Incentivising large scale sustainable housing development in the North West

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Executive Summary

The report sets out the policy context of residential sustainable developments within England and discusses the barriers to large scale sustainable development. The report also provides a list of large scale residential developments identified across the five North West LEPs. The majority of these sites have either been granted planning permission or are in the process of applying for planning permission, therefore they will have been likely to have taken into account any sustainability requirements. The overall conclusion from this study is that sustainable development is either incentivised via regulations such as Building Regulations and the planning system or increasing consumer demand for sustainable homes. The good practice examples noted generally were testing sustainable development or had an underlying sustainable philosophy in the development.

There are very few examples of large scale sustainable developments within the UK which are built beyond Building Regulation requirements. Developments which go beyond Building Regulations in terms of sustainability tend to be commercial developments or developments built for rent. Those developments built for sale are generally built to the minimum building regulations standards. There is an ongoing conflict around the overall benefit of a sustainable home; the primary benefit is to the occupier. Consequently unless there is user demand for sustainable development it may be difficult to incentivise developers to develop sustainably via market mechanisms.

Sustainable development is a principle embedded with the National Planning Policy Framework (NPPF). Requirements for sustainable features in developments are delivered through regulations in the planning system and Building Regulations. The main sustainability requirements are covered by Part L of the Building Regulations which cover power and energy from buildings. Additional requirements may also be required by some local authorities, these additions are usually related to the Code for Sustainable Homes standard. There has been a recent consultation on housing building standards which has concluded that Code for Sustainable Homes will be wound down and will be a voluntary standard.

From 2016 all new homes will be required to be zero carbon and the Government has announced that this will be measured through an enhanced Part L requirements. There has also been a recent consultation around allowable solutions to offset zero carbon targets if they cannot be achieved on site. The results of this consultation are expected in the summer.

The developments that embedded more sustainable requirements were generally those built by social housing providers, housing associations or local authorities, or sites which received public subsidy in the form of land or grant for housing. These sites in general stipulate a level of sustainable development. For example, all homes built under the Homes and Communities Agency 2011-15 funding programme require minimum sustainability standards. While all homes built within London are required to meet the London Plan standards that sets relatively high sustainability standards. There are also a small number of developments which have built to sustainable standards to demonstrate the advantages of sustainable development.
Planning sustainable housing developments

Ensuring the North West has the required infrastructure to grow whilst protecting and enhancing the environment is a key area of focus for the region. The natural environment plays a fundamental role in creating sustainable communities. It can help us adapt to the effects of climate change, and improve people’s health and quality of life. It is essential that local authorities and developers consider the health of the environment when planning, designing and managing developments. In particular, consideration should be given to the following in the planning of housing developments:

1. **Green Infrastructure including trees and woods.** Having access to high quality natural environments can benefit people’s health and well-being and help create a strong sense of identity and pride in their local area. Improving access can also bring economic benefits by boosting tourism and leisure experiences. Trees and woods offer a wide range of benefits too, from helping us adapt to climate change and improving the quality of the air we breathe, to improving the look of developed areas and the value of property.

2. **Sustainable construction and design, efficient use of water and good management of waste.** In particular, development should be designed to: take account of and adapt to the effects of climate change including flooding and having enough water available; minimise the amount of energy and water used and waste produced; and provide facilities for recycling. The lifetime carbon costs of developments can be reduced by using renewable energy technologies and the development’s carbon footprint can be reduced by using sustainable construction materials.

3. **Managing the risk of flooding & access.** Flooding can cause serious damage and have devastating effects. One in six properties in England currently face the threat of flooding and the risk is set to increase with climate change.

4. **Managing surface water.** Developments create hard surfaces from which rainwater runs off more quickly than from natural land. This can lead to flooding and pollution, damaging wildlife and habitats. With a changing climate and more intense storms, it’s essential that all new developments plan to deal with surface water runoff, for example by incorporating sustainable drainage systems (SuDs).

5. **Utilities.** Utility companies can be both large generators and large users of energy, and most produce high levels of atmospheric emissions. However, there remains an underlying problem that modern lifestyles mean we are using more and more energy and other natural resources. Consideration needs to be given to minimising energy use in the design of new housing developments.

Many of the above issues are covered by planning requirements and Building Regulations but for large scale developments, developers tend to develop homes and sites which meet minimum planning requirements and do not go beyond these. Examples of where there are additional sustainability standards have public subsidy either in the form of land or grant for building. There is an ongoing question around how to incentivise developers to develop sustainable housing sites which will be fit for future use.

Developing homes has an overall economic benefit in creating jobs while homes are being constructed and also has an overall economic impact on the communities homes are developed in. Development of sustainable homes and sites beyond...
minimum requirements has yet to become the norm for large developments. The economic impacts of sustainable developments have not been widely analysed or promoted as at present it is difficult to separate the economic impact of sustainable development from the impact of general housing development. The main economic impact of sustainable development is towards the occupier of the home as opposed to the developer.

Thirty six key large scale developments (more than 500 units) have been identified as in the Northwest. The sites range from Brownfield regeneration sites to Greenfield sites, a full list of the sites and their key characteristics is in Appendix 1. The majority of the identified sites have been granted planning therefore influencing their overall sustainability characteristics will be challenging. Below sets out the key policy issues concerning sustainability and large scale housing developments and provides the context surrounding future policy changes.
Current sustainability requirements for large housing developments

Building Regulations and the planning system set out a number of minimum requirements for sustainability and housing developments. It should be noted that these minimum requirements are currently under review and are likely to change in the next year. The National Planning Policy Framework (NPPF) states that the planning system should support sustainable development and defines it as follows:

There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- **an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

- **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and

- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.¹

In order to support the above aims there are a number of planning and Building Regulation requirements which encourage sustainable development. Beyond the required minimum standards for sustainable development there are a number of additional voluntary standards which developers can adopt or planners may impose.

**Minimum requirements**

The minimum requirements for sustainable housing developments are set out below. These are requirements for all new developments. Local authorities will include planning requirements in their Local Plans and other local planning guidance.

**Building Regulations:** All new homes which are developed are subject to Building Regulations² the regulations set out minimum standards for the build, fixtures and fittings. **Part L of the Building Regulations are the most relevant to housing sustainability.** The Part L regulations set out the fuel and power in the building and the CO2 emissions³. The enhanced Part L regulations will be used as the zero carbon homes measure from 2016.

**Planning requirements:** Planning guidance notes the importance of design of public space, streets and housing. Paragraphs 93 – 108 of the National Planning Policy Framework cover the planning issues around ‘Meeting the challenge of climate

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¹ National Planning Policy Framework, 2012, p2
² http://www.planningportal.gov.uk/buildingregulations/
³ https://www.planningportal.gov.uk/buildingregulations/approveddocuments/partl/
change, flooding and coastal change⁴. These requirements require local planning authorities to plan developments which reduce greenhouse gases. Paragraph 99 of the NPPF is the most relevant to flooding noting:

Local plans should take account of climate change over the longer term, including factors such as flood risk, coastal change, water supply and changes to biodiversity and landscape. New development should be planned to avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.⁵

Additional requirements

A number of local planning authorities have set out additional requirements for sustainability in housing developments. Each local authority takes an individual approach to sustainability depending on their local need. Within the North West there are a number of authorities which have requested additional standards in relation to sustainable housing standards, however in light of the changes in Building Regulations these standards are under review. BREEAM note that St Helens and Central Lancashire have enhanced sustainability standards within their planning requirements⁶. While developments which receive public funding or are developed on public land generally have higher sustainability requirements.

The Code for Sustainable Homes: The Code for Sustainable Homes was introduced in 2007, it sets out the levels of sustainability that homes meet at 6 levels; level 1 is the lowest level to level 6 as the highest. The Code is made up of nine areas which are as follow:

1. Energy/carbon
2. Water
3. Waste
4. Materials
5. Surface water run-off
6. Health and well being
7. Pollution
8. Ecology
9. Management

The code has been included in a number of local authorities Local Plans and generally is set at level 3. Since 2007 there have been over 134,000 homes developed under one of the code levels in the UK and 9,850 of these have been in the North West. Code level 3 requirements for energy are also part of Building Regulations which are compulsory. Code level 3 is also the minimum requirement for social housing developments funded by the Homes and Communities Agency for the funding programme 2011 – 15. From 2015 all Homes and Communities Agency funded projects will be required to meet Part L of the Building Regulations, but will not be required to meet the Code for Sustainable Homes Standard⁷. While all developments in London are required to meet Code level 4⁸. Within the Northwest 14 out of the 39 local planning authorities have requirements for the Code for Sustainable Homes⁹. BREEAM note that both Central Lancashire¹⁰ and St Helens¹¹ provide examples of good practice in planning incorporating the Code for Sustainable Homes into local planning policy, however in light of current changes in planning regulations these requirements may change.

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⁶ http://www.breeam.org/page.jsp?id=333
⁹ BREEAM data January 2013
¹⁰ http://www.breeam.org/page.jsp?id=572
¹¹ http://www.breeam.org/page.jsp?id=573
Other standards: As well as the Code for Sustainable homes there are a number of additional standards which measure the sustainability of homes. These standards generally have building principles embedded in them which encourage sustainable development. The standards include Ecohome, Passivhaus, AECB CarbonLite Programme and the Energy Saving Trust measure.
Future sustainability requirements for housing

The Government has been working to simplify and consolidate the amount of planning guidance. As part of this drive they have been reviewing the regulations relating to building standards and assessing how best to meet the zero carbon homes target by 2016. Both these changes mean that some of the standards discussed above will be reduced or replaced.

**Zero Carbon Homes 2016 Review**

The Government has made a commitment to ensure that all new housing developments are zero carbon by 2016. In 2011 the Government finalised the definition of zero carbon homes to cover emissions arising from energy used in heating, hot water and fixed building services. The move to zero carbon homes will be mainly achieved through changes to Part L of the Building Regulations, the new regulations will be published in April 2014. Recognising that not all developments will be able to achieve zero carbon on site the Government consulted in August 2013 on a series of ‘Allowable Solutions’ to mitigate the carbon emissions off-site. These include generation of renewable energy off site and possibly payments for carbon emissions. The results of the zero carbon allowable solutions review is due in summer 2014.

**Housing Standards Review**

During autumn 2013 the Government undertook a consultation into the housing building standards in England and Wales. The review sought to consolidate the building standards for new homes into one single standard. In March 2014 the Government announced how the findings from the 2013 consultation will be taken forward; those relevant to sustainable housing are set out briefly below:

- **Water** – a tighter level of water efficiency will be introduced into Building Regulations, to be set at 110 litres a person per day. The Government is currently considering the best way to define areas of water stress.
- **Energy** – standards will be set as a ‘Building Regulations only’ approach with standards set out in Part L of Building Regulations.
- **Code for Sustainable Homes** – the code will be consolidated into Building Regulations and much of it will be wound down. The Code however may continue in a voluntary form.

The Government have announced that the above changes will take place during the current parliament.

**Sustainable urban drainage systems:** All new developments will be required to submit a statement setting out their Sustainable Urban Drainage Systems (SUDS) plans for surface water. SUDS are designed to mimic natural processes to manage flooding. SUDS require secondary legislation to be introduced and will be laid before Parliament in April. There are a few examples of SUDS which have been

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successful with the UK and internationally. Notably the Elvetham Heath development in Hampshire included a variety of drainage systems including ponds, the system has resulted in an attractive development and an estimated 10% increase in property values\textsuperscript{15}.

\textsuperscript{15} http://www.susdrain.org/case-studies/case_studies/elvetham_heath_residential_hampshire.html
Building sustainable housing developments

Building sustainable and energy efficient housing is advantageous to both the occupiers and wider society. The Government has made an overall commitment to reduce carbon emissions by 80% from 1990 levels by 2050. One contribution to this objective is the zero carbon homes target by 2016. Well planned sustainable developments can support adaptation to climate change and provide well planned communities and homes. For example, homes which are built to adapt to flooding will have a long term benefit to their occupiers and communities. RICS carried out a study in 2008 to assess the impact of flooding on house prices. The analysis found that overall flooding did not have a significant impact on house prices finding that in areas of low risk of flooding there was no affect on house prices and areas where there have been floods house prices return to their normal market level after three years.\(^\text{16}\)

In terms of sustainable development most of the benefits are seen by the occupier as opposed to the developer. Benefits include more robust homes for climate change, lower energy bills and better places to live. There is an ongoing question concerning how to incentivise developers to develop sustainable housing and to incentivise consumers to seek sustainable housing. The Zero Carbon Hub note:

“In terms of current marketing context [for low and zero carbon homes] there is polarisation between the developer and consumer view on zero carbon homes. Developers will currently engage if it is right for their business. Consumers will only engage if it’s right for their lifestyle.”\(^\text{17}\)

Arguably there is a stronger business case to build sustainable homes for rent if the landlord is the developer as benefits to residents will be passed to the landlord via rental income and reduced maintenance costs. The majority of good practice large scale residential developments which are sustainable are either publically funded or built on public land.

Sustainable developments built by developers generally only meet local planning requirements concerning sustainability and do not go beyond minimum requirements. RICS note that consumer choice of whether to buy a sustainable home is influenced by the buyers situation in the home and when they choose to valuation sustainable intervention, the draft RICS sustainability and property valuation paper notes:

“The owner-occupied sector of the market is likely to be more influenced by the sustainability, or at least the energy efficiency, of their home as they tend to live in a property an average of 12 years, giving them the potential opportunity to install sustainable measures and receive at least some financial benefits over the entire payback period. It is also important to note that owner-occupiers may tend to prefer to improve the sustainability characteristics of a property themselves rather than buy a ready-made sustainable home, therefore potentially impacting the value of new-build sustainable homes, although this is not necessarily the case. Many sustainability features have a longer-term payback."

\(^{16}\) ‘Flooding and property values’, Lamond, RICS, 2008

\(^{17}\) ‘Marketing Tomorrow’s New Homes, Raising consumer demand for low and zero carbon living’, Zero Carbon Hub, 2010
period which will mean that decisions have to be justified on terms other than revenue return. This means either the decision is based on personal commitment, or in the hope, which currently may not be provable, that capital value increase will result.”

The World Green Building Council has produced a business case document for sustainable buildings, arguing that developing sustainable buildings has an overall benefit for the buildings owners through ease to re-let the asset, lower energy bills and future proofing the value of the asset as climate change impacts on the sustainability of building. This however means that there is not necessarily any economic benefit for developers who are building owner-occupier properties. The most effective current incentive for developers to build more sustainable homes is via building and planning regulations, as the current market for sustainable homes is relatively small. For rented homes in both the private and affordable housing sector there is an incentive to develop sustainably as occupiers become more aware of the impact sustainable features will have on the overall running cost of the home. While for the landlord there is an incentive to future proof their assets from impacts of climate change such as flooding.

**Barriers to sustainable development**

There are no examples in the UK of large scale sites which have been built beyond minimum required sustainable standards without public subsidy in the form of either a grant or land. International examples of sustainable developments tend to be built to local building standards some of which go beyond UK standards. Mc Graw-Hill construction report on sustainable and green developments across 60 countries, in their 2013 report they note that only South African has a significant amount of green development noting that 36% of low rise development had reported green activity. This is attributed to the scale and speed of development in South Africa and the importance of resource conservation in the country.

The major barriers to sustainable developments are overall development cost and consumer demand for sustainable housing developments. A variety of work has been undertaken to establish the costs of developing sustainably and the most commonly cited example of more expensive developments relates Code for Sustainable Homes. The Home Builders Federation noted in the Environment Audit Committee’s inquiry into the Code for Sustainable Homes and the Housing Standards Review:

“Code level 5 and code level 6 are very expensive, on any analysis, but code level 4 is also an issue ... [The cost of CSH compliance] has been found to be a material fact and a material consideration in the assessment of the viability of Local Plan policy.”

The DCLG have analysed the additional costs of meeting the Code and have estimated that there is an additional cost to development to levels 1 and 2 of the

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code, but it is not significant. Element Energy refreshed this research in 2013 and estimated that additional costs of building to the code ranged from just over £1000 for Code Level 3 to up to £26,000 for Code Level 6. Element Energy note that there is limited experience in building Code Level 6 homes which should be taken into account when looking at the costs\textsuperscript{22}.

A further study was carried out by the Zero Carbon Hub looking at the additional costs to meet the zero carbon homes standard by 2016. The costs ranged from £2000 - £7500 depending on the size of the unit. The largest costs were those in relation to detached houses, while low rise apartments had the lowest costs. As technology improves it is expected that costs to develop sustainably will continue to fall, this has been demonstrated for photovoltaic technology which has fallen significantly since the introduction of the Code for Sustainable Homes in 2007.

\textsuperscript{22} Costs of building to the Code for Sustainable Homes, September 2013, Element Energy, Davis Langdon
Examples of sustainable housing developments

A number of policy incentives and regulatory requirements have been put in place to encourage developers to develop sustainably through the planning system and Building Regulations. The sites where sustainable developments have been most successful at large scale have been either partly publically funded through the Homes and Communities Agency or Greater London Authority, or have been built on public land where sustainability has been stipulated as part of the development. Sustainability also has in some cases been put in place via local planning requirements as discussed above.

There are a variety of examples of small scale developments of sustainable homes, these sites have tested sustainable housing concepts in relation to the build of the properties and how they perform for the occupiers. These are generally sites of less than ten units and are testing various sustainable technologies. For example the Hockerton Housing project in Nottinghamshire was developed in the 1990’s as a co-housing project of 5 homes which piloted low energy technology. The project was built to demonstrate how sustainable housing could work and was not intended to make a financial profit; rather it was built to test building sustainable homes23. Within the North West Contour Homes developed four Code for Sustainable Homes level 6 homes and two Passivhaus standard homes, information about them is below:

**St Mary’s Estate Oldham**

Contour Homes who are part of the Symphony group developed four Code for Sustainable Homes Level 6 homes and two Passivhaus Standard homes24. The homes were developed as part of a pilot to assess the costs of developing sustainably and to measure the impact that sustainable homes have on the resident’s lives. The homes were part of a wider development of 93 homes of which the remainder were developed to Code level 3. The development was funded by Contour Homes and the Homes and Communities Agency. Contour Homes are undertaking a two year cost analysis of the project to assess how living in these homes impacts on residents lives and how the building performs.

24 [http://www.contourhomes.co.uk/files/2012/09/St-Marys-Code-6-3.3.1d.pdf](http://www.contourhomes.co.uk/files/2012/09/St-Marys-Code-6-3.3.1d.pdf)
Large scale sustainable sites

Large scale sustainable housing sites should take into account energy use on the site, green infrastructure and mitigating the risks of climate change. Planning requirements provide guidance on how to manage these issues and provide best practice. There are very few private large scale housing sites which are built beyond the sustainability standards set out in Building Regulations and planning requirements, the majority of residential sites which fulfil sustainable housing criteria are social housing sites or student accommodation. These sites often have additional sustainability requirements either due to funding requirements or the developer assessing potential future benefits for the occupiers. For example, Sustainable Homes reported that a Code for Sustainable Homes level 4 home can cost 7 – 15% less to heat than a traditional home. The benefit of reduced heating bills can help explain why landlords are more likely to develop sustainable homes than developers who are developing for sale.

There is evidence that consumers may demand some elements of sustainability in housing and are willing to pay a premium for sustainable housing, both the Environment Agency and the Sponge Sustainability Network report that consumers are willing to pay more for sustainable homes and in some cases demand sustainable additions to their homes, these however are a small number of cases and there is no evidence of this demand for large scale developments. However, evidence from developers and assessments of developments within the Northwest and nationally suggest that developers are not building to this demand. The recent floods in the South of England have raised the issue of flooding and how to build homes which are more flood resistant. As housing consumers become more aware of climate change and the impact on their homes, they may demand homes which are built to combat and adapt to climate change, including flooding.

Below sets out national examples of recent large sustainable housing sites, these sites are all either partly publically funded or built on public land. This public subsidy through grant funding or land has included sustainability requirements which have been included in the sites, where developers have gone beyond the standards these have been for a few demonstration projects on the site.

**London Olympic Village:** In terms of large scale sustainable sites the largest example in the UK is the Queen Elizabeth Olympic Park in East London. The homes on the site will built as zero carbon homes and have smart meters installed to support energy use, while the site will use 100% of timber from sustainable sources and will reduce waste going to landfill.

**Bath Western Riverside** development in Bath is a development of over 2000 homes, the site has a number of sustainability features including the use of local materials and landscaping to minimise flood risk. The site is on a brownfield site.

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26 [http://www.sustainablehomes.co.uk/blog/bid/104136/Code-for-Sustainable-Homes-level-4-energy-bill-savings](http://www.sustainablehomes.co.uk/blog/bid/104136/Code-for-Sustainable-Homes-level-4-energy-bill-savings)
and has had significant public investment. It is a good example of large scale sustainable planning.

**NW Bicester:** A2 Dominion are developing Northwest Bicester as an eco-town, the development will be 6000 new homes over the next 25 – 30 years. The development will retain 40% of open space and aims to build homes to a minimum of Code 5 for Sustainable Homes Level and BREEAM excellent standards\(^{31}\).

The common theme between these large sites is the public investment in them. Further research needs to be undertaken to assess and understand how to incentivise large scale development to develop sustainably beyond regulatory requirements.

Appendix A sets out the planned housing developments in the North West and provides a guide on the scale of the developments. Many of these developments have already received planning permission and generally do not provide examples of good practice in sustainable design and development. The sites however are phased and provide some opportunities to embed sustainable design principles within them. The level of sustainability embedded, however, must be assessed in relation to the current policy context in regards to sustainability.

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Appendix 1: Strategic planned housing sites in North West
H19 – Handforth 2,000 new homes are to be built on the Greenfield site during a 15 year timescale with the estimated completion in 2030. The nearby Handforth Dean Business Park site will also offer some 7,500sq ft of office space.

H23 – Basford Situated in the South West of Crewe with access to the M6 via junction 16, will deliver around 1,000 new homes to support the employment development. The timescale for the completion of the project is yet to be confirmed.

H24 – Omega The proposal includes plans to build 1,100 new homes in the area situated in West Warrington. The specific proposal of delivering the new homes has been adopted as part of the revised Warrington Borough Council Local Plan Core Strategy, with timescales for delivery including the next 15 years.

GREAT MANCHESTER LEP

H03 – Moss Bank Way 40.53 hectares of land are available in this Greenfield site in Bolton. Land at Moss Bank Way has a housing development plan document in place for the delivery of 608 housing units, however, development is dependant on a comprehensive Green Belt review.

H04 – Blackley Village The North Manchester General Hospital site and Blackley Village Housing Framework includes a number of housing development sites with a total 820 housing units set to be constructed. The first 300 homes are expected to be completed during the next 4-6 years.

H05 – Higher Blackley 610 new housing units are set to be delivered, with the first 60 of these estimated to be completed during the next 1-3 years. The rest of the new build homes will be completed in two phases over the next 7+ years.

H06 – Cambridge Industrial Estate There are 6.19 acres of land available for housing development North of the River Irwell in Salford. The estate has the capacity to house 600 housing units, however, no planning permission is yet available.

H07 – Pendleton Outline planning permission has been granted for the land and property situated in Pendleton, Salford. 537 new housing units are to be delivered over the 57.80 hectare brownfield site. The housing development is part of a large scale regeneration project with £665m funding in place to transform the area.

H08 – Miles Platting Following the Miles Platting Neighbourhood Housing Regeneration Scheme up to 1,000 new homes will be built, with the first 100 due to be completed over the next 1-3 years. The inner city housing site is part of the New East Manchester developments.

H09 – HCA Ancoats Sites There are several Homes and Communities Agency (HCA) sites in Ancoats. A total of 844 units are set to be built in Ancoats with the first 300 expected to be completed during the next 4-6 years.

H10 – New Islington The site has 11.97 hectares of land suitable for housing developments and 1,150 units planned. The first 150 new homes are expected to be completed during the next 1-3 years. The area has significant regeneration benefits.

H11 – Salford Central 17.2 hectares are available for housing developments in the brownfield site situated in Salford Central. Outline plans are in place for 752 new units to be erected, out of which 466 are to be houses and 286 apartments. The first 200 units are expected to be completed during the next 4-6 years.

H12 – Sidebottom Fold The Greenfield site situated in Stalybridge, Tameside, offers 41.07 hectares suitable for housing development. Calls for sites exercise are currently on their way and at total of 617 housing units are estimated to be delivered over the next 7 or more years.

H13 – Holt Town A total 1,200 housing units are set to be developed with 200 estimated to be completed over the next 4-6 years and the remaining 1,000 during 7+ years in this high density housing development.

H14 – Piccadilly Basin Identified as a key City Centre housing development, 3,000 new units will be delivered by 2027 in the Piccadilly Basin area. The City Centre is the most intensive wider housing development area in Manchester.

H15 – River Street Situated in Manchester City Centre, the River Street housing development has the potential to deliver 600 housing units. Further development of the site has been stalled until further notice.

H16 – Middlewood Locks The land north of Middlewood Street and east of Oldfield Road in Salford, names Middlewood Locks has 7.55 hectares available for housing developments. The brownfield site is waiting for further planning but an estimated 750 housing units, 450 homes and 300 apartment units are seen suitable for the area.

H17 – Pomona Docks 1.66 hectares of land is available on Pomona Strand in Trafford. A total of 546 units are planned to be delivered on the brownfield site with planning permission granted with some possible reserved matters. The completion of the development is estimated to take over 7 years.

H20 – MediaCityUK 11.13 hectares of land remains open for further housing development in Salford Quays. A further 1,871 housing units are set to be delivered as apartments with 300 expected to be completed within the next 4-6 years and the remaining 1,571 during over 7 years.

H21 – Trafford Land adjacent Manchester Ship Canal The waterfront site in Trafford has an outlined planning permission in place for the delivery of 546 housing units over 15.13 hectares of land. The first 150 units are estimated to be completed on the brownfield site during the next 1-3 years.

H22 – Carrington The brownfield site in Trafford offers 258.15 hectares for development. Plans are in place for 1,560 residential units, however, planning permission for the site has not yet been granted.

H27 – Lee Hall The Lee Hall housing development area in Bolton has 92.48 hectares of land with allocation DPD call for sites in place. 1,387 units are set to be delivered on the Greenfield site, with 600 houses set to be completed during over 7 years.
### Lancashire LEP

<table>
<thead>
<tr>
<th>Landmark</th>
<th>Details</th>
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<tbody>
<tr>
<td><strong>H28</strong> – Ditcher’s Farm</td>
<td>Land on Wingates Slack Lane in Bolton offers 34.11 hectares of land available for a housing development of 512 units. The Greenfield site has a housing Development Plan Document in place for 450 new houses and 62 apartments. The scheme is estimated to be completed in the next 7+ years.</td>
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<td><strong>H29</strong> – Snydale Gate Farm</td>
<td>545 new homes are set to be delivered in the 21.80 hectare Greenfield site with a Development Plan Document call for sites in place to establish allocations. The first 50 houses are expected to be completed over the next 7+ years.</td>
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<td><strong>H30</strong> – Horwich Loco Works</td>
<td>This strategic development site is planned to be completed in 10-12 years creating a place to live and work with 1,600 new homes combined with 11 hectares (27 acres) of employment and mixed use development land.</td>
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<td><strong>H01</strong> – Standen</td>
<td>Site offering a total of 1,040 residential dwellings comprising of 728 market homes, 312 affordable homes, 156 homes for elderly people and 78 affordable homes. The site expands over 51 hectares.</td>
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<td><strong>H02</strong> – Guide</td>
<td>Adjacent to junction 5 of the M65, up to 2,200 new homes are planned to be built on this mixed-use site.</td>
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<td><strong>H31</strong> – Pickering’s Farm</td>
<td>Situated in South Ribble, the 91 hectare site includes both brownfield and countryside land. Plans are in place for the delivery of up to 1,350 new homes in three phases: 150 houses during 2011-2016, 600 houses during 2017-2021 and 600 houses during 2022-2025. The site is part of the Central Lancashire Urban Village plans.</td>
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<td><strong>H32</strong> – Tithebarn</td>
<td>Situated in the north eastern quarter of Preston City Centre, the Tithebarn regeneration area is a 15 hectare mixed use site with retail, leisure, office and housing purposes planned. The Masterplan has allocates 23.43 hectares of land on site for the provision of up to 850 residential units.</td>
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<tr>
<td><strong>H33</strong> – Cottam Hall Site K</td>
<td>Up to 1,100 dwellings are to be delivered on the Greenfield site next to the former brickworks. The site is part of the larger Central Lancashire New Town urban extension that commenced in the 1980s.</td>
</tr>
<tr>
<td><strong>H34</strong> – North West Preston</td>
<td>Up to 4,500 housing units are to be built in partnership with Lancashire County Council and the Homes &amp; Communities Agency. North of Cottam, the site in North West Preston is situated south of the M55. Clear phasing approach to the site development is underway along with further infrastructure provision. The scheme is estimated to be completed by 2026.</td>
</tr>
<tr>
<td><strong>H35</strong> – Whittingham Hospital</td>
<td>The 81 hectare brownfield site contains a number of redundant buildings formerly part of the Whittingham Hospital. Plans include up to 650 dwellings in addition to 9,000 sq m of office space and other community facilities. Construction is expected to begin in 2014 with completion estimated by 2026.</td>
</tr>
<tr>
<td><strong>H36</strong> – Lancaster City Centre</td>
<td>A range of proposals in place including jobs creation in the range of 750 new jobs. 550 housing units are planned to be built in a mixed use scheme at Luneside.</td>
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</tbody>
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### Liverpool City Region LEP

<table>
<thead>
<tr>
<th>Landmark</th>
<th>Details</th>
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<tbody>
<tr>
<td><strong>H25</strong> – Wirral Waters Development plans include a proposal for 15,000 new homes to be built across a range of housing types. The whole project is set to be delivered over 30 years, based on five key stages of the Strategic Regeneration Framework.</td>
<td></td>
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<tr>
<td><strong>H26</strong> – Liverpool Waters</td>
<td>Liverpool Waters is proposed to offer 9,000 new homes by the waterfront with housing provision the single largest land use provided across the whole development. A maximum of 733,200 sq m of residential floor space will be purpose built over a 30 year period, aligning with the over all development of the site.</td>
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<tr>
<td><strong>H18</strong> – Woodford Garden Village</td>
<td>Situated along the boundary between Stockport and Cheshire East, the former Woodford Aerodrome site has capacity for 950 new homes. The first phase of the development includes 145 new homes and a village green.</td>
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</tbody>
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