

Stockport Housing Land Supply Position Statement 2024

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A. Introduction

This document sets out the current position of Stockport's housing land supply, which includes an assessment of the five-year housing supply as of 1st April 2024, taking into account the updated National Planning Policy Framework (NPPF - December 2024). Information is provided on context, the methodology and assumptions used, which are based on national planning policy and guidance.

Background and context

In line with the NPPF, Stockport Council is required to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against its housing requirements.

The purpose of the five-year housing land supply is to provide an indication of whether there are sufficient sites available to meet the housing requirement for the next five years.

Detailed information on housing delivery is provided in the Housing Delivery Test Action Plan and in the Authority's Monitoring Reports¹ that report on the impact of policies in the Core Strategy.

Within Stockport, the current adopted plan² comprises:

- Stockport Core Strategy (2011)
- Stockport Unitary Development Plan (UDP) Review (May 2006) Saved Policies (2011)
- Stockport Unitary Development Plan Proposals Map 2006
- Greater Manchester Joint Waste Development Plan Document (2012)
- Greater Manchester Joint Minerals Development Plan Document (2013)

The Core Strategy was adopted in March 2011, and is the principal document relating to the supply of housing in Stockport, requiring 7,200 net additional dwellings to be delivered over the 15-year period between 2011 and 2026 (an average of 480 per year), including varying targets over the plan period. However, given changes that have been made to the NPPF and subsequent guidance in relation to determining housing need through the 'Standard Method', those targets are now superseded, with an annual requirement now set at 1,815 homes. The methodology for this is set out in [Appendix 2](#).

The Council is preparing a Local Plan and policies map which will replace the Core Strategy, the Saved UDP policies and proposals map, and identify sites for new development and provide the policies for assessing planning applications. The timings for that can be viewed at: <https://www.stockport.gov.uk/stockport-local-development-scheme>

Stockport Council has put the redevelopment of Town Centre West at the heart of its ambition to reshape the residential offer in Stockport, and to drive this forward, the

¹Please go to <https://www.stockport.gov.uk/authoritys-monitoring-report-amr> to read the AMRs

²Please go to <https://www.stockport.gov.uk/development-plan> to see electronic versions of the Development Plan

Mayoral Development Corporation was established in September 2019. Housing developments are now being delivered in that area, with over a thousand delivered to date, over a thousand under construction as of 1st April 2024 and a major new scheme at Stockport 8 submitted in late 2024. With further schemes committed to ensure increased housing delivery in the coming years, the council now has similar ambitions for Town Centre East which includes proposals to deliver a further 4,000 new homes. There will be a continued focus on the delivery of high-quality residential development on brownfield land, which will build on the success of the transformational regeneration well underway in the town centre, seeking to continue to focus the delivery of new housing in the most sustainable of locations in the borough through the new local plan.

B. Methodology

The advisory starting point for the methodology used when calculating housing land supply is the NPPF³ and an extract of this is shown below (NPPF footnotes removed – please see link below for full document):

78. [...] Local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should in addition include a buffer (moved forward from later in the plan period) of:

- a) 5% to ensure choice and competition in the market for land; or*
- b) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply; [...]*

79. To maintain the supply of housing, local planning authorities should monitor progress in building out sites which have permission. Where the Housing Delivery Test indicates that delivery has fallen below the local planning authority's housing requirement over the previous three years, the following policy consequences should apply:

- a) where delivery falls below 95% of the requirement over the previous three years, the authority should prepare an action plan to assess the causes of underdelivery and identify actions to increase delivery in future years;*
- b) where delivery falls below 85% of the requirement over the previous three years, the authority should include a buffer of 20% to their identified supply of specific deliverable sites as set out in paragraph 78 of this framework, in addition to the requirement for an action plan;*
- c) where delivery falls below 75% of the requirement over the previous three years, the presumption in favour of sustainable development applies, as set out*

³ MHCLG National Planning Policy Framework: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

in footnote 8 of this Framework, in addition to the requirements for an action plan and 20% buffer.'

Annual Requirement

In line with the NPPF, because Stockport's strategic policies are more than five years old, the local housing need (LHN) figures should be used as the housing requirement in the calculation of the five-year supply until such time as an updated Local Plan is in place. The full calculation underpinning this is detailed in Appendix 2 and is correct for this calculation. The LHN has been calculated as 1,815 new homes per annum.

Buffer Requirement

The most recent housing delivery test⁴ results were published in December 2024 and indicate that Stockport delivered 54% of the required number of homes over the previous three years. As a result, and in accordance with para 79 of the NPPF, a buffer of 20% is applied to the calculation.

Backlog

The LHN has been calculated⁵ as commencing in 2024. This means that it takes into account any previous backlog and it is up to date for the base date of the land supply position. Consequently, it is not necessary to add a backlog.

Five Year Land Supply

The land supply consists of:

- Sites that have planning permission and where they meet the definition of 'deliverable' in Annex 2 of the NPPF; and
- An allowance for new residential developments within the town centre that did not have planning permission as of 1st April 2024. For these purposes this comprises 460 units judged to be deliverable within five years at Warren Street.

There are two remaining residential allocations for housing identified within the UDP⁶. These have been re-assessed within the Strategic Housing Land Availability Assessment (SHLAA)⁷ and are not considered to be deliverable within the next five years, so are not included within the five-year land supply.

No allowance is made for windfall completions or small sites delivery in the five-year supply.

⁴ MHCLG Housing Delivery Test: 2023 Measurement (December 2024)
<https://www.gov.uk/government/publications/housing-delivery-test-2023-measurement>

⁵ Please see Appendix 2 for the LHN calculation

⁶ These are identified as "H9" - Adswold Road/Stockholm Road (north of) 1Ha for 35units, and "H11" - Adswold Road/Siddington Avenue 1.9Ha for 67units

⁷ SHLAA is available at <https://www.stockport.gov.uk/strategic-housing-land-availability-assessment-shlaa>

Table 1 - Land supply considered to be deliverable as of 1st April 2024

Source	Number of dwellings
Sites with planning permission	3,387
Town centre living allowance	460
Total	3,847

C. Five Year Housing Land Supply Calculation

Using the inputs described in the methodology above, a calculation has been prepared that shows that Stockport has 1.77 years' supply of deliverable housing land. See Table 2 - Five year housing land supply calculation:

Table 2 - Five year housing land supply calculation

Ref			Notes
A	Annual Requirement	1,815	Standard methodology for LHN
B	Five-year requirement	9,075	A multiplied by 5
C	20% buffer on requirement	1,815	Stockport's most recent HDT is 54%
D	Backlog	0	No backlog because LHN is up-to-date
E	Total 5-year requirement	10,890	B plus C plus D
F	Annualised requirement	2,178	E divided by 5
G	Housing supply (five-year)	3,847	See Table 1 - Land supply considered to be deliverable as of 1st April 2024
	Supply in years	1.77	G divided by F

Appendix 1: Housing Completions in Stockport

Table 3 - Total dwelling completions in Stockport since 2011/12

Year	Net Dwellings Completed	Core Strategy Target	LHN ⁸
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	1299	495	1,009
2020/21	551	495	718
2021/22	587	495	1,186
2022/23	481	495	1,125
2023/24	608	495	1,097
TOTAL	7,320	6,345	8,502

⁸ Derived from HDT figures produced by government as some LHN figures were amended by government in response to the impact of Covid.

Appendix 2: Local Housing Need Calculation

The following calculation uses the standard method as described in National Planning Practice Guidance.⁹

Step 1 - Setting the baseline: 0.8% of existing housing stock for the area

Set the baseline using the value of existing housing stock for the area of the local authority ([Dwelling stock \(including vacants\)](#), Table 125: dwelling stock estimates by local authority district). The baseline is 0.8% of the existing housing stock for the area, and the most recent data published at the time should be used.

- For Stockport:
 - o Existing Stock = 132,455
 - o 0.8% = 1059.64

Step 2 - An adjustment to take account of affordability

The housing stock baseline figure (as calculated in step 1) is then adjusted based on the affordability of the area. The affordability data used is the [median workplace-based affordability ratios](#), published by the Office for National Statistics at a local authority level. The mean average affordability over the five most recent years for which data is available should be used.

No adjustment is applied where the ratio is 5 or below (this is not the case for Stockport). For each 1% the ratio is above 5, the housing stock baseline should be increased by 0.95%. An authority with a ratio of 10 will have a 95% increase on its annual housing stock baseline.

Where an adjustment is to be made, the formula is as follows:

Adjustment Factor equals ((five year average affordability ratio minus 5) divided by 5) multiplied by 0.95 plus 1

Table 4 - Average Affordability Ratio in Stockport

Year	Affordability Ratio
2023	8.66
2022	9.25
2021	10.06
2020	8.04
2019	7.74
AVERAGE	8.75

Adjustment factor for Stockport equals 1.7125

Minimum annual local housing need figure equals housing stock baseline multiplied by adjustment factor, which equals 1059.64 multiplied by 1.7125, which equals 1,814.63 (**1,815 dwellings** to the nearest whole dwelling)

⁹ Ministry of Housing, Communities & Local Government: Housing and Economic Needs Assessment <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

Appendix 3: Town Centre Living

Stockport town centre benefits from excellent rail, road and motorway connections, however the quality and scale of residential development in the town centre has been limited. Over recent years, because of the ability to apply for permission for development through prior approval for office to residential conversion and more latterly the interventions made by the council that have resulted in transformational regeneration, the number of completions in the town centre has increased. High quality developments at Weir Mill and Stockport Interchange, for example, are now delivering a substantial number of residential units with more residential schemes in the pipeline. Work is now underway to look at how the potential of Town Centre East can be delivered.

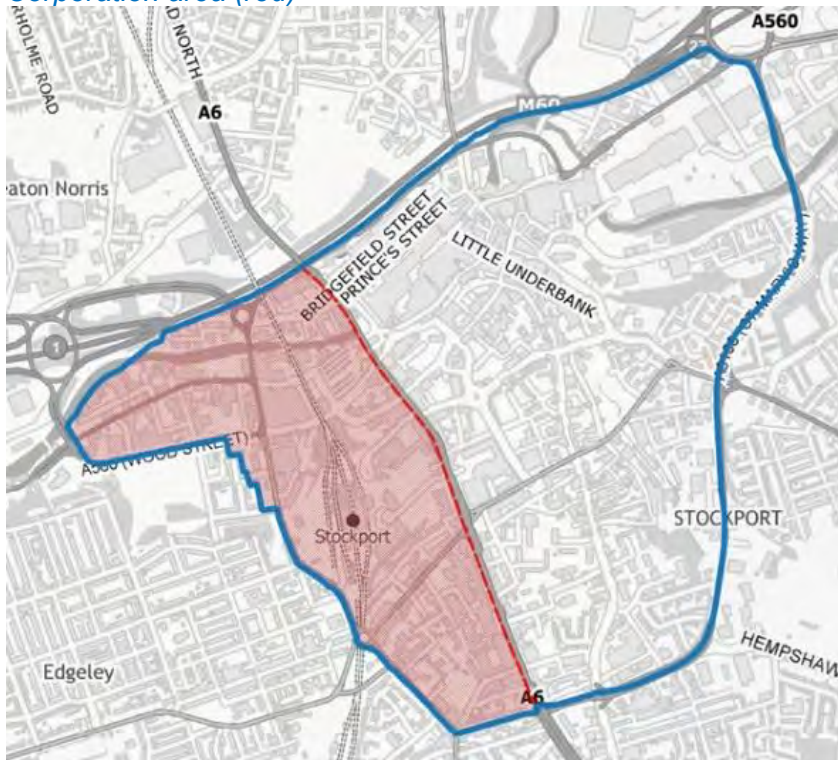
Table 5 - Stockport Town Centre - residential development activity shows permissions and completions over time in the town centre area. Whilst completions for 23/24 are low in comparison to some previous years, a number of large schemes have either subsequently been completed, such as the Interchange, or are due for units to be completed in 2025 (Weir Mill, King Street West, Edward Street).

Figure 1 - Stockport Town Centre Living Area (blue) and Town Centre West Mayoral Development Corporation area (red) Figure 1 shows the extent of the Stockport Town Centre Living Area and the Town Centre West Mayoral Development Corporation area within it.

Table 5 - Stockport Town Centre - residential development activity

Year	Granted Planning Permission	Completions
2011/12	16	70
2012/13	4	2
2013/14	0	90
2014/15	0	130
2015/16	34	6
2016/17	302	75
2017/18	458	64
2018/19	284	191
2019/20	344	215
2020/21	443	21
2021/22	21	49
2022/23	203	82
2023/24	173	23

Figure 1 - Stockport Town Centre Living Area (blue) and Town Centre West Mayoral Development Corporation area (red)



Appendix 4: Outstanding planning permissions on sites with 5+ remaining dwellings as of 1st April 2024

Table 6 details the sites that have planning permission, which have 5 or more dwellings remaining to deliver and which are part of the 5-year housing land supply for the period 2024-2029

Table 6 - Sites in supply with 5 or more dwellings

Site Reference	Address	Construction Status	5 Year Supply	Land type
STO1752	193 Outwood Road, Heald Green, Cheadle, SK8 3LL	Under Construction	5	Mix
STO2059	490 Gorton Road, North Reddish, Stockport, SK5 6PP	Not started	5	Brownfield
STO2211	Old Wool House, Old Wool Lane, Cheadle Hulme, Cheadle, Stockport, SK8 2PP	Under Construction	5	Brownfield
STO2400	51-51A Great Underbank, Stockport, SK1 1NW	Not started	5	Brownfield
STO2438	Hallfield House, 50 Hall Street, Offerton, Stockport, SK1 4DA	Under Construction	5	Brownfield
STO2475	Suite 2, Alexandra House, 27 Warren Street, Stockport, SK1 1UD	Under Construction	5	Brownfield
STO2064	38-40 Osborne Street, Bredbury, Stockport, SK6 2BT	Under Construction	6	Brownfield
STO2279	Former RBS Building, 15 - 17 Market Street, Marple, Stockport, SK6 7AA	Under Construction	6	Brownfield
STO2300	15 Alldis Street, Great Moor, Stockport, SK2 7PA	Not started	6	Brownfield
STO2301	109 - 113 Castle Street, Edgeley, Stockport, SK3 9AL	Under Construction	6	Brownfield
STO2324	1-3 Lower Hillgate, Stockport, SK1 1JQ	Not started	6	Brownfield
STO2365	134-136 London Road, Hazel Grove, Stockport, SK7 4DJ	Under Construction	6	Brownfield
STO2423	2 Houldsworth Street, North Reddish, Stockport, SK5 6BU	Not started	6	Mix
STO2427	142D Shaw Heath, Cale Green, Stockport, SK2 6QS	Not started	6	Brownfield

Site Reference	Address	Construction Status	5 Year Supply	Land type
STO1719	Further Hey, 41-43 Werneth Road, Woodley, Stockport, SK6 1HP	Under Construction	7	Brownfield
STO2346	11-13 Lower Hillgate, Stockport, SK1 1JJ	Under Construction	7	Brownfield
STO2464	65-67 Union Street, Stockport, SK1 3NP	Under Construction	7	Brownfield
STO1518	Old Hall Farm, Old Hall Lane, Woodford, Stockport, SK7 1RN	Under Construction	8	Brownfield
STO1814	Robin Hood Hotel, Buxton Road, Hazel Grove, Stockport, SK7 6NA	Under Construction	8	Brownfield
STO2270	Former Offerton Methodist Church, 159 Marple Road, Offerton, Stockport, SK2 5EP	Under Construction	8	Brownfield
STO2282	Land At Lavenders Brow, Stockport, SK1 1YW	Not started	8	Brownfield
STO2283	204-210 Wilmslow Road, Heald Green, Cheadle, SK8 3BH	Under Construction	8	Brownfield
STO2413	Bredbury Green Civic Hall, Agecroft Road, Romiley, Stockport, SK6 3HR	Not started	8	Brownfield
STO2466	Vale House, Reddish Road, South Reddish, Stockport, SK5 7EW	Not started	8	Mix
STO2035	Clarendon House, 38 Carrwood Road, Bramhall, Stockport, SK7 3LR	Not started	9	Brownfield
STO2156	Carrwood House, 109 Shaw Heath, Cale Green, Stockport, SK2 6QH	Under Construction	9	Brownfield
STO2353	Fabrick, 8 Warren Road, Cheadle Hulme, Cheadle, SK8 5BT	Not started	9	Brownfield
STO1727	Rosegarth, 40 Moseley Road, Cheadle Hulme, Stockport, SK8 5HJ	Under Construction	11	Brownfield
STO1867	394 Wellington Road North, Heaton Chapel, Stockport, SK4 5AD	Under Construction	11	Brownfield
STO2376	Network House, 185-187 Stockport Road, Cheadle, Stockport, SK8 2DP	Under Construction	11	Brownfield
STO2326	29-35 Little Underbank, Stockport, SK1 1LA	Under Construction	12	Brownfield

Site Reference	Address	Construction Status	5 Year Supply	Land type
STO2048	239-245 London Road, Hazel Grove, Stockport, SK7 4HS	Under Construction	14	Brownfield
STO2323	6-16 Lower Hillgate, Stockport, SK1 1JE	Not started	14	Brownfield
STO2406	Graylaw House, Chestergate, Stockport, SK1 1LZ	Not started	14	Brownfield
STO1971	Old Canal Yard, Reuben Street, South Reddish, Stockport, SK4 1PS	Under Construction	17	Brownfield
STO2407	2 Chester Road, Hazel Grove, Stockport, SK7 5NU	Not started	19	Brownfield
STO1866	32-36 Lower Hillgate, Stockport, SK1 1JE	Under Construction	22	Brownfield
STO2199	Bredbury St Marks Church Cricket Club, Hillside Road, Woodley, Stockport, SK6 1HS	Under Construction	24	Greenfield
STO2344	40 Newbridge Lane, Portwood, Stockport, SK1 2NA	Not started	27	Brownfield
STO1801	Grove House, 227-233 London Road, Hazel Grove, Stockport, K7 4HS	Not started	30	Brownfield
STO2409	Petersgate House, 64 St Petersgate, Stockport, SK1 1HE	Not started	30	Brownfield
STO2268	Former Compstall Printworks, Andrew Street, Compstall, Stockport, SK6 5HN	Under Construction	32	Brownfield
STO2276	Woodman Inn, 60 London Road, Hazel Grove, Stockport, SK7 4AH	Not started	32	Brownfield
STO1817	The Rope Works, Stanbank Street, South Reddish, Stockport	Under Construction	34	Brownfield
STO2196	Land At Corner Of Apsley Street, Wellington Street And Churchgate, Stockport, SK1 1YE	Under Construction	34	Brownfield
STO2318	Focus School, 237 Didsbury Road, Heaton Mersey, Stockport, SK4 2AA	Not started	34	Mix
STO2327	Land At Churchgate, Stockport	Under Construction	50	Brownfield
STO2337	Land Adjacent To Mill Lane, Cheadle Hulme, Cheadle, Stockport, SK8 5PG	Not started	66	Brownfield
STO2385	Car Wash Centre, King Street West, Stockport, SK3 0DT	Under Construction	73	Brownfield

Site Reference	Address	Construction Status	5 Year Supply	Land type
STO1862	Offerton Industrial Estate, Hempshaw Lane, Offerton, Stockport, SK2 5TJ	Under Construction	81	Brownfield
STO2063	Land At Melford Road, Hazel Grove, Stockport	Under Construction	87	Brownfield
STO2405	Woodford Aerodrome, Chester Road, Woodford, Stockport	Under Construction	104	Brownfield
STO2329	St Thomas Hospital, Shaw Heath, Cale Green, Stockport, SK3 8BL	Under Construction	106	Brownfield
STO2074	Edward Street, Stockport, SK1 3DQ	Under Construction	131	Brownfield
STO2487	Land & Buildings At The Corner Of Chestergate & King Street West, Stockport	Not started	144	Brownfield
STO2233	Seashell Trust, 160 Stanley Road, Heald Green, Cheadle, SK8 6RF	Under Construction	185	Greenfield
STO1993	Stockport Interchange, Chestergate, Stockport, SK1 1NP	Under Construction	196	Brownfield
STO2417	Mirrlees Fields, Stockport	Not started	200	Greenfield
STO1861	Former Springmount Mill, Brinksway/Northgate Road/Highfield Street, Edgeley, SK3 0JX	Under Construction	202	Brownfield
STO1492	Woodford Aerodrome, Chester Road, Woodford, Stockport, SK7 1QR	Under Construction	238	Brownfield
STO2281	Weir Mill, King Street West, Stockport, SK3 0DT	Under Construction	253	Brownfield
STO2216	Stockport College Greek Street Campus, Greek Street, Stockport, SK1 3UQ	Under Construction	442	Brownfield