
				2026/27 - 2030/31	2031/32 - 2035/36	2036/37 - 2038/39	Post Plan - 2039/40 onwards
1601-17	OAKLAND HOUSE, 70-82 TALBOT ROAD, STRETFORD	Permissioned	294	294	0	0	0
1601-18	SECOND FLOOR, OAKLAND HOUSE, 70-82 TALBOT ROAD, STRETFORD, M16 0PQ	Permissioned	9	9	0	0	0
1601-19	CENTRICA, 97 TALBOT ROAD, OLD TRAFFFORD	Not Permissioned	550	156	394	0	0
1601-20	Bingo 3000, Talbot Road	Not Permissioned	195	0	195	0	0
1601-21	Halfords, 709-713 Chester Road, Old Trafford	Not Permissioned	68	0	68	0	0
1601-22	17-19 Talbot Road, Old Trafford	Not Permissioned	56	0	55	1	0
1607-00	LAND TO WEST OF SKERTON ROAD, OLD TRAFFORD	Under Construction	173	0	173	0	0
1607-02	LAND BOUND BY ELSINORE ROAD AND SKERTON ROAD, STRETFORD, M16 0WF	Under Construction	367	368	0	0	0

SHLAA Ref	Site Address	Status	Total Net Dwellings	Total Dwellings to come forward			
				2026/27 - 2030/31	2031/32 - 2035/36	2036/37 - 2038/39	Post Plan - 2039/40 onwards
1608	FORMER BOAT YARD, EDGE LANE, STRETFORD	Expired	28	0	28	0	0
1609-00	WHARFSIDE, TRAFFORD PARK	Not Permissioned	14618	460	3558	4000	6600
1609-02	FORMER HILTI SITE, 1 TRAFFORD WHARF ROAD, TRAFFORD PARK, M17 1BY	Permissioned	382	340	42	0	0
1610-01	LAND AT LOCK LANE, PARTINGTON	Under Construction	298	150	88	0	0
1610-02	LAND OFF HALL LANE, PARTINGTON	Under Construction	151	91	0	0	0
1675	FORMER SHAWE LODGE NURSING HOME, 1 BARTON ROAD, DAVYHULME	Not Permissioned	33	0	33	0	0
1688	FORMER ROYAL CANAL WORKS, SOUTH OF EDGE LANE, M32 8	Under Construction	51	51	0	0	0
1696-01	Land at Moss Lane, Balmoral Road, Altrincham	Expired	60	0	60	0	0

SHLAA Ref	Site Address	Status	Total Net Dwellings	Total Dwellings to come forward			
				2026/27 - 2030/31	2031/32 - 2035/36	2036/37 - 2038/39	Post Plan - 2039/40 onwards
1696-02	LAND AT OAKFIELD ROAD (ALTAIR) MOSS LANE, WA15 8EP	Expired	100	0	100	0	0
1732	LAND AT AVONDALE ROAD	Not Permissioned	35	0	0	0	0
1823-03	FORMER POST OFFICE, 48 MANCHESTER ROAD, CARRINGTON, M31 4BD	Expired	6	2	4	0	0
1839-01	9 BOW GREEN ROAD (Plot 4), BOWDON, WA14 3LX	Permissioned	2	2	0	0	0
1839-02	9 BOW GREEN ROAD (Plot 1 & 2) BOWDON, WA14 3LX	Permissioned	6	6	0	0	0
1848-00	POMONA DOCKS, POMONA STRAND	Not Permissioned	2515	373	814	554	580
1848-01	POMONA DOCKS IIPOMONA STRAND (HOU6)	Under Construction	526	150	0	0	0
1848-04	DEVELOPMENT SITE WATERWAYS AVENUE, OLD TRAFFORD (pomona)	Permissioned	159	159	0	0	0

SHLAA Ref	Site Address	Status	Total Net Dwellings	Total Dwellings to come forward			
				2026/27 - 2030/31	2031/32 - 2035/36	2036/37 - 2038/39	Post Plan - 2039/40 onwards
1888	GLOBE TRADING ESTATE, 88-118 CHORLTON ROAD, M15 4AL	Not Permissioned	188	0	160	0	0
1894-00	TRAFFORD WATERS / QUAYSLAND BETWEEN M/CR SHIP CANAL & TRAFFORD BOULEVARD, OLD BARTON	Permissioned	2709	864	1020	825	0
1894-01	PLOT 2, TRAFFORD WATERS DEVELOPMENT SITE, TAFFORD BOULEVARD, TRAFFORD PARK.	Under Construction	83	83	0	0	0
1894-03	PLOT 3, TRAFFORD WATERS DEVELOPMENT SITE, TRAFFORD BOULEVARD, TRAFFORD PARK	Permissioned	208	208	0	0	0
1934	LAND OFF BOLD STREET, OLD TRAFFORD, M15 5PW	Under Construction	147	750	0	0	0
1978	SITE OF THE FORMER STRETFORD MALL, CHESTER ROAD	Permissioned	750	423	327	0	0
1980	ESSOLDO CINEMA, EDGE LANE	Not Permissioned	10	2	8	0	0

SHLAA Ref	Site Address	Status	Total Net Dwellings	Total Dwellings to come forward			
				2026/27 - 2030/31	2031/32 - 2035/36	2036/37 - 2038/39	Post Plan - 2039/40 onwards
1983	LAND AT STANLEY SQUARE, SALE	Not Permissioned	75	0	75	0	0
1985	VICTORIA PARADE, URMSTON TOWN CENTRE	Not Permissioned	14	0	14	0	0
2082	TRAFALGAR HOUSE, MANCHESTER ROAD	Not Permissioned	38	0	38	0	0
2084	MANSION HOUSE, MANCHESTER ROAD	Not Permissioned	30	0	30	0	0
2096	LAND AT OAK ROAD, PARTINGTON	Not Permissioned	11	0	11	0	0
2187	BOLLIN PRIVATE HOTEL, 58 MANCHESTER ROAD, ALTRINCHAM, WA14 4PJ	Permissioned	6	6	0	0	0
2234	499 CHESTER ROAD, OLD TRAFFORD	Expired	285	0	285	0	0
2293	THE GRAFTONS, STAMFORD NEW ROAD, WA14 1DQ	Under Construction	9	9	0	0	0
2340	ORCHARD COURT, BAKER STREET, TIMPERLEY, WA15 7XH	Permissioned	2	2	0	0	0

SHLAA Ref	Site Address	Status	Total Net Dwellings	Total Dwellings to come forward			
				2026/27 - 2030/31	2031/32 - 2035/36	2036/37 - 2038/39	Post Plan - 2039/40 onwards
2348	LAND ENCOMPASSING 26A MARSLAND ROAD,SALE	Under Construction	4	2	0	0	0
2369	FORMER TRAFFORD MAGISTRATES' COURT, ASHTON LANE, SALE, M33 7NR	Under Construction	84	38	0	0	0
2436	LAND TO THE REAR 397 STOCKPORT ROAD, WA15 7UR	Expired	11	0	11	0	0
2452	BROOKS BAR CENTRE, 162 - 164 CHORLTON ROAD, OLD TRAFFORD, M16 7WW	Expired	9	0	9	0	0
2488	31 EYEBROOK ROAD, BOWDON, WA14 3LH	Permissioned	2	2	0	0	0
2581	LAND OFF BRUNSWICK STREET, STRETFORD	Not Permissioned	10	0	10	0	0
2587	VEHICLE REPAIR WORKSHOP, GREEN STREET, STRETFORD, M32 8ND	Expired	32	0	32	0	0

SHLAA Ref	Site Address	Status	Total Net Dwellings	Total Dwellings to come forward			
				2026/27 - 2030/31	2031/32 - 2035/36	2036/37 - 2038/39	Post Plan - 2039/40 onwards
2607-03	LAND TO REAR OF 77-79 CROSS STREET, SALE, M33 7HG	Permissioned	4	208	0	0	0
2630	9 CARRWOOD, HALE BARNS, WA15 0ED	Permissioned	1	1	0	0	0
2676	CAR PARK, WESTGATE HOUSE, 44 HALE ROAD, ALTRINCHAM	Expired	8	0	8	0	0
2677	87 MOSS LANE, SALE, M33 5AX	Under Construction	2	2	0	0	0
2691	LAND ADJACENT TO 12 AMERSHAM CLOSE, DAVYHULME, M41 7WH.	Permissioned	2	2	0	0	0
2707	BEECH HOUSE, MANCHESTER ROAD, PARTINGTON, M31 4DJ	Expired	5	2	3	0	0
2725-02	LAND TO THE EAST OF THIRSK AVENUE AND CHEPSTOW AVENUE, SALE	Under Construction	66	66	0	0	0
2746	LAND TO EAST OF GREAT HEYS, 74 BANKHALL LANE, HALE BARNS, ALTRINCHAM, WA15 0LW.	Permissioned	1	1	0	0	0

SHLAA Ref	Site Address	Status	Total Net Dwellings	Total Dwellings to come forward			
				2026/27 - 2030/31	2031/32 - 2035/36	2036/37 - 2038/39	Post Plan - 2039/40 onwards
2763	SITE ADJACENT TO 37 THIRLMERE ROAD, PARTINGTON, M31 4PR	Permissioned	1	1	0	0	0
2792	109 WASHWAY ROAD, SALE, M33 7TY	Under Construction	2	2	0	0	0
2792-01	109 WASHWAY ROAD, SALE, M33 7TY	Under Construction	1	1	0	0	0
2811	LAND OFF BARTON ROAD, DAVYHULME, M41 7NL	Under Construction	57	13	0	0	0
2818	FORMER 1-3 OLD CROFTS BANK, DAVYHULME, URMSTON, MANCHESTER, M41 7AA	Under Construction	24	24	0	0	0
2826	71 WOODFIELD ROAD, ALTRINCHAM, WA14 4ET	Under Construction	1	1	0	0	0
2826-1	71 WOODFIELD ROAD, ALTRINCHAM, WA14 4ET	Under Construction	1	1	0	0	0
2831	BEVERLEY PARK NURSING HOME, 22 SANDY LANE, STRETFORD, MANCHESTER, M32 9DA	expired	6	0	6	0	0

SHLAA Ref	Site Address	Status	Total Net Dwellings	Total Dwellings to come forward			
				2026/27 - 2030/31	2031/32 - 2035/36	2036/37 - 2038/39	Post Plan - 2039/40 onwards
2834	ROBIN HOOD HOTEL, 125 BARTON ROAD, STRETFORD	Not Permissioned	15	0	15	0	0
2835	GREATSTONE HOTEL, STRETFORD	Not Permissioned	30	0	30	0	0
2837	LAND AT CHRISTIE ROAD, STRETFORD, M32 0EW	Under Construction	60	50	0	0	0
2838	PELICAN INN AND HOTEL, 350 MANCHESTER ROAD, ALTRINCHAM, WA14 5NH	Not Permissioned	64	0	64	0	0
2839	THE BOWDON HOTEL, 5 LANGHAM ROAD, BOWDON, WA14 2HT	Under Construction	40	34	0	0	0
2841	CAR PARK, CRESTA HOTEL, ALTRINCHAM	Not Permissioned	16	0	16	0	0
2860	HIGH SIERRA, 1 HASTY LANE, HALE BARNS, WA15 8UU	Permissioned	2	2	0	0	0
2875	FORMER PARTINGTON SOCIAL CLUB, BAILEY LANE, PARTINGTON, M31 4NR	Permissioned	24	24	0	0	0

SHLAA Ref	Site Address	Status	Total Net Dwellings	Total Dwellings to come forward			
				2026/27 - 2030/31	2031/32 - 2035/36	2036/37 - 2038/39	Post Plan - 2039/40 onwards
2876	LAND ON NEW STREET, ALTRINCHAM, WA14 2QX	Permissioned	88	88	0	0	0
2877	WESTWOOD FOODSTORES, WARBURTON LANE, PARTINGTON	expired	6	2	4	0	0
2878	4 CARRWOOD, HALE BARNS, WA15 0EE.	Permissioned	1	1	0	0	0
2893	LAND BETWEEN 17 AND 23 BROOKS DRIVE, HALE BARNS, WA15 8TL	Under Construction	3	3	0	0	0
2901	111, 113 and 115 NAVIGATION ROAD, ALTRINCHAM, WA14 1LJ.	Expired	6	2	4	0	0
2905	THROSTLES NEST, 122 SEYMOUR GROVE, OLD TRAFFORD, MANCHESTER, M16 0FF	Permissioned	8	8	0	0	0
2906	493-495 CHESTER ROAD, OLD TRAFFORD, M16 9HF	Under Construction	7	7	0	0	0
2908	CAIDAN HOUSE, 8 CANAL ROAD, TIMPERLEY, WA14 1TD	Expired	11	0	11	0	0

SHLAA Ref	Site Address	Status	Total Net Dwellings	Total Dwellings to come forward			
				2026/27 - 2030/31	2031/32 - 2035/36	2036/37 - 2038/39	Post Plan - 2039/40 onwards
2912	109 AYRES ROAD, OLD TRAFFORD, MANCHESTER, M16 7GS	Under Construction	1	1	0	0	0
2914	54-56 SIDMOUTH ROAD, SALE, M33 5JB	Under Construction	4	4	0	0	0
2924	YORK HOUSE, 1 BRIDGENORTH AVENUE, URMSTON, M41 9PA	Expired	18	0	18	0	0
2932	8a VICTORIA PARADE, URMSTON, MANCHESTER, M41 9RE	Under Construction	1	1	0	0	0
2939	43 OXFORD ROAD, ALTRINCHAM, WA14 2ED	Permissioned	2	2	0	0	0
2948	1 DARTFORD ROAD, URMSTON, M41 9EF	Permissioned	2	2	0	0	0
2950	FORMER NORTHUMBERLAND PUBLIC HOUSE, CHESTER ROAD, NORTHUMBERLAND ROAD / EAST UNION STREET, OLD TRAFFORD	Not Permissioned	20	145	0	0	0
2951	LAND ON BRIXHAM ROAD, OLD TRAFFORD	Minded to Grant	145	85	60	0	0

SHLAA Ref	Site Address	Status	Total Net Dwellings	Total Dwellings to come forward			
				2026/27 - 2030/31	2031/32 - 2035/36	2036/37 - 2038/39	Post Plan - 2039/40 onwards
2953	HOMESTEAD, 121 PARK ROAD, TIMPERLEY, ALTRINCHAM, WA15 6QQ	Under Construction	5	3	0	0	0
2967	350 FLIXTON ROAD, FLIXTON, MANCHESTER, M41 5GW	Under Construction	6	4	0	0	0
2968	OAK TREES, HAWLEY LANE, HALE BARNS, WA15 0DR	Under Construction	1	1	0	0	0
2971	139-141 MANCHESTER ROAD, ALTRINCHAM, WA14 5NS	Permissioned	1	1	0	0	0
2972	160 HIGHER ROAD, URMSTON, M41 9BH	Permissioned	5	3	0	0	0
2979	2-8 KINGSWAY, ALTRINCHAM, WA14 1PJ	Permissioned	9	9	0	0	0
2980	16 MARKET STREET, ALTRINCHAM, WA14 1QB	Permissioned	3	3	0	0	0
2981	KINGDOM HALL OF JEHOVAHS WITNESSES, WELLINGTON ROAD, TIMPERLEY, ALTRINCHAM, WA15 7QZ	Under Construction	4	2	0	0	0

SHLAA Ref	Site Address	Status	Total Net Dwellings	Total Dwellings to come forward			
				2026/27 - 2030/31	2031/32 - 2035/36	2036/37 - 2038/39	Post Plan - 2039/40 onwards
2983	59 CHAPEL LANE, HALE BARNS, WA15 0BJ	Under Construction	1	1	0	0	0
2991	11 - 13 HIGHFIELD AVENUE, SALE.	Under Construction	7	7	0	0	0
2992	SANGAM RESTAURANT, RICHMOND ROAD, BOWDON, WA14 2TT	Under Construction	4	4	0	0	0
2994	8 MOSS ROAD, STRETFORD, M32 0AH	Permissioned	1	1	0	0	0
2995	OLD MEADOW, HAWLEY LANE, HALE BARNS, ALTRINCHAM, WA15 0DY	Under Construction	4	4	0	0	0
3000	28-34 NORTHENDEN ROAD, SALE, M33 3BS	Permissioned	4	4	0	0	0
3001	4 WARDLE ROAD, SALE	Permissioned	1	1	0	0	0
3002	ORCHARD HOUSE, ORCHARD PLACE, SALE, M33 7YB	Under Construction	5	5	0	0	0
3003	LAND ADJACENT TO 3 FIRWOOD AVENUE, URMSTON, M41 9PL	Under Construction	1	1	0	0	0

SHLAA Ref	Site Address	Status	Total Net Dwellings	Total Dwellings to come forward			
				2026/27 - 2030/31	2031/32 - 2035/36	2036/37 - 2038/39	Post Plan - 2039/40 onwards
3005	ROSE ACRES, BARROW LANE, HALE BARNS, ALTRINCHAM, WA15 0DN	Permissioned	1	1	0	0	0
3007	381 STRETFORD ROAD, OLD TRAFFORD, MANCHESTER, M15 4AD	Permissioned	3	3	0	0	0
3008	229 ASHLEY ROAD, HALE, ALTRINCHAM, WA15 9SX	Under Construction	4	4	0	0	0
3009	FRIARS CROFT, 10 PARK DRIVE, HALE, ALTRINCHAM, WA15 9DH	Under Construction	1	1	0	0	0
3012-00	TIMPERLEY WEDGE	not permissioned	2424	452	946	333	693
3012-01	WORLD OF PETS, THORLEY LANE, TIMPERLEY, WA15 7PJ	Under Construction	76	76	0	0	0
3013-00	SALE WEST AREA, NEW CARRINGTON	Not permissioned	1443	75	375	225	225
3014-00	CENTRAL CARRINGTON AREA, NEW CARRINGTON	not permissioned	0	150	0	0	0

SHLAA Ref	Site Address	Status	Total Net Dwellings	Total Dwellings to come forward			
				2026/27 - 2030/31	2031/32 - 2035/36	2036/37 - 2038/39	Post Plan - 2039/40 onwards
3014-03	Land Known As Carrington Village On Land Off Manchester Road, Carrington (Parcel R6/R7)	Not Permissioned	139	0	157	90	90
3015-01	EAST OF WARBURTON LANE SITE (REDROW), WARBURTON LANE AREA, NEW CARRINGTON 115155/HYB/24	not permissioned	300	0	150	90	60
3015-02	Land West of Warburton Lane (115154/FUL/24)	Minded to Approve	155	30	125	0	0
3016-00	PARTINGTON EAST AREA, NEW CARRINGTON	not permissioned	1778	150	375	225	0
3016-01	LAND AT HEATH FARM LANE, PARTINGTON, M31 4EH	Under Construction	242	150	37	0	0
3016-02	LAND AT HEATH FARM LANE, PARTINGTON, M31 4EH	Under Construction	126	126	0	0	0
3016-03	LAND AT HEATH FARM LANE, PARTINGTON, M31 4EH	Permissioned	79	79	0	0	0

SHLAA Ref	Site Address	Status	Total Net Dwellings	Total Dwellings to come forward			
				2026/27 - 2030/31	2031/32 - 2035/36	2036/37 - 2038/39	Post Plan - 2039/40 onwards
3016-05	Warburton Lane Site (Redrow), Partington East Area, New Carrington 115155/HYB/24	not permissioned	103	0	103	0	0
3017	70 MOSS LANE, SALE, M33 5AT	Under Construction	2	2	0	0	0
3019	TRAFFORD PARK HOTEL, TRAFFORD PARK	Permissioned	15	15	0	0	0
3020	BRIDGE WORKS, 2 BRIDGEWATER EMBANKMENT, ALTRINCHAM, WA14 4RL	Permissioned	32	32	0	0	0
3021	SALE LIDO AND CAR PARK, WASHWAY ROAD, SALE	not permissioned	50	0	50	0	0
3024	PALMER HOUSE, 11 VIRGIL STREET, OLD TRAFFORD, M15 4ED	Permissioned	4	4	0	0	0
3025	2A AND 2B JACKSON STREET, STRETFORD, M32 8AY	Permissioned	3	3	0	0	0

SHLAA Ref	Site Address	Status	Total Net Dwellings	Total Dwellings to come forward			
				2026/27 - 2030/31	2031/32 - 2035/36	2036/37 - 2038/39	Post Plan - 2039/40 onwards
3026	CHURCH HALL, SALE UNITED REFORMED CHURCH, 10 MONTAGUE ROAD, SALE, M33 3BU	Under Construction	5	5	0	0	0
3027	77-81 GEORGE STREET, ALTRINCHAM, WA14 1RN	Permissioned	8	8	0	0	0
3028	ERLESDENE, GREEN WALK, BOWDON	Permissioned	1	1	0	0	0
3030	475 AND 477 BARTON ROAD, STRETFORD, MANCHESTER, M32 9TA	Under Construction	6	6	0	0	0
3033	7 MOORWOOD DRIVE, SALE, M33 4QB	Under Construction	1	1	0	0	0
3037	10 HIGHER ROAD, URMSTON, M41 9BQ	Permissioned	1	1	0	0	0
3038	5 RIDGE AVENUE, HALE BARNS, ALTRINCHAM, WA15 0AY	Permissioned	1	1	0	0	0
3039	12A OLD HEYES ROAD, TIMPERLEY, ALTRINCHAM, WA15 6EW	Permissioned	1	1	0	0	0

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				2026/27 - 2030/31	2031/32 - 2035/36	2036/37 - 2038/39	Post Plan - 2039/40 onwards
3040	LAND EAST OF DEANSGATE LANE, TIMPERLEY	Permissioned	3	1	0	0	0
3041	FOXWOOD, 78A HIGH ELM ROAD, HALE BARNS, ALTRINCHAM, WA15 0HX	Permissioned	1	1	0	0	0
3042	13 BLUEBERRY ROAD, BOWDON, ALTRINCHAM, WA14 3LS	Under Construction	1	1	0	0	0
3044	LAND TO THE FRONT OF BOWLING CLUBHOUSE, 49 TALBOT ROAD, OLD TRAFFORD, MANCHESTER, M16 0PW	Permissioned	7	7	0	0	0
3046	51 STAMFORD NEW ROAD, ALTRINCHAM, WA14 1DS	Permissioned	2	2	0	0	0
3048	10 WEY GATES DRIVE, HALE BARNS, ALTRINCHAM, WA15 0BW	Under Construction	1	1	0	0	0
3049	4 and 4C HEYES LANE, TIMPERLEY, ALTRINCHAM, WA15 6EA	Under Construction	1	1	0	0	0
3053	SALE POINT, 126 - 150 WASHWAY ROAD, SALE, M33 6AG	Under Construction	79	79	0	0	0

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3054	37-39 STRETFORD ROAD, URMSTON, M41 9JY	Under Construction	3	3	0	0	0
3055	DOUGLAS HOUSE, 2 ORCHARD GARDENS, LYMM, WA13 9EP	Permissioned	1	1	0	0	0
3056	54 ARDERNE ROAD, TIMPERLEY, ALTRINCHAM, WA15 6HL	Permissioned	1	1	0	0	0
3057	GARAGES ADJACENT TO 23 PORTLAND ROAD, STRETFORD	Under Construction	1	1	0	0	0
3058	LAND TO THE REAR OF 9 BROOKLANDS ROAD, SALE, M33 3QH	Under Construction	1	1	0	0	0
3059	105 STRETFORD ROAD, URMSTON, M41 9LW	Under Construction	1	1	0	0	0
3060	LAND TO THE SIDE OF 96 URMSTON LANE, STRETFORD, M32 9BQ	Permissioned	1	1	0	0	0
3061	2 MORLAND ROAD, OLD TRAFFORD, M16 9PA	Permissioned	1	1	0	0	0

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3062	175 CHORLTON ROAD, OLD TRAFFORD, MANCHESTER, M16 7WS	Under Construction	2	2	0	0	0
3063	MARLBOROUGH, 40 BROOKS DRIVE, HALE BARNS, ALTRINCHAM, WA15 8TR	Permissioned	1	1	0	0	0
3064	41 ALDERLEY ROAD, FLIXTON, M41 5DW	Under Construction	1	1	0	0	0
3065	LORETO CONVENT (PLOT 1) 28 HARTLEY ROAD, ALTRINCHAM, WA14 4AY	Under Construction	1	1	0	0	0
3066	GARTH, BOLLINWAY, HALE BARNS, ALTRINCHAM, WA15 0NY	Permissioned	1	1	0	0	0
3068	DEVELOPMENT HOUSE, 30 CROFTS BANK ROAD, URMSTON, M41 0UH	Under Construction	17	17	0	0	0
3069	79 CARRWOOD, HALE BARNS, ALTRINCHAM, WA15 0ER	Under Construction	1	1	0	0	0
3070	21 THE MOUNT, HALE BARNS, ALTRINCHAM, WA15 8SZ	Permissioned	1	1	0	0	0

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3071	LAND BETWEEN 29-31 BROOK ROAD, URMSTON, M41 5RQ	Permissioned	2	2	0	0	0
3072	LAND ADJACENT TO 103 SHETLAND WAY, DAVYHULME, M41 7FU	Under Construction	8	8	0	0	0
3073	CORNHILL CLINIC, 59 CORNHILL ROAD, DAVYHULME, M41 5SZ	Permissioned	6	6	0	0	0
3074	70 HEYES LANE, TIMPERLEY, ALTRINCHAM, WA15 6EQ	Under Construction	2	2	0	0	0
3075	623 STRETFORD ROAD, OLD TRAFFORD	Permissioned	4	4	0	0	0
3077	RIVERSIDE, ASHLEY MILL LANE NORTH, HALE BARNS, WA14 3NQ	Under Construction	1	1	0	0	0
3078	10 MILNER STREET, OLD TRAFFORD, M16 9WF	Permissioned	1	1	0	0	0
3079	WOODLANDS, BARROW LANE, HALE BARNS, WA15 0DN	Permissioned	1	1	0	0	0
3080	80 CHAPEL LANE, HALE BARNS, WA15 0BH	Under Construction	1	1	0	0	0

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3081	28 VICTORIA ROAD, SALE, M33 3HY	Under Construction	1	1	0	0	0
3082	21 HIGH ELM ROAD, HALE BARNS, ALTRINCHAM, WA15 0JB	Permissioned	1	1	0	0	0
3083	29 BLOOMSBURY LANE, TIMPERLEY, ALTRINCHAM, WA15 6LU	Permissioned	2	2	0	0	0
3084	298 FLIXTON ROAD, FLIXTON, M41 5DP	Under Construction	1	1	0	0	0
3085	42 SOUTH GROVE, SALE, M33 3AR	Under Construction	1	1	0	0	0
3086	13 ALBION STREET, OLD TRAFFORD, M16 9LZ	Permissioned	1	1	0	0	0
3088	FOUR OAKS CARE HOME, 28 WOOD LANE, PARTINGTON, M31 4ND	Permissioned	6	6	0	0	0
3089	ESKDALE LODGE HOTEL, 35 HARBORO ROAD, SALE, M33 5AN	Permissioned	2	2	0	0	0

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3090	LAND ADJACENT TO DANEMERE, 21 HARROP ROAD, HALE, ALTRINCHAM, WA15 9DA	Permissioned	1	1	0	0	0
3091	184-186 CROSS LANE, SALE, M33 7AG	Permissioned	1	1	0	0	0
3092	405 HALE ROAD, HALE BARNS, ALTRINCHAM, WA15 8XX	Permissioned	2	2	0	0	0
3093	LAND ON WESTGATE, SALE, M33 6RQ	Permissioned	4	4	0	0	0
3094	6 ALPHONSUS STREET, OLD TRAFFORD, M16 7QS	Permissioned	1	1	0	0	0
3095	115 SKERTON ROAD, OLD TRAFFORD, M16 0NG	Permissioned	1	1	0	0	0
3096	16 DORSET STRET, STRETFORD, M32 0HB	Under Construction	1	1	0	0	0
3097	SITE ADJACENT TO 222 CANTERBURY ROAD, DAVYHULME, M41 0OF	Permissioned	1	1	0	0	0
3099	85-89 SCHOOL ROAD, SALE, M33 7XA	Permissioned	2	2	0	0	0

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3100	9-11 MARKET STREET, ALTRINCHAM, WA14 1QE	Under Construction	2	2	0	0	0
3103	LAND ADJACENT TO 302 AYRES ROAD, OLD TRAFFORD, MANCHESTER, M16 0WW	Permissioned	2	2	0	0	0
3104	95 MANCHESTER ROAD, ALTRINCHAM, WA14 4RJ	Under Construction	1	1	0	0	0
3105	156 OLDFIELD ROAD, ALTRINCHAM, WA14 4BJ	Under Construction	6	6	0	0	0
3106	32-40 FLIXTON ROAD, URMSTON, MANCHESTER, M41 5AA	Permissioned	10	10	0	0	0
3107	ST CLEMENTS BRANCH CHURCH, HUMPHREY LANE, URMSTON, M41 9PE	Permissioned	3	3	0	0	0
3109	489-491 CHESTER ROAD, OLD TRAFFORD, MANCHESTER, M16 9HF	Permissioned	7	7	0	0	0
3110	12 LYNDHURST AVENUE, DAVYHULME, M41 7DR	Permissioned	1	1	0	0	0

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3111	LAND AT TIPPING STREET, ALTRINCHAM	Permissioned	4	4	0	0	0
3114	3 & 4 BARRINGTON CLOSE, ALTRINCHAM, WA14 1JA	Permissioned	3	3	0	0	0
3115	LITTLEDOWN, SOUTH DOWNS DRIVE, HALE BARNS, ALTRINCHAM, WA14 3HR	Permissioned	1	1	0	0	0
3116	145 HALE ROAD, HALE, ALTRINCHAM, WA15 8RT	Permissioned	2	2	0	0	0
3117	188 MARSLAND ROAD, SALE, M33 3NE	Under Construction	2	2	0	0	0
3119	94 FLIXTON ROAD, URMSTON, M41 5AD	Under Construction	1	1	0	0	0
3120	VACANT LAND ADJACENT TO 13 NORMANS PLACE, ALTRINCHAM, WA14 2AB	Permissioned	1	1	0	0	0
3122	15 POPLAR ROAD, STRETFORD, M32 9AN	Under Construction	1	1	0	0	0

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3123	16 HILL TOP, HALE BARNS, ALTRINCHAM, WA15 0NJ	Permissioned	1	1	0	0	0
3124	94 CARRWOOD, HALE BARNS, ALTRINCHAM, WA15 0ES	Permissioned	1	1	0	0	0
3125	26 WILLOW TREE ROAD, ALTRINCHAM, WA14 2EG	Permissioned	3	3	0	0	0
3127	GROUND FLOOR FLAT, 51 PORTLAND ROAD, STRETFORD, M32 0PH	Permissioned	2	2	0	0	0
3128	15 ULLSWATER ROAD, FLIXTON, M41 8SY	Permissioned	2	2	0	0	0
3129	38 HIGH ELM ROAD, HALE BARNS, ALTRINCHAM, WA15 0HS	Permissioned	2	2	0	0	0
3130	LAND AT LACY STREET, STRETFORD	Permissioned	53.00	53	0	0	0
3131	102 IRLAM ROAD, FLIXTON, M41 6JT	Under Construction	1	1	0	0	0
3132	52-54 TALBOT ROAD, STRETFORD, MANCHESTER, M16 0PN	Under Construction	11	11	0	0	0

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3133	124 ROSENEATH ROAD, URMSTON, M41 5AZ	Permissioned	1	1	0	0	0
3134	34 HALE ROAD, AND 1 BROWN STREET, ALTRINCHAM, WA14	Permissioned	1	1	0	0	0
3135	48a FLIXTON ROAD, URMSTON, MANCHESTER, M41 5AB	Permissioned	1	1	0	0	0
3136	71-73 MANCHESTER ROAD, ALTRINCHAM, WA14 4RJ	Under Construction	3	3	0	0	0
3137	64 BRIONY AVENUE, HALE, ALTRINCHAM, WA15 8QA	Permissioned	1	1	0	0	0
3138	LAND BETWEEN 2 AND 4 NORWOOD ROAD, STRETFORD, M32 8PW	Permissioned	1	1	0	0	0
3140	8 URMSTON LANE, STRETFORD, MANCHESTER, M32 9BP	Permissioned	2	2	0	0	0
3141	51 GORSE BANK ROAD, HALE BARNS, ALTRINCHAM, WA15 0BB	Permissioned	2	2	0	0	0
3053-01	SALE POINT, 126 - 150 WASHWAY ROAD, SALE, M33 6AG	Under Construction	3	3	0	0	0

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3171	Empress Mill, Former Trafford Press, Veno Building and Adjacent Land	Not Permissioned	145	0	145	0	0
3170	Land at Thomas Street, Stretford	Not Permissioned	180	30	150	0	0