



STOCKPORT
METROPOLITAN BOROUGH COUNCIL

Stockport Local Plan

Strategic Housing Land Availability Assessment

September 2026



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1 Introduction

This Strategic Housing Land Availability Assessment (SHLAA) sets out a key piece of evidence to inform the emerging Stockport Local Plan. The SHLAA is an extensive survey of potential development sites across the Borough, assessing capacity to accommodate housing. It has been prepared with a base date of 31 March 2025 as a refresh of existing information and provides an up to date position on each site. This SHLAA report supersedes the data and housing numbers contained in the SHLAAs from 2017, 2018, 2020, 2021 and 2025. It is intended that there will be amendments made to this version prior to submission of the local plan. Monitoring work for the 25/26 year has not yet been completed and therefore the permissioned supply is likely to change from that identified now. It will also be important to ensure that any sites identified in the SHLAA which have been permissioned in that period are removed from the SHLAA supply to avoid double-counting.

Noting that the current SHLAA supports the Stockport Local Plan currently being prepared under the National Planning Policy Framework (NPPF) 2024, paragraph 72 of the NPPF¹ requires that strategic policy-making authorities should have a clear understanding of the land available in their area through the preparation of a strategic housing land availability assessment. This should help inform planning policies that identify a sufficient supply and mix of sites, taking into account their availability, suitability and likely economic viability.

The SHLAA provides evidence for Stockport's draft Local Plan. 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 capacity of the 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.

By providing an assessment of potential land to deliver new housing across the Borough, the SHLAA forms an important source of evidence to inform the Local Plan. It is important to note that the SHLAA provides an assessment that is up to date at the time of writing and will need to be updated on a regular basis, as has been indicated by recent publications of this report. The inclusion of any site in this assessment does not indicate that it will necessarily be allocated or successfully obtain permission for

1

<https://webarchive.nationalarchives.gov.uk/ukgwa/20250225172715/https://www.gov.uk/government/publications/national-planning-policy-framework--2>

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 Plan and other material planning considerations. The results of this positive assessment will not have influence on any future decisions of the council at decision making stage.

2 Policy background

The SHLAA has been produced in accordance with National Planning Practice Guidance² (PPG) to identify a future supply of land that is suitable, available and achievable for housing development. It is the role of the assessment to provide information on the range of sites that are available to meet the local authority's requirements, but importantly, it is for the development plan itself to determine which of those sites are the most suitable to meet those requirements (PPG, Paragraph 001).

The NPPF 2024 requires planning policies to be '*underpinned by relevant and up-to-date evidence*'. In relation to housing specifically, paragraph 72 of that NPPF states that strategic policy-making authorities should prepare a SHLAA to have a '*clear understanding of the land available in their area*'. From this, planning policies should use the SHLAA to identify a supply of:

- specific, deliverable sites for five years following the intended date of adoption³ and,
- specific, developable sites or broad locations for growth, for the subsequent years 6-10 and, where possible, for years 11-15 of the remaining plan period.

National guidance provides detail on the purpose and role of a SHLAA and its relationship to the development plan. 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 the following section of this report.

By assessing all the land with potential to deliver new housing across the Borough, it is important that this information is reviewed on a regular basis, particularly to accurately assess the potential supply of land coming forward for housing to be considered in meeting the Local Plan requirements. Changes that may have occurred over time are considered, which could include sites now under construction/completed, new permissions, new sites submitted to the council for consideration or changes to availability of a site due to change of ownership etc.

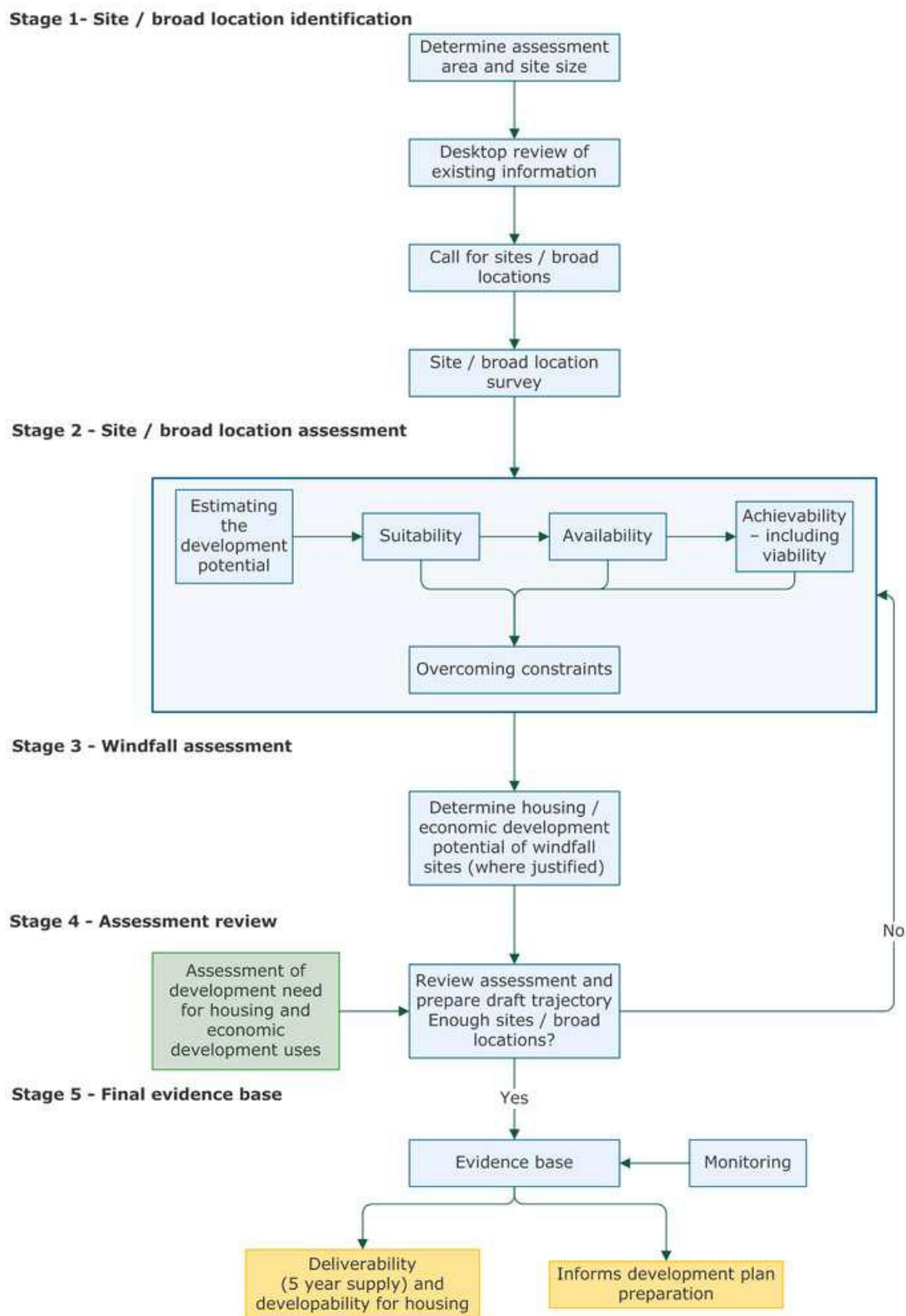
² <https://www.gov.uk/guidance/housing-supply-and-delivery>

³ With an appropriate buffer, as set out in NPPF 2024.

3 Methodology

The 2026 SHLAA has been produced in accordance with the methodology outlined in Planning Practice Guidance⁴, shown below in Figure 3.1.

Figure 3.1 Extract from the PPG showing suggested methodology in stages



⁴ <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

Stage 1: Identification of broad location and sites

The purpose of this stage is to identify and set down the geographic area of study and the types of sites that have been assessed. The borough of Stockport is considered a self-contained housing market area and part of a wider functional economic area extending into Manchester, Tameside and Cheshire East in particular. Where previous legislation suggested the HMA should be used for the SHLAA, PPG now recommends the Plan-making area. Notwithstanding legal requirements under the 'Duty to Co-operate', plan making in Greater Manchester is undertaken at two different spatial scales, with some areas of policy covered as joint DPDs such as the Waste Plan DPD and the Minerals Plan DPD; however, there is agreement across Greater Manchester that each district should undertake their own land availability assessments having regard to the national methodology. The location of study for this SHLAA is therefore the entire borough of Stockport.

As noted in the introduction, several 'call for sites' exercises have been carried out to develop a database of sites that feed into the SHLAA process. The most recent formal exercise took place between 13th December 2024 and 2nd February 2025, although some sites were suggested in response to the council's Local Plan, Regulation 18 stage consultation in November/December 2025. Many of the sites have been previously suggested during previous calls for sites or were already considered within the previous SHLAA.

Prior to this, as part of the Brownfield First strategy, the council undertook a call for sites between 15 April 2021 and 23 May 2021. This process specifically requested that respondents put forward brownfield sites that could be suitable for development. Around 100 sites were submitted as part of this exercise, however many of the sites have been previously suggested during previous calls for sites or were already considered within the previous SHLAA.

In 2020, a call for sites exercise took place between 31 January and 28 February, where 127 sites were submitted for a variety of uses including protection from development and promotion as new development sites.

Consultation on the Greater Manchester Spatial Framework (GMSF) in early 2019 did not include a formal call for sites exercise; however, where respondents submitted sites as part of that consultation, they were reviewed. A total of 48 sites within Stockport were received.

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 fed into the pool of sites assessed through the SHLAA process.

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.

Workshops and discussions have taken place with service areas from across the organisation including Education, Corporate and Support Services, Housing, Regeneration and Economic Development, regarding the methodology of assessment and the site 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' initiative⁵;
- 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;
- 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.

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.

Sites that benefit from a current planning permission have not been included within the site assessment as it is assumed they will go forward to deliver residential development. More detail on the supply of sites with planning permission is available in a separate five-year housing land supply statement⁶.

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

Site Area

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' (Paragraph 009, 2019). 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.

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,

⁵ <https://www.stockport.gov.uk/brownfield>

⁶ <https://www.stockport.gov.uk/5-year-housing-supply>

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).

As part of the 2021 SHLAA process, 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 to 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. This approach has been repeated for this update to the SHLAA so that sites that meet or surpass this threshold have been assessed; smaller sites are generally 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.

As the PPG states that alternative site size thresholds can be used, the current SHLAA methodology for Stockport therefore uses a site threshold which is in broad compliance with the PPG and also reflects local circumstances to ensure due consideration is given to those sites that are likely to be capable of delivering 5 or more dwellings.

Paragraph 006 of the PPG⁷ 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). As previously noted, 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.

Site Survey

The site survey process was carried out in line with PPG (Paragraph 015) in terms of 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 (e.g. access, contamination, steep slopes, flood risk, natural features of significance, location of infrastructure/utilities);
- potential environmental constraints;
- consistency with the development plan's policies;

⁷ <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

- proximity to services and other infrastructure, such as public transport;
- where relevant, development progress (e.g. 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.

Site surveying was predominately a desk-based exercise, using the most current OS base maps available, aerial photography from Google Maps and street view photography. This desk based exercised was supplemented with local knowledge from officers, councillors and site visits for selected sites to consider specific impacts such as topography. The site survey information was used to refine site boundaries in GIS and prepare a site description overview, whilst completing the detailed site assessment to determine if each site is suitable, available and achievable.

Planning practice guidance advises that the evidence survey should include several types of information, which has been captured within a site assessment template. In setting out the criteria for assessment, there are a number of 'absolute constraints' that will determine, at the outset whether the site is suitable for development. These are constraints to development that cannot be satisfactorily mitigated and therefore the site should be excluded from further consideration. PPG supports this approach stating that sites 'there may be some sites which, when taking into account national policy and designations, it will not be appropriate to carry out these more detailed assessments for, where it is clear that they will not be suitable for development' (Paragraph 014, PPG). Therefore, sites have been excluded from any further assessment if considered to be impacted by any of the following absolute constraints if the site is wholly or predominately (>50%) within:

- Flood zone 2 or 3;
- Historic Park or Garden; and/or
- Green Belt

The NPPF 2024 (paragraph 170) states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Having regard to this, it is therefore reasonable for the council to consider sites significantly constrained by flood risk (flood zones 2 and 3) as unsuitable for development.

The NPPF also places strong emphasis on conserving and enhancing the natural environment and biodiversity. An initial assessment of suitability was 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

None of these designations are present in Stockport apart from SSSIs, and no potential housing sites were found to be located within a SSSI. Although there are no SSSIs identified within the study, there are Local Nature Reserves (LNRs), and although not an absolute constraint, high importance has been placed on these designations as part of the assessment of suitability. The NPPF identifies ancient woodland as irreplaceable habitat and places significant protection on historic parks and gardens, stating that substantial harm or loss of assets should be exceptional.

Stockport has an extensive area of Green Belt covering over 46% of the Borough. The Green Belt is a policy designation rather than an environmental designation.

Proposed sites that are located within the Green Belt have not been assessed for their residential capacity through the SHLAA. These sites have been sifted out during the initial stage of work prior to the full assessment and are subject to a separate assessment, taking into account the relevant factors following the publication of an updated NPPF in December 2024 and guidance in February 2025⁸.

The strategic approach for releasing land from the Green Belt for development is considered through the plan-making process.

As part of the Integrated 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 have been 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

The assessment of sites (and where necessary broad locations) capable of delivering housing development on sites of 0.15 hectares and above. The purpose of stage 2 of a SHLAA is to consider the development potential, including identification of constraints, particularly if they will restrict development. Following the initial assessment of suitability to filter those with intrinsic constraints, the council has undertaken a further, more detailed assessment of suitability, availability and achievability. Sites with policy constraints have been assessed, highlighting the need for mitigation as appropriate. At this stage, as the assessment is relatively high level, a site may be considered potentially suitable for development, subject to detailed assessment of the identified constraint. This stage has also considered the numbers of homes that can be accommodated on a site, and the point in time when they might be completed. The

⁸ <https://www.gov.uk/guidance/green-belt>

approach to estimating potential yield and build out rate is discussed later in this section. The SHLAA is the starting point for assessing whether a site could be allocated in the plan-making process but does not mean that planning permission is or will be granted or that the site will be allocated.

As noted, several ‘call for sites’ exercises have taken place in recent years. If a site has been submitted on several occasions or identified separately to the call for sites, these have been consolidated as one, often with the same red line boundary. Where sites have been submitted in duplication but with a variance in red line, the site area that is considered suitable will be brought forward. If a site has been discounted in previous SHLAA assessments, this is not included in the current study, unless there is an exceptional reason to do so.

Suitability

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, the key constraints considered are policy, physical and environmental constraints. In line with paragraph 018 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.

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 potential occupiers and neighbouring areas.

A full list of policy designations, constraints and environmental factors that have been considered for each site is included in Appendix 2.

Open Space

Stockport’s Open Space Assessment (OSA) was carried by Knight, Kavanagh & Page, was published in August 2017 and updated for September 2026⁹. Paragraph 103 of the NPPF 2024 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. The OSA comprises an assessment report and separate standards paper,

⁹ <https://www.stockport.gov.uk/evidence-planning-policy/open-space-sport-and-recreation>

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.

Where a site has been put forward for assessment but is identified as designated Local Open Space in the Saved 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 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 and Biodiversity Net Gain

The council's in-house study 'Stockport's Ecological Network' was published in February 2020¹⁰ and identifies ecological corridors and habitat links both within the borough and across boundaries with neighbouring areas and includes a review of the Green Chain designation from the 2006 Adopted UDP. This has helped to inform work identifying a coherent ecological network for Stockport. 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.

Stockport's Ecology Study builds on the Ecological Network Study by selecting and scoring opportunity areas for Biodiversity Net Gain (BNG). BNG is an approach to development that leaves biodiversity in a better state than before and as has become mandatory under legislation.

The study includes mapping, field surveys and recommendations and finds that:

- woodlands and river corridors are vital ecological assets within the borough.
- other habitats are also important for their contribution to the habitat network, for example, such as grasslands and ponds.
- many sites would benefit from some form of biodiversity enhancement
- proposals for achieving BNG are also included.

¹⁰ <https://www.stockport.gov.uk/evidence-planning-policy/environment-and-heritage>

In addition to providing the context for the draft Stockport Local Plan, the evidence presented in these studies acts as a material consideration in the determination of planning applications. The NPPF 2024 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

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.

Landscape Character Areas

The Stockport Landscape Character Assessment and Landscape Sensitivity Study was prepared by LUC in 2018 and is supported by an addendum in 2023¹¹. Paragraph 187 of the NPPF 2024 indicates that valued landscapes should be protected and enhanced, as well as recognising the wider benefits of ecosystem services. 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. Twelve Landscape Character Areas are identified with each one accompanied by a detailed profile against which scores for sensitivity should be interpreted. The study provides the context for policies and allocations within the emerging Local Plan and acts as a material consideration in the determination of planning applications.

Employment Land

Stockport's Employment Land Review (ELR)¹² was published in September 2022 and updated for September 2026 and was undertaken in line with the NPPF and Planning Practice Guidance. It conducts an assessment of current and future demand for employment land before assessing whether existing supply and allocated sites are sufficient to meet projected demand and forecasted requirements. The ELR has

¹¹ <https://www.stockport.gov.uk/evidence-planning-policy/environment-and-heritage>

¹² <https://www.stockport.gov.uk/documents/employment-land-review-2022>

reviewed the existing portfolio of employment areas in Stockport, focusing on allocations and sites/premises under construction for Class E offices, B2 and 8 uses. It also identifies existing employment sites that are no longer considered suitable for future employment uses and could therefore be considered for alternative uses.

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 been identified as unsuitable for future employment use 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, 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.

Availability

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.

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" (paragraph 019).

If a site has been directly nominated by the landowner 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. Any known challenges are highlighted in the assessments; however, the assessments are based on the best information available at the time of review and may require further confirmation. If availability is unclear, the delivery timeframe is considered longer until more information can be provided.

Achievability

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”.

This judgement looks at the economic viability of a site, and the likelihood of development over a certain period of time.

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 have 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.

These conclusions will be reviewed and will reflect any updated viability work that is published to support the emerging Local Plan.

Constraint resolution

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 or playing pitch, loss of trees and protected trees, impact on areas of importance for wildlife including local nature reserves;
- Conservation areas and listed buildings;
- Suitable and safe access cannot be provided;
- Not in a sustainable location;
- Significant 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 designations.

Where constraints affect the site, or a portion of the site, and restrict development potential the site has been recorded as ‘unsuitable’. 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. If it is considered the constraint can be overcome with mitigation, this has been noted. The onus is on the landowner/developer to demonstrate that any site-specific issues can be overcome at the planning application stage.

A range of factors are considered at this stage of the assessment, and split into one of three categories: 'deliverable', 'developable' or 'not developable'. NPPF 2024 requires strategic policymaking authorities to have a clear understanding of the land available in their area to identify a supply of:

- specific, deliverable sites for years 1-5 of the plan period; and
- specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.

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.

To inform conclusions on the deliverability and developability of sites, information has been gathered from a variety of sources. Analysis is undertaken in GIS and within a spreadsheet, before being summarised in the individual site assessment matrix mentioned.

Broad location assessment

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 and significantly increasing the level of residential development in this area. Due to the broad location of search for residential development, any sites that have been put 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 take 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.

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 4,000 homes.

Stockport Council 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. Town Centre West provides the opportunity to significantly improve housing choice; harnessing one of the best-connected locations in Greater Manchester to deliver 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 desirable affordable urban neighbourhood.

Confidence in Stockport has continued to grow, with the delivery in 2024 of an eye-catching and modern transport development at Stockport interchange also delivering 196 new homes.

In March 2021, planning permission was granted for the redevelopment of the Stockport College Greek Street Campus to form Royal George Village. The scope of the application included the creation of a total of 442 apartments through a variety of new build, conversion and extension and this development is now well under way.

Adding to the momentum in the Royal George Quarter, development is expected at former St Thomas' hospital site, adjacent to Stockport College, with the conversion of Grade II Listed buildings into apartments alongside new build family houses and a care facility.

In September 2021, planning permission was granted for the redevelopment of Weir Mill, work which was well underway at the base date of the SHLAA. This development will facilitate 253 residential dwellings through the refurbishment and restoration of the existing mill buildings, wheelhouse and ancillary buildings and the erection of two new buildings. The development will also include 2,312sqm of mixed retail and commercial uses.

In addition, 131 apartments are expected to complete in 2025/6 at Edward Street, delivering a 100% affordable housing scheme operated by one of the partners in the borough's Strategic Housing Partnership. Elsewhere in the centre, significant

development is expected in the area to the west of the viaduct, with another 100% affordable housing scheme at Chestergate and the development of 'Stockport 8'.

Whilst the Town Centre West continues to develop, the council is also focused on Town Centre East and recently a published strategic regeneration framework (SRF)¹³ for the area and now has MDC status. This covers approximately 113 hectares and is home to 3,250 businesses and the retail and leisure core which will form the basis for the next stage of the transformation of Stockport town centre. This area is projected to deliver 4,000 homes over the plan period.

Due to the broad location of search for residential development, the SHLAA has made an allowance for 8,000 (gross) dwellings across the whole of the town centre. This represents an increase on previous estimates of town centre delivery due to the growing confidence in the residential market in Stockport town centre, exemplified by schemes such as the Interchange, Weir Mill, Royal George Village and the Mailbox. Any current planning permissions and new homes (commitments and completions) within this area have been 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, with the MDC designations providing more power to bring sites forward and to add confidence to delivery of homes in those areas.

Estimating potential yield

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.

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 (on the assumption there are no site-specific constraints to overcome).

¹³ <https://www.stockport.gov.uk/topic/stockport-town-centre-east-strategic-regeneration-framework-srfce>

Figure 3.2 Gross / net developable area assumptions

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

Developments can be built at a range of densities and the council commissioned a study of the borough¹⁴, which has reconsidered existing densities and the updated assessment has been used as a guideline for the current SHLAA and is reflected in the relevant policies in the draft Local Plan.

A range of densities have been used for assessing the capacity for each site, which range from 35 dwellings per hectare, up to 200 dwellings per hectare. They are reflective of the need to balance optimising site capacity with delivering good design and sustainable communities. The densities are influenced by the location of the site, existing characteristics, access to public transport, the surrounding uses, any notable site constraints (such as conservation areas, TPOs and areas of potentially contaminated land).

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 assumptions.

Estimating lead in times and completions

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 lead times and build rates set out in **Figure 3.3** and

¹⁴ <https://www.stockport.gov.uk/scud-study>

Figure 3.4 are used to create a development trajectory, with varying timings based on the size of scheme. These timings have been informed through liaison with developers and agents.

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

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 (dependent on size of application)

Figure 3.4 Typical build rates for different sizes of development

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

Build rates are based on typical development and it is estimated that it usually takes a period of around 5 years from identifying a site, acquisition, securing planning to then completing the scheme and delivering new homes.

Stage 3: Windfall, small sites and district centre allowance

Stockport's approach to windfall sites and small sites is set out below. This is reviewed as part of the SHLAA process to ensure that any changes in the delivery of both types of sites are reflected in the approach used.

Windfall sites

Windfall sites are those that come forward for development but have not been specifically identified in the local plan allocation process, yet they can contribute significantly to meeting the housing needs of the area. Windfall housing sites are calculated in a variety of ways by different planning authorities. Annex 2 of the NPPF 2024 defines windfall sites as 'sites not specifically identified in the development plan'.

The NPPF 2024 sets out the role that windfall sites should play in calculating supply at paragraph 75, stating that '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.'

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.

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

The NPPF 2024 has highlighted the important contribution of small and medium sites in meeting housing requirements. A SHLAA is meant to be strategic in its nature, therefore sites below the physical size threshold of 0.15 hectares, as 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 fewer than 5 units. Historic completion rates for these sites are depicted in Figure 3.5.

The data reveals that Stockport has delivered a meaningful number of dwellings (733 in total) on small sites over the past 10 years, and it is considered reasonable that dwellings will continue to be delivered on small sites in the borough throughout the Local Plan period. Therefore, 73 units per annum for delivery on small sites is included as an allowance towards Stockport's supply of available land. This allowance commences in year 3 after the baseline date of this study to ensure there is no double counting with small sites that benefit from planning permission.

Figure 3.5 New home delivery rates on sites of fewer than 5 net new homes (2015-2025)

Year	Net completions on sites of fewer than 5 units
2015-16	59
2016-17	72
2017-18	23
2018-19	132
2019-20	70
2020-21	94
2021-22	87
2022-23	39
2023-24	56
2024-25	101
TOTAL	733

District centre allowance

The council has undertaken work through the Stockport Character and Urban Density study¹⁵ to examine the possibility of developing sites within district centres and other specifically identified. Such sites will often come forward on an ad hoc basis over time without being identifiable at this stage. An allowance has been made for delivery on such sites over the plan period from Year 6 onwards, in those areas which, outside of the town centre, are the most likely to be able to provide housing in locations already served by shops, services and transport connections.

Demolitions and losses

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.

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

The purpose of this stage is to present the findings of the study, and to consider the most up-to-date 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

Following on from the assessment review, information on the sites assessed should be collated to provide the evidence base, which includes sites considered to be realistic candidates for development, the potential quantity of development that could be delivered on each site, including a reasonable estimate of build out rates.

Please see sections 4 and 5 of this document for the conclusions made from the overall assessment.

¹⁵ <https://www.stockport.gov.uk/scud-study>

4 Assessment results

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. 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.

Number and nature of sites identified

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:

- Having gained planning permission prior to the base date of this study;
- 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 Area.

Some polygons had boundaries amended to improve mapping accuracy or to remove parts of sites that have been previously developed.

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 8,000 dwellings has been made within the town centre area, delivering units throughout 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.

In addition to the sites and the broad location that were assessed through the SHLAA, the small sites allowance of 73 units per annum has been included to the supply of available land. The first three years of the plan period are assumed to be covered by existing small sites permissioned, so the allowance made is for the 13 years following that (2029-2042).

Further to the above, around 230 sites benefit from planning permission, with an outstanding net capacity of 4,047 dwellings, the vast majority of which are considered deliverable within 5 years; this includes sites below the threshold of 0.15 hectares that have planning permission at the baseline date of the study.

The assessment identifies an overall total supply of 16,406 new homes, as set out in figures 4.1 and 4.2

Of this supply, 3,935 dwellings are on deliverable sites, meaning they are expected to be delivered within the next 1-5 years. A further 109 units are anticipated to be

delivered at one site which is awaiting the signing of a legal agreement. For the avoidance of doubt, whilst the figure of 109 units with permission is considered to be developable in years 6-10, this is entirely coincidental and relates to the combined total of three sites with permission that for different reasons are not expected to deliver in years 1-5. The rest of the remaining supply is on developable sites, which means they are expected to be delivered in the next 6-16 years.

Figure 4.1 Composition of supply for new homes within Stockport

Composition of land supply	Number of homes
Sites with planning permission	4,044
SHLAA sites	3,437
Town centre allowance (net)	6,389
District centre allowance	700
Small Sites allowance (73 x 13 years)	949
OVERALL TOTAL	15,519

The sites that contribute to the overall supply are available to view on the council's website. The information is saved as open data which can be downloaded in both CSV and GIS format, and can be viewed as an interactive map displaying the following:

- Sites assessed as developable (SHLAA)
- Sites with planning permission for housing as of 31st March 2025

Figure 4.2 Stockport's housing land supply

Supply		Number of dwellings
Deliverable 1-5 years	Sites with planning permission	3,935
	Small sites allowance (nil in first 3yrs)	146
	SHLAA Sites	109
	Town centre allowance	990
	Sub total	5,180
Developable 6-10 years	Sites with planning permission	109
	Small sites allowance (73 x 5yrs)	365
	District Centre Allowance	350
	SHLAA Sites	1,827
	Town centre allowance	2,850
	Sub total	5,501
Developable 11-15 years	Sites with planning permission	0
	Small sites allowance (73 x 5yrs)	365
	District Centre Allowance	350
	SHLAA Sites	1,501
	Town centre allowance	2,124
	Sub total	4,340
Developable 16+ years	Sites with planning permission	0
	Small sites allowance (73 x 1 yrs)	73
	SHLAA Sites	0
	Town centre allowance	425
	Sub total	498
OVERALL TOTAL		15,519

Figure 4.3 Housing completions 2011-2025

Year	Net Dwellings Completed	Core Strategy Target	LHN
2011/12	201	450	N/A
2012/13	298	450	N/A
2013/14	374	495	N/A
2014/15	464	495	N/A
2015/16	321	495	511
2016/17	664	495	874
2017/18	743	495	895
2018/19	729	495	1,087
2019/20	1,299	495	1,009
2020/21	551	495	718
2021/22	587	495	1,186
2022/23	481	495	1,125
2023/24	608	450	1,097
2024/25	620	450	1,861
TOTAL	7,940	6,750	10,363

5 Conclusions

Implications for planning policy

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.

This information has been used to inform the current stage of local plan work in Stockport (regulation 19 publication Local Plan), 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. It will be updated prior to the next stage of the local plan.

Monitoring and review

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

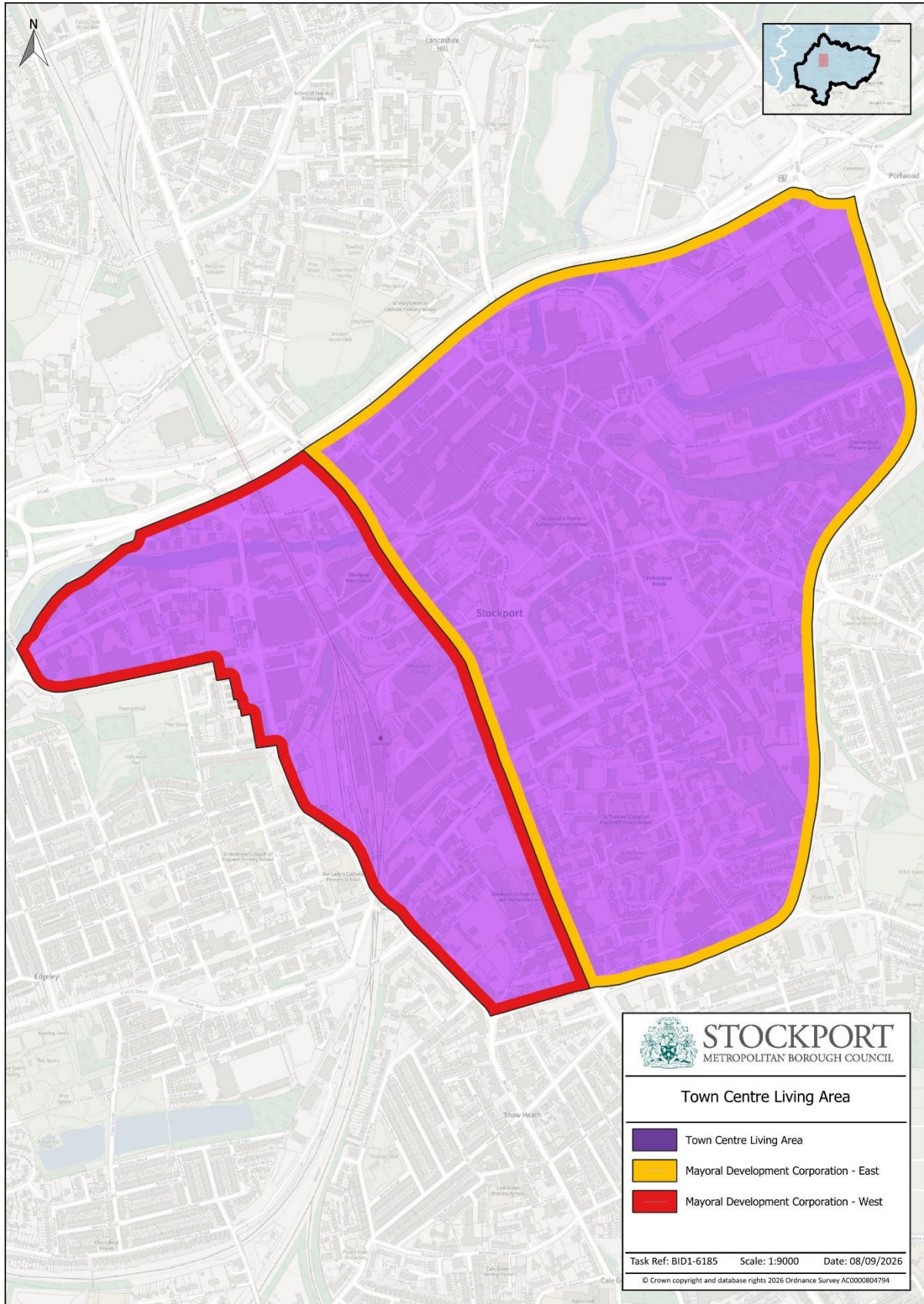
If you would like to submit a site for inclusion in future updates of the SHLAA, or if you wish to discuss the contents of this report or to ask any questions, please contact a member of the Planning Policy team using the details below:

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

Appendix 1: Town Centre Living Area and Stockport Town Centre MDC Areas



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
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

Green infrastructure

Playing pitch strategy
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 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 (AoS) and Mineral Safeguarding Areas (MSA)

Sand AoS

Sandstone AoS

Brickclay MSA

Coal MSA

Sand and gravel MSA

Sandstone MS