



STOCKPORT
METROPOLITAN BOROUGH COUNCIL

Strategic Housing Land Availability Assessment SHLAA Methodology and Findings 2020

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1 Introduction

- 1.1 This document is Stockport Council's report on the 2020 Strategic Housing Land Availability Assessment (SHLAA) methodology and findings. It has been prepared with a base date of 1 April 2020 using information available during the study period of Summer and early Autumn 2020. This SHLAA report supersedes the data and housing numbers contained in the SHLAAs from 2018 and 2017.
- 1.2 The key objectives of a SHLAA are:
- To assess land availability by identifying buildings or areas of land (including previously developed land and greenfield land) that have development potential for housing;
 - To assess the potential level of housing that can be provided on identified land;
 - To identify constraints that might make a particular site unavailable and/or unviable for development; and
 - To assess which sites are likely to be deliverable and which are likely to be developable.
- 1.3 The following is presented within this document:
- A summary of the national, regional and local context as it relates to Stockport's SHLAA;
 - Information on the provision of new homes across Stockport;
 - A detailed explanation of the methodology that is used to undertake the assessment of sites; and
 - A summary of the estimated development potential.
- 1.4 The following information is presented within the SHLAA 2020 annex:
- A list of all sites assessed, cross-referenced to their locations on maps;
 - An assessment of each site, in terms of its suitability for development, availability and achievability including viability to determine whether a site is realistically expected to be developed and when;
 - Detail on those sites which are considered to be realistic candidates for development, and the reasons why others have been discounted;
 - The potential type and quantity of development that could be delivered on each site, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when; and
 - An indicative trajectory of anticipated development and consideration of associated risks.
- 1.5 The SHLAA provides evidence for Stockport's emerging Local Plan.

- 1.6 The inclusion of any site in this assessment does not indicate that it will necessarily be allocated or successfully obtain permission for housing. Conversely, the non-inclusion of a site in this study does not necessarily prevent future residential development. Any planning applications will continue to be treated on their individual merits, having regard to the appropriate policies of the Development Plan, and other material planning considerations.

2 Policy background

National planning policy and guidance

2.1 The National Planning Policy Framework 2019 (NPPF) requires planning policies to be “*underpinned by relevant and up-to-date evidence*” (paragraph 31, MHCLG, 2019a). Paragraph 67 of the NPPF states that strategic policy-making authorities should prepare a SHLAA so that they have “*A clear understanding of the land available in their area*”.

2.2 Planning Practice Guidance (PPG) provides detail on the purpose and role of a SHLAA and its relationship to the development plan and brownfield registers:

“An assessment of land availability identifies a future supply of land which is suitable, available and achievable for housing and economic development uses over the plan period. The assessment is an important source of evidence to inform plan-making and decision-taking, and the identification of a 5-year supply of housing land. It can also inform as well as make use of sites in brownfield registers

However, the assessment does not in itself determine whether a site should be allocated for development. It is the role of the assessment to provide information on the range of sites which are available to meet the local authority’s (or, where relevant, elected Mayor or combined authority) requirements, but it is for the development plan itself to determine which of those sites are the most suitable to meet those requirements.” (MHCLG, 2019b)

2.3 The PPG recognises that the assessment of land availability is an important step in the preparation of Local Plans and sets out the key stages of work that should be carried out by the Local Planning Authority. Stockport’s understanding and approach to using the suggested methodology is set out in section 3 of this report.

Local policy context

2.4 The Stockport Core Strategy was adopted in March 2011, requiring a total of 7,200 net additional dwellings to be delivered over the 15-year period between 2011 and 2026 (an average of 480 per year). This included a varying target over the plan period as follows:

- 450 new homes per annum between 2011 and 2013
- 495 new homes per annum between 2013 and 2023
- 450 new homes per annum between 2023 and 2026

- 2.5 Figure 2.2 and Figure 2.2 depict the number of net additional dwellings that have been completed in Stockport annually between 2007 and 2020.

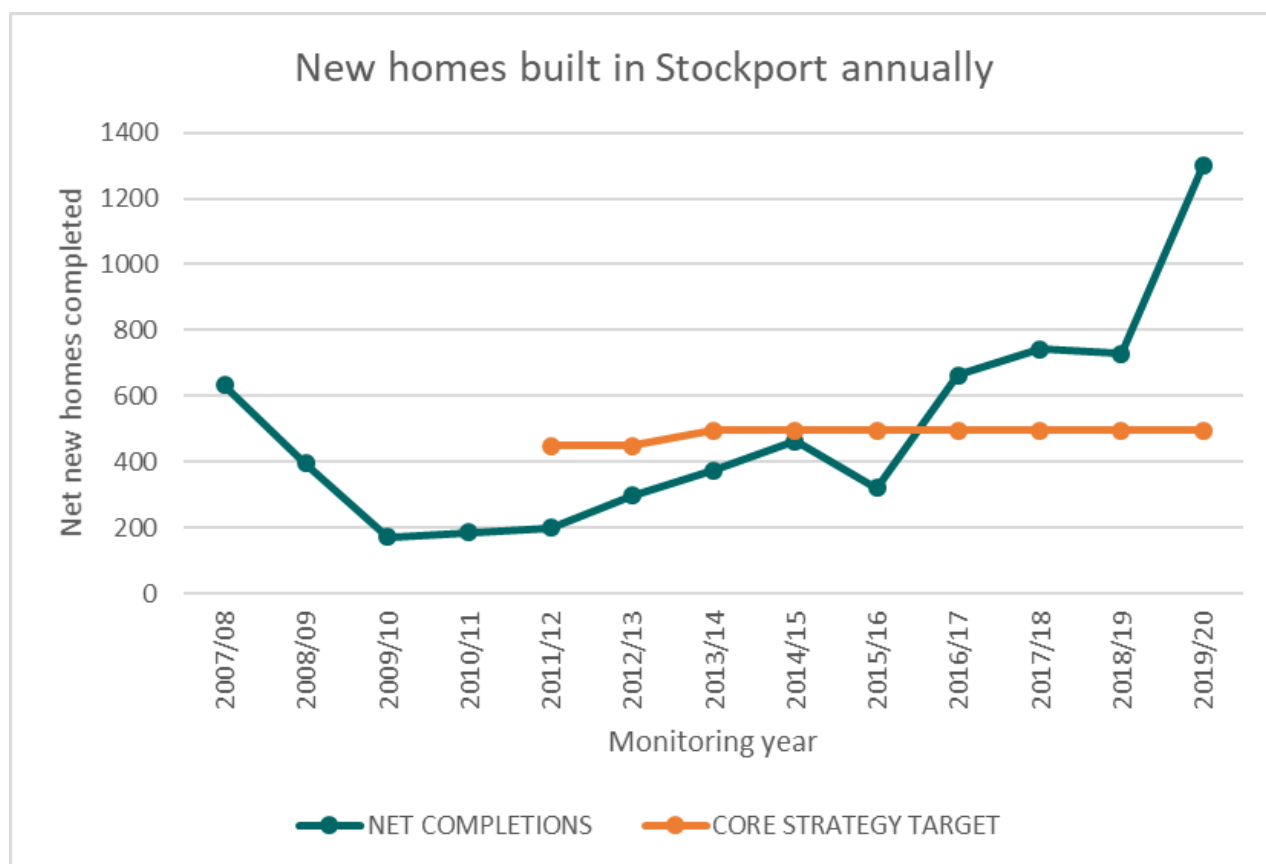


Figure 2.1 Chart of net additional dwellings completed in Stockport 2007-2020

- 2.6 Stockport's adopted Core Strategy sets an average housing target of 480 dwellings net additional dwellings per year, between 2011-2026. However, since the adoption of the Core Strategy, national guidance has changed, resulting in the figure being out of date, requiring work to develop a more up-to-date figure. Any new figure will have to be justified and the Council has a duty to ensure that the revised figure is delivered. The Council sets out the relevant figures in its five-year housing land supply statement, which is issued annually.
- 2.7 Following on from the adoption of the Core Strategy, Stockport Council intended to produce an Allocations Plan that would identify land for development to deliver the new houses and jobs in line with the Core Strategy policies. However, primarily as a result of the proposal to develop a strategic plan for Greater Manchester (Greater Manchester Spatial Framework – GMSF), work on the Allocations Plan was halted and alongside the GMSF a Local Plan was being developed. This new Local Plan will replace the Core Strategy and the older saved UDP policies and proposals map

and identify sites for new development and providing the policies for assessing planning applications.

- 2.8 In December 2020 Stockport Council voted not to proceed with the proposed GMSF Publication Plan. As a result, the Council will consider its options for development planning in the borough. In the meantime, the information in this SHLAA remains a valid assessment of housing supply in the borough which will help to inform the next stage of development plan work.
- 2.9 This document sets out the identified supply for Stockport and this is contained in Figures 4.1 and 4.2, which indicate that the supply remains some way short of the most recently produced Local Housing Need figure of 1,079 dwellings per annum (as of December 2020).

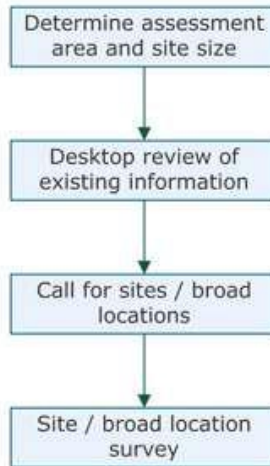
Year	Net Additional Dwellings	Core Strategy Target
2007/08	632	N/A
2008/09	395	N/A
2009/10	172	N/A
2010/11	187	N/A
2011/12	201	450
2012/13	298	450
2013/14	374	495
2014/15	464	495
2015/16	321	495
2016/17	664	495
2017/18	743	495
2018/19	729	495
2019/20	1,299	495

Figure 2.2 Actual net additional dwelling completions 2007 – 2020

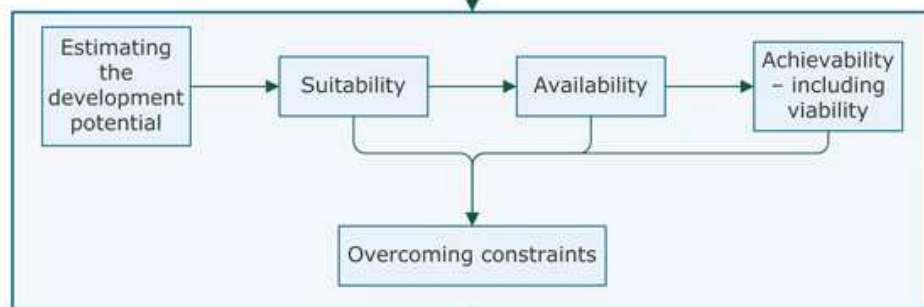
3 Methodology

- 3.1 The figure below is taken from the PPG (MHCLG, 2019c) and depicts the key stages of work required to produce a Land Availability Assessment.

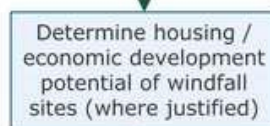
Stage 1- Site / broad location identification



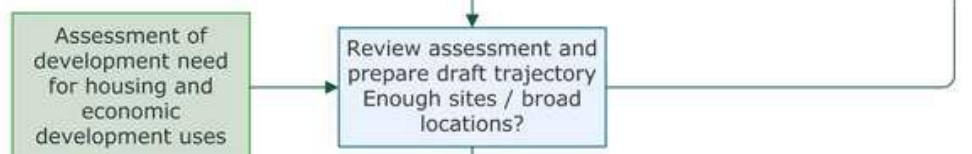
Stage 2 - Site / broad location assessment



Stage 3 - Windfall assessment



Stage 4 - Assessment review



Stage 5 - Final evidence base

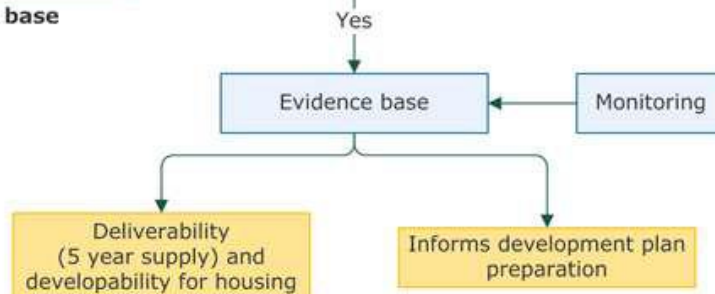


Figure 3.1 Extract from the PPG showing suggested methodology in stages

Stage 1: Identification of broad location and sites

- 3.2 The purpose of this stage is to identify and set down the geographic area of study and the types of sites that will be assessed.

The broad location of study

- 3.3 The PPG (MHCLG, 2019d) recommends that SHLAAs are produced to cover the plan-making area (whereas the previous version of PPG suggested that SHLAAs should cover the housing market area). Plan-making is undertaken at two different spatial scales within Greater Manchester, with some areas of policy covered by Joint DPDs such as for the Waste Plan DPD and the Minerals Plan DPD, and the emerging GMSF, although at the time of writing it appears likely that a different form of strategic plan will be developed for the other nine Greater Manchester authorities. There is general agreement across Greater Manchester that each district should undertake their own land availability assessments having regard to the national methodology. Therefore, the location of study for this SHLAA is the entirety of the borough of Stockport.

Identification of sites and involvement of stakeholders

- 3.4 A number of 'call for sites' exercises have been carried out to develop a pool of sites to feed into the SHLAA process. The most recent exercise took place in Stockport in early 2020, between 31 January and 28 February, and 127 sites were submitted for a variety of uses including protection from development and promotion as new development sites. All of these sites have been included within the updated assessment.
- 3.5 Consultation on the GMSF in early 2019 did not include a formal call for sites exercise, however where respondents have submitted sites as part of that consultation, these have been reviewed. A total of 48 sites within Stockport were logged and categorised as follows in relation to previous GMSF consultation exercises:
1. Urban area: Already part of land supply.
 2. Urban area: New site to be considered in land supply update
 3. Non-urban area: Site put forward as part of 2016 call for sites.
 4. Non-urban area: New site to be considered as part of updated site assessment process.
- 3.6 Sites in categories 2 and 4 were pulled into the long list of sites for assessment through the SHLAA 2020. Sites in category 1 were not included as they are already

part of the supply. Sites in category 3 are Green Belt sites that have been previously assessed by the GMCA as part of the assessment work that was undertaken for the GMSF.

- 3.7 As part of the consultation on the Local Plan Issues Paper, which took place between 28 July and 8 October 2017, the Council invited the submission of sites to be considered for allocation for a wide range of uses; these sites have been fed into the pool of sites assessed through the SHLAA process.
- 3.8 In addition to these more recent exercises, sites that were put forward during previous 'call for sites' exercises associated with the work on the Allocations Plan DPD (now halted), and sites contained in the SHLAA 2010 have also been fed into the assessment.
- 3.9 Workshops and discussions have taken place with service areas from across the Council including, Education, Corporate and Support Services, Housing, Regeneration and Economic Development, regarding the methodology of the project and the sites sources of data for analysis. The following sources were also used to identify further sites for consideration within the SHLAA:
 - Sites put forward through the ongoing call for sites to the 'Brownfield First' initiative <https://www.stockport.gov.uk/brownfield>;
 - Sites that have previously benefited from a planning permission but have since expired;
 - Those sites subject to pre-application discussions for residential development (where it is appropriate to make those sites publicly known);
 - Land allocated for employment or other land uses which have had long term vacancies or high levels of vacancies over a number of years;
 - Surplus public sector land (Council and Stockport Homes Group);
 - Vacant buildings suitable for conversion;
 - Land in non-residential use which may have redevelopment potential;
 - Sites identified from visual surveys, site visits, local knowledge and those put forward by councillors.
- 3.10 Allocations identified on the adopted Proposals Map from 2006 which have not come forward for housing have been reviewed for inclusion within the site assessment stage of work.
- 3.11 Sites that benefit from a current planning permission have not been included within the site assessment as they have been assumed to be capable of delivering residential development. More detail on the supply of sites with planning permission is available in the separate five-year housing land supply statement.

Site size

- 3.12 The PPG states that plan makers “*will need to assess a range of different site sizes from small-scale sites to opportunities for large-scale developments such as village and town extensions and new settlements where appropriate*” (MHCLG, 2019e). In doing this, the PPG suggests the consideration of all sites and broad locations capable of delivering five or more dwellings but that alternative site size thresholds can be considered.
- 3.13 By way of context, the SHLAA 2010 did not apply a physical site size threshold, resulting in 801 sites being included within the study. Of these, 518 sites were deemed to be suitable, yielding an estimated 8,745 dwellings. However only 262 sites had a net capacity of 5 or more units, meaning that 33% of the sites assessed were anticipated to yield 95% of the dwellings (8,261).
- 3.14 The PPG’s suggested numerical threshold of five or more residential units has not been used for this assessment, as it would require an analysis of the yield of all potential smaller housing sites, and this approach would embed a variety of assumptions about the density or development typology of a site prior to establishing whether the site is suitable for housing or not. As the PPG states that alternative site size thresholds can be used (MHCLG, 2019e), this option has been adopted for Stockport’s approach to the SHLAA methodology.
- 3.15 It was initially proposed to use a threshold of 0.25 hectares, but discussions with regeneration officers and local councillors resulted in this threshold being lowered to 0.15 hectares to reflect the types and numbers of sites across the urban parts of the borough, and to allow an assessment of a higher number of potential housing sites. A site of 0.15 hectares could yield 4.5 or 6 residential units, at development densities of 30 and 40 dwellings per hectare respectively. Therefore, a standard physical site size threshold of 0.15 hectares has been used to identify sites capable of potentially delivering 5 or more units, thus being broadly compliant with the numerical threshold suggested by the PPG. Only sites that meet or surpass this threshold will be assessed with the SHLAA; smaller sites will be excluded from detailed analysis as they are not considered to be strategic in nature. An additional allowance has been made for residential units delivered on sites below this threshold and is referred to as a “small sites” allowance, more detail on this is available later in this document.
- 3.16 The updated SHLAA methodology for Stockport therefore uses a site threshold which is in broad compliance with the PPG and also reflects local circumstances.

Site surveys

- 3.17 The site survey process was carried out in line with the advice provided in the PPG, checking and recording the following characteristics:
- *“site size, boundaries, and location;*
 - *current land use and character;*
 - *land uses and character of surrounding area;*
 - *physical constraints (eg access, contamination, steep slopes, flood risk, natural features of significance, location of infrastructure/utilities);*
 - *potential environmental constraints;*
 - *consistency with the development plan’s policies;*
 - *proximity to services and other infrastructure, such as public transport;*
 - *where relevant, development progress (eg ground works completed, number of units started, number of units completed); and*
 - *initial assessment of whether the site is suitable for a particular type of use or as part of a mixed-use development.”* (MHCLG, 2019f)
- 3.18 The site survey was predominately a desk-based exercise, using the most current OS base maps available, aerial photography from Bing Maps and Google Maps, and Google street view photography. This desk based exercised was supplemented with local knowledge from officers, councillors and site visits for selected sites to establish topography information. The site survey information was used to refine site boundaries in GIS, prepare a site description, and establish whether the site appears to be greenfield, brownfield land or a mix.
- 3.19 Stockport has an extensive area of Green Belt covering 46.5% of the borough. The Green Belt is a policy designation rather than an environmental designation. The NPPF makes it clear at paragraph 145 that:
- “A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt ...”* (MHCLG, 2019a)
- Proposed sites that are located within the Green Belt have not been assessed for their residential capacity as the development potential on these sites is restricted. These sites have been sifted out during the initial stage of work prior to the full assessment, however the sites have been mapped, can be viewed online and are listed in the Annex to this report.
- 3.20 The strategic approach for releasing land from the Green Belt for development has been considered at a sub-regional level through the GMSF, and as such the SHLAA has not considered release of land from the Green Belt. Whilst Stockport is now no longer part of the strategic approach, the provision of housing within the Green Belt is a matter which will need to be addressed at a strategic level and will be subject to further assessment through the development plan-making process.

- 3.21 An initial assessment of suitability was also undertaken against the following international and national policy designations to establish which sites which might have constrained potential for development:
- Special Areas of Conservation (SAC)
 - Special Protection Areas (SPAs)
 - Ramsar sites
 - Sites of Special Scientific Interest (SSSI)
 - National Nature Reserve
 - Marine Conservation Zone
- 3.22 None of these designations are present in Stockport apart from SSSIs, and no potential housing sites were found to be located within a SSSI.
- 3.23 As part of the Sustainability Appraisal of the Local Plan, a sites appraisal will be conducted to inform the allocation of housing sites. The Habitats Regulations Assessment is required to take account of Special Areas of Conservation, Special Protection Areas and Ramsar sites. As part of that work, in line with advice from Natural England, those assets will be mapped within a 15km boundary of the borough since none occur within Stockport. Those sites within 15km of any of these designations are noted through the site appraisal work and where potential significant impacts are identified, then this will inform any relevant site policy.

Stage 2: Site assessments/broad location assessment

- 3.24 The purpose of stage 2 of a SHLAA is to estimate the development potential of each site or broad location. This stage considers the numbers of homes that can be accommodated on a site, and the point in time when they might be completed. A range of factors are considered when doing this stage of the assessment, and split into one of three categories: 'deliverable', 'developable' or 'not developable'.
- 3.25 The NPPF Glossary explains what these terms mean:

"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.

“Developable: *To be considered developable, sites should be in a suitable location for housing development with a reasonable prospect that they will be available and could be viably developed at the point envisaged.* (MHCLG, 2019a)

- 3.26 To inform conclusions on the deliverability and developability of sites, information has been gathered from a variety of sources, analysis undertaken in GIS and within a spreadsheet, before being summarised in a single-page summary and map for each site. These single page summaries are available in the SHLAA annexes that accompany this document. This information summarises whether a site is suitable, available and achievable for residential development.

Broad location assessment

- 3.27 Stockport Town Centre has been treated as a broad location of search for residential development, rather than being subject to assessments on a site by site basis. This is because the Council is committed to facilitating Town Centre Living. As part of the Mayor’s Town Centre Challenge commitment to regenerate town centres across Greater Manchester, the Council has worked in partnership with Greater Manchester Combined Authority (GMCA) to bring forward Greater Manchester’s first ever Mayoral Development Corporation (MDC) for Stockport Town Centre West. Covering 130 acres of brownfield land in the heart of Stockport, the MDC will help accelerate the transformation of this area in the west of the town centre, creating a new urban village of up to 3,500 homes.
- 3.28 Stockport Council has put the redevelopment of the Town Centre West area at the heart of its ambition to reshape the residential offer in Stockport, and to drive this forward, the Mayoral Development Corporation was established in September 2019. Town Centre West provides the opportunity to significantly improve housing choice; harnessing one of the best-connected locations in Greater Manchester to deliver 3,500 new homes will take pressure off the Green Belt and reduce the reliance on cars within the town centre and across the borough. Town Centre West provides a way to deliver new homes in a highly sustainable way, and will be the newest, greenest and coolest affordable urban neighbourhood.

- 3.29 Market appetite for sites in Stockport Town Centre has been strong over the first half of 2020, as evidenced by the acquisition of Weir Mill by Capital&Centric, and the planning application submitted by Investar for the Royal George Village scheme. Both milestones took place during lockdown, which demonstrates ongoing market confidence in Stockport Town Centre as a location for residential development, even at a time of wider economic uncertainty.
- 3.30 The growing confidence in Stockport Town Centre as a residential market is exemplified by the Mailbox private rented sector (PRS) scheme which opened in February 2020 and provides 117 apartments built around a stunning atrium. The development is a conversion of the former Royal Mail sorting office and is located between Stockport railway station and the A6 road that connects Stockport with Manchester. This build to rent scheme has provided a new offer for Stockport Town Centre residential and provides new benchmark values for residential development in the town whilst representing a more affordable option than Manchester city centre comparators. The Mailbox development has successfully provided proof of concept for PRS in Stockport Town Centre and demonstrates a shift in the market. The scheme has regenerated a brownfield site on a prominent A6 location in the heart of the town centre and features a roof top garden for residents as well as the largest living green wall in the North of England.
- 3.31 Planning permission for a new transport interchange for Stockport was approved in March 2019 to transform Stockport Bus Station into an eye-catching and modern transport interchange with a roof top park and 196 new PRS homes. In March 2020, the main contractor and residential development partners were selected. Construction of the new interchange scheme will start in early 2021, with completion estimated for 2023. The residential development is expected to open in 2024.
- 3.32 In May 2020, a planning application was submitted for the redevelopment of part of the Stockport College campus in Stockport Town Centre on Wellington Road South and Greek Street by Manchester-based Investar Property Group. The proposal for Royal George Village would see the creation of new-build homes, a co-working space, commercial/ancillary units and green public realm. The existing Lyme building will be demolished, with a 250 new apartment block to be constructed, and the Torkington building would be converted into 120 apartments. Plans also include provision for another new build block of 55 apartments located on the corner of Greek Street and Royal George Street with the listed Greek Street Centre converted into a collaborative co-working space for local businesses.
- 3.33 Adding to the momentum in the Royal George Quarter, the Council acquired the former St Thomas' hospital site, adjacent to Stockport College in December 2019. A planning application is being worked up for the conversion of Grade II Listed

buildings in to 55 apartments alongside 13 new build family houses. The new homes will be 100% affordable and delivered by Stockport Homes. A new 70 bed care facility known as the 'Academy of Living Well' is also proposed, which aims to transform the way that intermediate and dementia care is provided across the borough. As one of the flagship schemes for the MDC, this development will be ambitious in terms of its sustainability credentials and deliver life time homes wherever possible to attract a diverse community of all ages.

- 3.34 Due to the broad location of search for residential development, any sites that have been forward through a call for sites that are located within this area have not been subject to a site-specific assessment. This is because those sites form part of an overall pool from which development can place over such an extensive area of land. Furthermore, some of the assumptions used relating to the acceptability of residential development can be different within the town centre when compared to more suburban area, i.e. building heights and density of development.
- 3.35 The MDC area covers part of the town centre, therefore the SHLAA has made a gross allowance for 5,000 dwellings across the whole of the town centre over a twenty-five-year period. Any current planning permissions and new homes (commitments and completions) within this area will be accounted for to ensure that units are not double counted within the overall land supply figures. The approach to the broad location of search is justified by the surge in market interest and activity as explained above.

Suitability

- 3.36 A site is suitable for housing development if it offers a suitable location for development now or in the future and would contribute to the creation of sustainable mixed communities. When assessing a site's suitability for residential development, policy, physical and environmental constraints need to be considered. In line with paragraph 18 of the PPG, the following factors have been considered:
- *“national policy;*
 - *appropriateness and likely market attractiveness for the type of development proposed;*
 - *contribution to regeneration priority areas;*
 - *potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation.”* (MHCLG, 2019g)
- 3.37 In addition, the following have been taken into account:
- physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
 - environmental/nature designations;

- amenity impacts experienced by would be occupiers and neighbouring areas. A full list of policy designations, constraints and environmental factors that have considered for each site is included in appendix 2.

3.38 As the Core Strategy and UDP proposals map are due to be replaced by the emerging Local Plan, the impending opportunity to review development plan policy has been considered when making a judgement about the potential likelihood of being able to overcome existing policy constraints through the provision of new policies in a new plan over the next 6+ years. Particular focus has been given to existing policies relating to employment land, local open space, green chain and areas of flood risk, as each of these designations now benefits from recently prepared evidence which is being used to inform the preparation of Local Plan policies.

Employment Land

- 3.39 Stockport's Employment Land Review (ELR) was published in April 2018 (Stockport Council, 2018a). and is available from the Council's website. The ELR has been undertaken in line with the NPPF and Planning Practice Guidance (PPG) and conducts an assessment of current and future demand for employment land before making a judgement on whether existing supply and allocated sites are sufficient to meet projected demand and forecasted requirements. A quantitative and qualitative assessment finds that the borough has a high level of vacant employment floorspace when considered within the context of North West and national averages. Whilst the borough does not face a significant quantitative deficiency in employment land, it is faced with a significant qualitative deficiency which is resulting in a shortfall of suitable provision in specific market areas, thereby reducing the borough's ability to attract inward investment. There are a large number of moderate and poorly performing employment sites, with few high-scoring sites.
- 3.40 Where a proposed site is located within an area used for employment purposes, the site is considered to be constrained by that use and is generally not considered to be suitable for residential development. However, where an employment site is known to have been vacant for some time, has high vacancy rates, is being marketed for alternative uses, or has scored poorly in the ELR, then a planning judgement is made about its future potential suitability for residential development. Each site is reviewed individually, balancing the surrounding settings, the appropriateness of current access for HGVs, amenity, potential contribution to regeneration and infrastructure investment. In some instances, with suitable mitigation, it may be possible that part of a site could potentially be suitable for residential development, but not the whole site. The overall judgement has been

taken in consultation with colleagues in Economic Development and informed by the findings of the ELR.

Local Open Space

- 3.41 Stockport's Open Space Assessment (OSA) was carried by Knight, Kavanagh & Page, was published in August 2017 (Stockport Council, 2017). Paragraph 96 of the NPPF requires local authorities to prepare a robust and up-to-date assessment of the need for open space, sport and recreation facilities and opportunities for new provision (MHCLG, 2018a). The OSA comprises an assessment report and separate standards paper, and together these form the borough's response to this requirement, setting out the provision that exists in the area, its condition, distribution and overall quality, alongside a consideration of demand for provision and direction on future requirements for accessible, high quality and sustainable open space provision in Stockport. Recommendations include the need to ensure low quality sites in areas are prioritised for enhancement, to protect and enhance sites that serve areas with deficiencies, and to recognise areas with sufficient provision in open space and consider how they could meet other areas of need.
- 3.42 Where a site has been put forward for assessment but is identified as designated Local Open Space in the UDP proposals map, the site has been treated as constrained by that use and is generally not considered to be suitable for residential development. However, sites that have a low score for both quality and value within Stockport's Open Space Assessment 2017 (OSA) have been reviewed, and a judgement has been made about their potential suitability for housing when subject to appropriate mitigation measures, such as improving nearby existing open space or providing infrastructure on site as part of the overall scheme.

Ecological Networks

- 3.43 The Council's in-house study 'Stockport's Ecological Network' was published in February 2020 (Stockport Council, 2020) and is available to download on request from the Council's website. This study identifies ecological corridors and habitat links both within the borough and across boundaries with our neighbouring councils and includes a review of the Green Chain designation from the 2006 Adopted UDP. The aim is to form a coherent ecological network for Stockport that is 'bigger, better and more and joined up', thereby fulfilling the requirements of the NPPF for biodiversity. Doing this helps to improve movement between habitats and protects them against disturbance and climate change. It also benefits the species that live there. The study covers assessment and mapping of habitat types including those protected for their wildlife value, highlights valuable habitats for their biodiversity

and sets out areas of opportunity at a strategic level for connecting habitats with each other.

- 3.44 In addition to providing the context for the emerging Stockport Local Plan, the evidence presented in the study will act as a material consideration in the determination of planning applications. Paragraph 175 requires that in the event that significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated or, as a last resort, compensated for, then planning permission should be refused. Opportunities to incorporate biodiversity improvements in and around developments should also be encouraged, especially where this can secure measurable net gains for biodiversity.

Flood Risk

- 3.45 GIS data is used to indicate those areas that are risk of fluvial flooding in flood risk zones 2 and 3. Flood zone 2 is land that is assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year. Flood zone 3 is land that is assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year. The information provided is largely based on modelled data and is therefore indicative rather than specific. Locations may also be at risk from other sources of flooding, such as high groundwater levels, overland run off from heavy rain, or failure of infrastructure such as sewers and storm drains. The data is copyright of the Environment Agency and the GIS used was for this SHLAA was last updated in February 2020.

Landscape Character Areas

- 3.46 The Stockport Landscape Character Assessment and Landscape Sensitivity Study was prepared by LUC, published in August 2018 (Stockport Council, 2018b) and is available from the Council's website. Paragraph 170 of the NPPF calls for valued landscapes to be protected and enhanced, also recognising the wider benefits of ecosystem services (MHCLG, 2019a). An up-to-date Landscape Character Assessment is also recommended to support planning decisions and underpin criteria-based policies against which development proposals will be judged, with landscape sensitivity assessments undertaken where expansion options are being considered. 12 Landscape Character Areas are identified and each one is accompanied by a detailed LCA profile against which scores for sensitivity should be interpreted. The study will provide the context for policies and allocations within the emerging Local Plan and act as a material consideration in the determination of planning applications.

Availability

3.47 When forming conclusions about the availability of a site, the following factors have been considered:

- Information submitted during various call for sites exercises;
- Information from officers working within the Council's property, regeneration and asset management teams;
- Whether the site is in active use;
- Whether the site is a cleared site;
- Whether the site has known ownership and tenancy issues; and
- Whether the site can be developed now.

3.48 In line with PPG, a site is considered to be available for development when *"on the best information available ... there is confidence that there are no legal or ownership impediments to development. For example, land controlled by a developer or landowner who has expressed an intention to develop may be considered available"* (MHCLG, 2019h).

3.49 If a site has been directly nominated by the land owner or developer in control of the site, in the absence of anything to suggest otherwise, it has been assumed that the site is available for development.

Achievability

3.50 The PPG advises that a site is considered achievable for development where: *"there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time"* (MHCLG, 2019i).

This judgement looks at the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period of time

3.51 For this version of the SHLAA, the likely viability of each site has been informed by:

- Whether there is active developer interest in the site;
- Whether similar sites have been successfully developed in recent years;
- Whether there has been issues with viability for similar sites that have been through the planning process;
- Whether there are any known abnormal development costs; and
- Current market conditions within Stockport.

3.52 These conclusions will be reviewed at the next comprehensive update of the SHLAA and will reflect any updated viability work that is published to support the emerging Local Plan.

Constraint resolution

- 3.53 Through the assessment process, sites have typically been noted as being constrained for one or more of the following reasons (please note this is not an exhaustive list):
- Risk of flooding;
 - Unacceptable impacts/loss of open space, loss of trees and protected trees, impact on areas of importance for wildlife;
 - Suitable and safe access cannot be provided;
 - Not in a sustainable location
 - The presence of landfill (unless there is information regarding potential remediation);
 - Safety reasons or presence of hazards;
 - Potential impacts on local amenity;
 - Steep topography; or
 - Policy designation.
- 3.54 Where constraints affect the site, or a portion of the site, and restrict development potential the site has been recorded as 'not developable'. Each site has been assessed individually to establish whether there might be potential to mitigate or overcome those issues, and where this is possible it has been noted.
- 3.55 The onus is on the landowner/developer to demonstrate that any site-specific issues can be overcome.

Estimating potential yield

- 3.56 The potential number of dwellings that can be delivered on a site is determined by the site size, the net developable area, and the potential density of development which is influenced by the surrounding dwellings. Where there is evidence of constraints on part of the site, or where housing would form part of a wider mixed-use development, the potential dwelling capacity has been reduced to reflect those constraints. The potential amount of development that can be accommodated on a site is indicative and should not be taken to mean that this is a maximum or minimum figure.
- 3.57 Each site has its overall gross size reported, but some of the site may be needed to provide supporting infrastructure such as access roads or public open space. The amount of land needed for this will vary depending on the size of the site, as larger sites will usually have to provide a greater number of access roads and more public

open space to make them acceptable in planning terms. The assumptions regarding net developable area for low-rise residential development are set down out in Figure 3.2.

Gross Site Size	Net Developable Area
Less than 0.4 ha	100% of gross area
0.4 ha to 2 ha	90% of gross area
Sites over 2 ha	75% of gross area

Figure 3.2 Gross / net developable area assumptions

3.58 Stockport Core Strategy Core Policy CS3 states that:

“3.101 Sites in the most central locations, such as the Town Centre areas and within District and Local Centres, are the most suitable for flats. Here housing densities of 70 dwellings per hectare (dph) and above are commonplace. Moving away from these central locations densities should gradually decrease, first to around 50 dph then to around 40 dph, as the proportion of houses increases. Developments in accessible suburban locations may be expected to provide the full range of houses, from low-cost 2 bed terraces to executive 5+ bed detached, and contain few flats. However, they should still achieve a density of 30 dph” (Stockport Council, 2011).

The Core Strategy recognises that developments can be built at a range of densities, providing targets for densities in different parts of the borough, with a minimum density of 30 dwellings per hectare.

3.59 The proposed Publication GMSF contained a housing density policy, with different densities applying across Greater Manchester ranging from 200 dwellings per hectare to 35 dwellings per hectare as a net minimum. The policy stated:

“New housing development should be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport, in accordance with the minimum densities set out...” (GMCA, 2020).

The policy included a table expressing what densities should apply in town centres and in relation to areas with differing levels of public transport provision.

3.60 Notwithstanding the decision of Stockport Council to not proceed with that plan, the densities are regarded as being reflective of the need to balance optimising site capacity with delivering good design and sustainable communities. As such, in relation to the assessment carried out for sites within Stockport, the GMSF density

policy as written has been used as the starting point for the net development density. In addition, the existing characteristics of a site, the surrounding uses, any notable site constraints (such as conservation areas, TPOs and areas of potentially contaminated land), and density of surrounding development have been used to inform an assumption about the likely density that may be reasonably accommodated on a site.

- 3.61 Where there are site specific characteristics or constraints that may affect the amount of development that can be accommodated on the site, these have been reflected in the estimate of the site's capacity, rather than using a blanket application of the density policy.

Estimating lead in times and completions

- 3.62 If a site has been assessed as being deliverable or developable, then a forecast needs to be made of when that site might start to deliver completed dwellings. The times set out in Figure 3.3 and Figure 3.4 are used to create a development trajectory, with timings varying based on the size of scheme. These timings have been informed through liaison with developers, and have been brought up to date for 2020, reflecting typical build out rates pre Covid-19.

Type of site	Full permission	Outline permission	Without Permission
Lead in time	0-1.5 years from date of permission	1-2 years from date of permission	2-3 years from date of submission

Figure 3.3 Typical lead in times before delivering dwellings are delivered on site

Site/phase size	Low rise less than 50 units	Low rise 50-150 units	Low rise more than 150 units	High rise
Build rate Units per year	25-35	35-40	40+	100-200

Figure 3.4 Typical build rates for different sizes of development

- 3.63 At the time of completing this SHLAA, it is too early to understand the immediate and longer-term implications that Covid-19 will have on the delivery of new homes across Stockport, nor is it possible to propose how best to respond to these

uncertainties. The Council estimates that it will only start to fully appreciate the impacts in around 12-18 months. It usually takes a period of around 5 years from identifying a site, acquisition, securing planning to then completing the scheme and delivery the new homes. Therefore, no amendments to delivery rates have been made in this study as a result of Covid-19, as at the base date of the study in April 2020, it was too early to understand the long-term effects on the development industry.

Stage 3: Windfall and small sites allowance

- 3.64 Stockport's approach to windfall sites and small sites is set out below. This will be reviewed at the next comprehensive update of the SHLAA to ensure that any changes in the delivery of both types of sites are reflected in the approach used.

Windfall sites

- 3.65 Windfall housing sites are calculated in a variety of ways by different planning authorities. Many local authorities treat windfall sites as those sites that have been developed for housing that were not previously identified as being available for residential development within an adopted development plan document, this is in line with Annex 2 of the NPPF that defines windfall sites as:

"Sites not specifically identified in the development plan." (MHCLG, 2019a)

- 3.66 The NPPF sets out the role that windfall sites should play in calculating supply at paragraph 70:

"Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area." (MHCLG, 2019a)

- 3.67 There is no detailed guidance on how a windfall allowance should be made, so it is therefore at the discretion of the local planning authority on how it calculates this allowance. Due to the age of Stockport's adopted UDP proposals maps, most sites that have delivered housing units in recent years have not benefitted from a formal allocation within an adopted plan. However, this is not helpful when trying to ascertain the quantum of units that have been developed in a genuinely unplanned and unexpected way in the past, and that will continue to do so in the future.

- 3.68 There are unlikely to be any windfall sites for the first 5 years following the baseline date of this report, as such sites should have been identified through the SHLAA process and be included within the assessment. Therefore, no allowance for windfall sites has been made.

Small sites

- 3.69 A SHLAA is meant to be strategic in its nature, therefore sites below the physical size threshold of 0.15ha described earlier in this report have not been subject to a strategic assessment of their potential housing capacity. Instead, an allowance for future completions on small sites is included within the overall assessment of future supply, and this is based on actual completions on sites delivering less than 5 units. Historic completion rates for these sites are depicted in Figure 3.5 and Figure 3.6.
- 3.70 The data reveals that Stockport has delivered a meaningful number of dwellings on small sites over the past 8 years, and it is considered is reasonable that dwellings will continue to be delivered on small sites in the borough throughout the Local Plan period. Therefore, 71 units per annum for delivery on small sites is included as an allowance towards Stockport's supply of available land, this is based on a rolling 5-year average, in line with the approach used across Greater Manchester. This allowance commences in year 6 after the baseline date of this study to ensure there is no double counting with small sites that benefit from planning permission.

Year	Net completions on sites of less than 5 units	Small sites allowance
2012/13	97	71
2013/14	51	71
2014/15	69	71
2015/16	59	71
2016/17	72	71
2017/18	23	71
2018/19	132	71
2019/20	70	71

Figure 3.5 New home delivery rates on sites of less than 5 net new homes

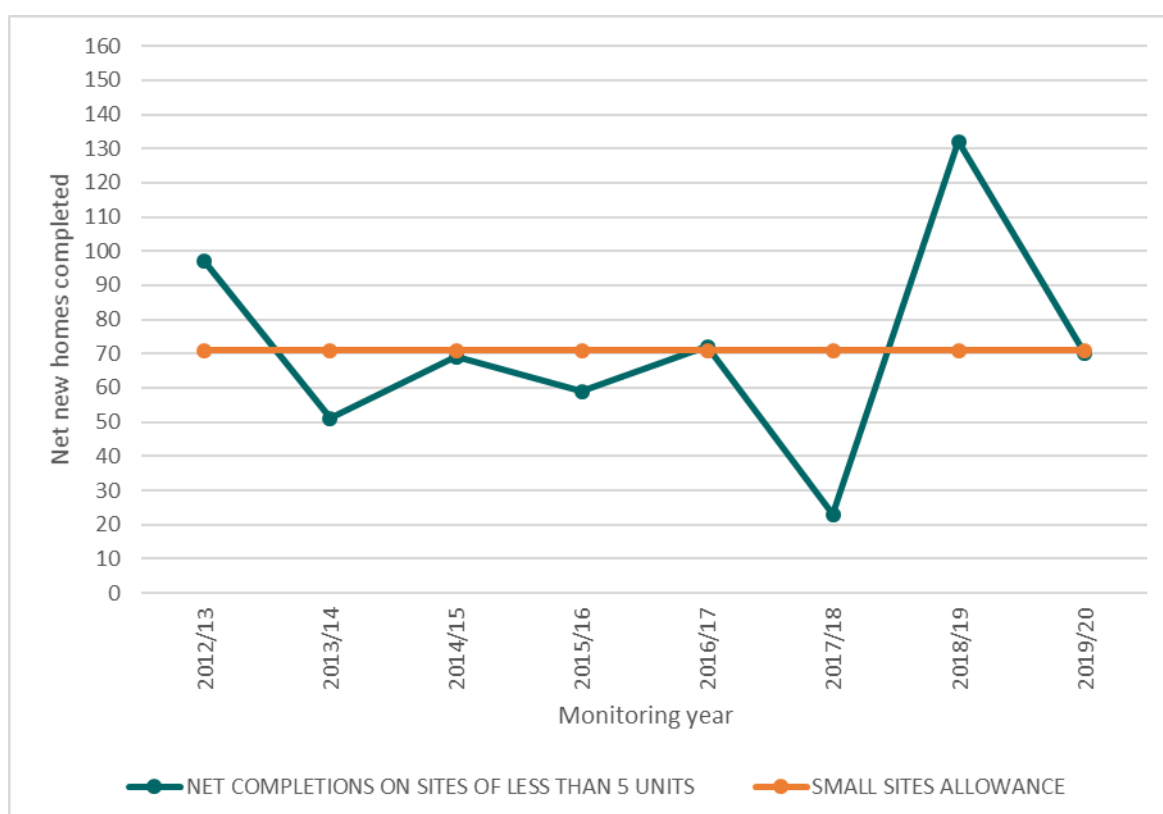


Figure 3.6 Chart depicting delivery rates of small sites in Stockport 2012-2020

Demolitions and losses

- 3.71 No specific allowance has been made towards Stockport's supply for losses of dwellings through demolition or conversions, because anticipated yields for each assessed site are estimated on a net basis rather than a gross basis. For example, if a single house is likely to be demolished to allow for the development of 10 new apartments, then the site assessment will indicate that the estimated capacity for the site is 9 dwellings.
- 3.72 In addition, there are no significant losses to account for when considering historic trends of housing delivery within Stockport, as there have been very few large scale clearances of housing in Stockport, unlike some other boroughs across Greater Manchester.

Stage 4: Assessment review

- 3.73 The purpose of this stage is to present the findings of the study, and to consider refined site assessments to understand when sites are likely to come forward. This stage of work is used to identify whether there are enough sites that can deliver the housing needs of Stockport over the next five years and beyond. Stage 4 of the study is presented within section 4 of this document.

Stage 5: Forming the evidence base

- 3.74 Following on from the assessment review, information on the sites assessed should be pulled together to provide the evidence base. The following information is presented in the SHLAA annexes:
- **A list of all sites considered** (cross-referenced to their locations on maps);
 - **An assessment of each site** (in terms of its suitability for development, availability and achievability, to determine whether a site is realistically expected to be developed and when);
 - **Details on each site** (which are considered to be realistic candidates for development, and evidence and justification for those that have where others have been discounted);
 - **The potential type and quantity of development that could be delivered on each site** (including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when); and
 - **An indicative trajectory** (of anticipated development and consideration of associated risks).
- 3.75 Please see section 5 of this document for the overall conclusions made as a result of the information gathered in the annexes.

4 Assessment results

- 4.1 The PPG indicates that once the sites and broad locations have been assessed, the development potential of all sites should be collected to produce an indicative trajectory, showing how much development can be provided at what point in the future, together with an overall risk assessment as to whether sites will come forward as anticipated (MHCLG, 2019j). Please see Figure 4.1 and Figure 4.2 which set out the development potential of all sites, and the likely timings of when these will be delivered. The SHLAA annexes set out the assessments upon which the conclusions within these tables are based.

Number and nature of sites identified

- 4.2 As part of the first stage of work, sites were digitally mapped into a geographic information system (GIS). Once on the system, a number of sites were removed prior to the site survey stage due to them being:
- Sites that have gained planning permission prior to the base date of this study;
 - Sites developed for a new use;
 - Below the threshold of 0.15 hectares;
 - Promoted for protection or other uses; or
 - Located within the Town Centre Living Framework study area.
- Some polygons had boundaries amended to improve mapping accuracy or to remove parts of sites that had been previously developed.
- 4.3 As previously stated in this report, Stockport Town Centre has been treated as a broad location of search for residential development, rather than being subject to assessments on a site by site basis. An allowance of 5,000 dwellings has been made within the town centre area, delivering units beyond the plan period. Current planning permissions and new dwellings completed within this area have been accounted for to ensure that units are not double counted within the overall land supply figures.
- 4.4 In addition to the sites and the broad location that were assessed through the SHLAA, a total of 299 sites benefit from planning permission, with an outstanding net capacity of 3,355 dwellings; this includes sites below the threshold of 0.15 hectares that have planning permission at the baseline date of the study. Only one of these sites will continue to deliver sites beyond the first 5 years, and this is the site of the former Woodford Aerodrome, which has planning permission for 920 units, of which a total of 320 homes have been completed by 31 March 2020, leaving 600 units still to be delivered.

Composition of land supply	Number of homes
Sites with planning permission	3,355
Sites within the SHLAA 'deliverable' and 'developable'	3,770
Town Centre Living Allowance 2020/21-2036/37	3,120
Small Sites allowance	852
OVERALL TOTAL	11,097
Town Centre Living Allowance 2037/38-2039/40	600

Figure 4.1 Composition of supply for new homes within Stockport

Supply		Number of dwellings
Deliverable 1-5 years 2020/21- 2024/25	Sites with planning permission	3,155
	Small sites allowance	0
	SHLAA Sites (includes Town Centre Living Allowance)	270
	Sub total	3,425
Developable 6-10 years 2025/26- 2029/30	Sites with planning permission	200
	Small sites allowance (71 x 5yrs)	355
	SHLAA Sites (includes Town Centre Living Allowance)	2,998
	Sub total	3,563
Developable 11-15 years 2030/31- 2034/35	Sites with planning permission	0
	Small sites allowance (71 x 5yrs)	355
	SHLAA Sites (includes Town Centre Living Allowance)	2,755
	Sub total	3,110
Developable 16-17 years 2035/36- 2036/37	Sites with planning permission	0
	Small sites - allowance (71 x 2yrs)	142
	SHLAA Sites (includes Town Centre Living Allowance)	857
	Sub total	999
TOTAL EXCLUDING SMALL SITES ALLOWANCE		10,245
OVERALL TOTAL		11,097
BEYOND PLAN PERIOD 2037-2040	Town centre delivery 2037-2040	600

Figure 4.2 Breakdown of Stockport's housing land supply into 5-year tranches

Risk assessment

- 4.5 PPG indicates that a risk assessment should be made as to whether sites will come forward as anticipated. It is therefore important to predict future rates of delivery, and past delivery can help inform these judgments (MHCLG, 2019j). A review of expired planning permissions has revealed that of the 20 expired residential consents taken from the housing monitoring database between 2003 and 2017, all of bar one those sites are below the physical threshold of 0.15ha. This information indicates that once a site above a certain size has gained planning permission, it is likely to go on to be developed for housing within Stockport. The larger site with an expired planning permission that has yet to be developed is the Compstall Mills site, and this has been re-assessed through the SHLAA process.
- 4.6 Another way to understand risk and validate current predictions is to benchmark previous predictions against what has actually been achieved. The SHLAA 2017 and SHLAA 2018 made a commitment to take a reflective approach to validate the estimates made regarding units, deliverability, developability and phasing. Since the publication of those SHLAAs, a review of the assumptions used in the assessments has been undertaken, focussing on schemes that have recently been granted planning permission, and the delivery rates of schemes that are under construction or that have been completed. Some sites that were assessed last time have gone on to benefit from the grant of planning permission and the densities approved on these schemes have been used to review the estimated yields of broadly comparable sites, which have in turn resulted in some sites having increased or decreased capacities.
- 4.7 A review of the sites that were contained within the 0-10yr trajectory for the SHLAAs 2017 and 2018 has also been undertaken. A number of these sites have gone on to benefit from planning permission and are being developed, for example:
- The former Ash Hotel 232 Manchester Road,
 - The former Davenport Park Hotel 175 Buxton Road
 - St George's Vicarage
 - Land to rear of 39 Meadows Road, Heaton Chapel
- There remain a number of sites that were initially expected to come forward in years 5-10, these will continue to be kept under review to understand the risk of them not coming forward in line with expectations.
- 4.8 It is important to highlight that the estimated dwelling capacity for each assessed site has taken a prudent approach to potential yields, reflecting the local context for each site. However, these figures are reliant on those sites overcoming any local constraints to become acceptable in planning terms, gaining planning permission,

and then being developed within the time period envisaged. It is possible that a number of these assessed sites will not come forward as predicted, and allowances should be made for this as part of the reflective approach to risk assessment.

5 Conclusions

Implications for planning policy

- 5.1 The SHLAA is a key part of the evidence base in development plan work and provides an up-to-date understanding of the borough's potential housing capacity during the assessed period
- 5.2 This information will be used to inform the next stage of local plan work in Stockport, to help identify suitable allocations and highlight any potential shortfalls in supply over the plan period. It will also be kept under review throughout that process to ensure that the most up-to-date and reliable evidence base is available in that work.

Monitoring and review

- 5.3 The SHLAA will be updated on a regular basis to ensure it remains an effective and up-to-date evidence base for the future monitoring of housing provision against targets contained within the emerging Local Plan.

Contact information

- 5.4 If you would like to submit a site for inclusion in future updates of the SHLAA, or if you wish to discuss the contents of this report or to ask any questions, please contact a member of the Planning Policy team using the details below:

Email: planning.policy@stockport.gov.uk

Call on: 0161 474 4395

Write to: Planning Policy, 4th Floor Fred Perry House, 1 Edward Street,
Stockport SK1 3XE

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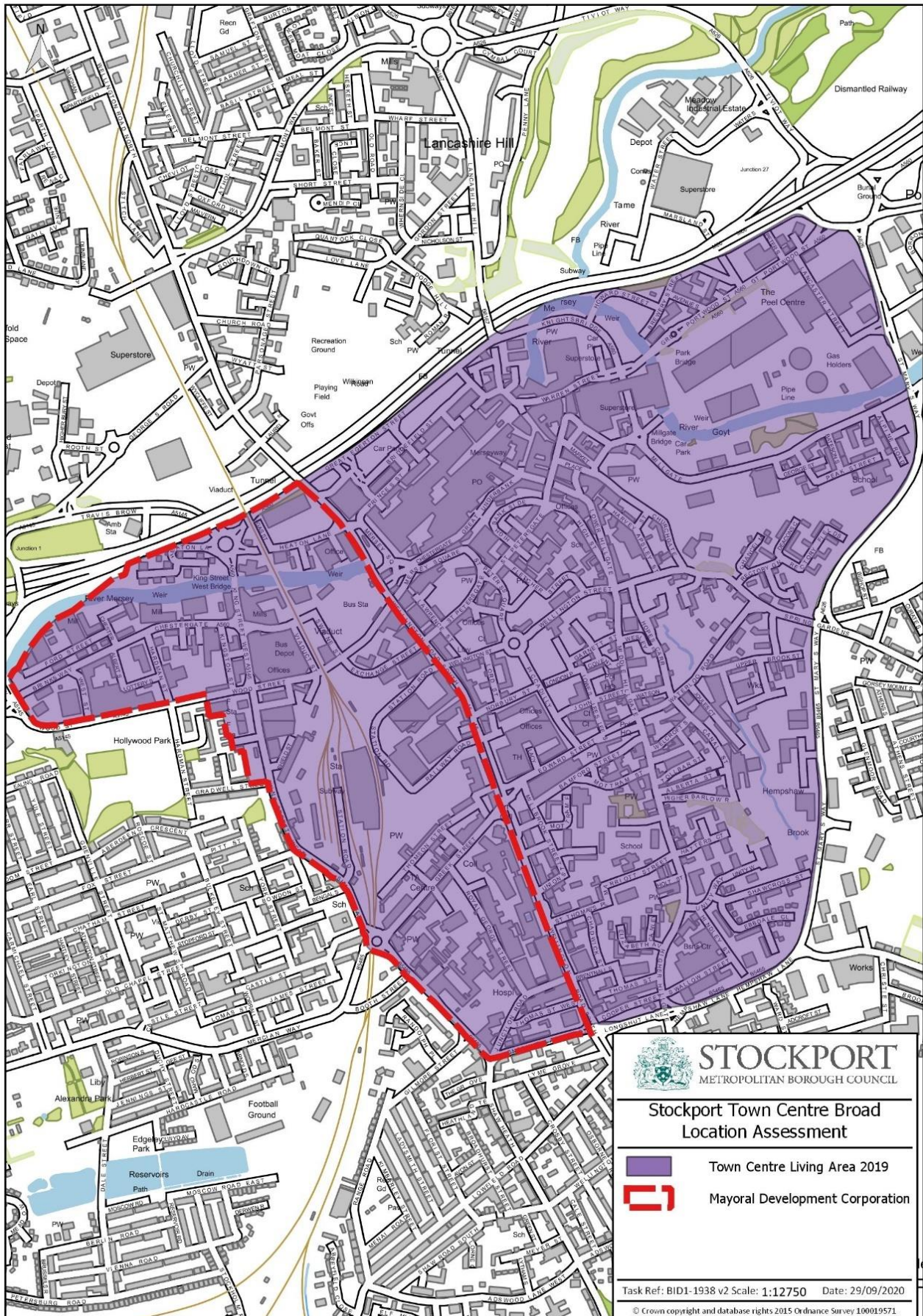
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Appendix 1: Town Centre Living Area and Stockport Town Centre West Mayoral Development Corporation Area



Appendix 2: Constraints and other considerations

The constraints and considerations set out below have been grouped and then summarised for presentation on the single-page summary for the sites.

Where there are blank spaces within the summaries, this indicates that there were no relevant GIS results returned for the site at the point of assessment. These assessments should not be relied upon for the submission of a planning application.

Urban and open land designations

green belt
green belt (major existing developed site) MEDS
landscape character area (2019 Study areas)
predominantly residential area (UDP)
proposed employment area (UDP)
employment area (UDP)

Flood risk zones

flood zone 2
Land assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% – 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% – 0.1%) in any year
flood zone 3
Land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year

Contamination, pollution, hazards

Airport public safety zone
Esso oil pipeline
gas holder consult zone
gas pipeline proximity
gas pipeline consultation
gas pipeline hazard 5m
authorised landfill
historic landfill
rail tunnels
serco pipeline
sites of possible contamination

Heritage and conservation

ancient monument (with a 5-metre buffer)
conservation area
conservation area (with a 10-metre buffer)
historic parks and gardens
locally listed buildings
statutory listed building
Tree protection order (with a 5-metre buffer)
Areas of protection for transport infrastructure
relief road corridor
metrolink corridor
con29 new road

Green infrastructure

playing pitch strategy 2019
Site of Biological Importance (SBI)
ecological network core area
ecological network linear area
ecological network opportunity area
ecological network stepping stones
local nature reserve
local open space (UDP)
local wildlife sites
strategic open space (UDP)

Transport and accessibility

strategic recreation routes
definitive rights of way
train station with 600 metres
train station within 800 metres

GMAL- Greater Manchester Accessibility Levels



Greater Manchester Accessibility Levels (GMAL) are a detailed and accurate measure of the accessibility of a point to both the conventional public transport network (i.e. bus, Metrolink and rail) and Greater Manchester's Local Link (flexible transport service), taking into account walk access time and service availability. The method is essentially a way of measuring the density of the public transport provision at any location within the Greater Manchester region.

Minerals plan - areas of search and mineral safeguarding areas

sand aos

sandstone aos
brickclay msa
coal msa
sand and gravel msa
sandstone msa

Appendix 3: Blank summary sheet

		 <p>STOCKPORT METROPOLITAN BOROUGH COUNCIL</p> <p>Key</p> <p>Scale: 1:7,541 Date: 06/11/2020 © Crown copyright and database rights 2018 Ordnance Survey 100015517</p>
<p>Site reference: <input style="width: 90%;" type="text"/></p> <p>Site address: <input style="width: 90%;" type="text"/></p> <p>Land type: <input style="width: 90%;" type="text"/></p> <p>Source of site: <input style="width: 90%;" type="text"/></p>	<p>Site area (Ha): <input style="width: 90%;" type="text"/></p> <p>Site description: <input style="width: 90%;" type="text"/></p> <p>Ward: <input style="width: 90%;" type="text"/></p> <p>Committee area: <input style="width: 90%;" type="text"/></p>	
Constraints and contextual information		
Flood risk zone	Heritage and conservation:	
Contamination, pollution and hazards:	Green infrastructure:	
Urban and open land designations:	Transport and accessibility:	
Minerals plan - areas of search and safeguarding areas:	Greater Manchester Accessibility Level:	
Assessment		
	<p>Suitability: <input style="width: 90%;" type="text"/></p> <p>Availability: <input style="width: 90%;" type="text"/></p> <p>Achievability: <input style="width: 90%;" type="text"/></p> <p>Net new homes: <input style="width: 90%;" type="text"/></p> <p>Delivery years: <input style="width: 90%;" type="text"/></p>	