



Meeting the Housing Requirement

Policy R1: Housing Delivery

- A. The Council will ensure that a suitable range of sites are allocated and made available across Trafford, to meet the borough's housing requirement.
- B. The following strategic matters of scale, phasing and distribution of new housing development will be taken into consideration in releasing land for new homes. The release of land for new homes will be subject to the capacity of the urban area and infrastructure to accommodate the development and the need to protect the environment. The protection of existing homes is important given the need to increase the supply of housing in Trafford.

Scale and Phasing

- C. Between 1 April 2022 and 31 March 2042 (the plan period) a minimum of 22,443 net additional dwellings will be delivered in Trafford. This reflects the Places for Everyone housing requirements for Trafford set out in Policy JP-H1, with additional requirements for the extended Local Plan period to 2042.
- D. The phasing of Trafford's housing requirement is stepped across the plan period as set out in Table 4-1 below. Delivery will be an average of 1,122 dwellings per annum.

Table 4-1: Trafford's housing requirement up to 2042

	Average annual 2022 - 2042	2022 – 2025	2025 – 2030	2030 – 2039	2039 – 2042
Dwellings to be delivered per year	1,122	817	1,122	1,224	1,122



Distribution

- E. The Council will support the provision of new housing that makes as much use as possible of previously developed land, or “brownfield land”, within the existing urban area. This will be achieved through new build and conversion.
- F. The Council will seek to ensure the efficient use of land, concentrating higher density development in the most sustainable locations, at lowest risk of flooding, close to services and facilities as well as public and active transport links; where it can be demonstrated that it is consistent with other policies in the Development Plan.
- G. In less sustainable locations in Trafford, housing development will only be acceptable where appropriate provision to meet local infrastructure needs will be delivered. The Council will avoid the development of isolated homes in the countryside unless one or more of the circumstances set out in national planning guidance apply.
- H. Where development proposals would involve the use of domestic gardens, due regard will need to be paid to local character, environment, amenity and conservation considerations.

Places for Everyone Links

JP-Strat 1, JP-Strat 5, JP-Strat 9, JP-Strat 10, JP-Strat 11, JP-Strat 12, JP-Strat 14, JP-H1, and JP-H4

Relevant Strategic Objectives

SO1, SO6, and SO8

Scale and Phasing

- 4.7. The housing requirement reflects PfE Policy JP-H1 which sets the housing requirement for Trafford up to 2039, this has then been rolled forward using the average annual requirement for the Local Plan period to 2042. A minimum of 22,443 net additional dwellings are required in the plan period. PfE considered the housing requirements across the PfE plan area and redistributed the figure between the authorities in accordance with the overall spatial strategy to concentrate growth in the Core Growth Area (JP-



Strat 1), to boost northern competitiveness (JP-Strat 6) and sustain growth in the south (JP-Strat 9).

- 4.8. The housing requirement set in PfE and the Trafford Local Plan requires a step change in delivery rates from previous trends. The Council is taking a pro-active approach to increasing the delivery of new homes by working with landowners and developers to bring strategic sites forward and as part of regeneration proposals, including within town centres. The Council will regularly monitor the level of housing being delivered across the plan period. If at any point a cumulative shortfall in housing delivery is identified compared to the phased requirements set out in Table 4-1, the Council will seek to determine the reasons for under performance and take development management action to augment the supply of deliverable sites to improve performance.
- 4.9. There is a phased approach to housing delivery in the plan period, with greater per annum requirements later in the plan period. This reflects the proportion of the housing land supply which is made up of large sites, and which typically have longer lead-in times and require masterplans and/or infrastructure to be delivered in advance of new housing. The housing land supply in the earlier years of the plan period therefore includes a greater proportion of smaller sites and sites which are deliverable in the short term, as well as sites which are already well located, close to existing sustainable transport links and services.
- 4.10. In addition, small sites (those which will deliver less than 5 dwellings) will play an important role in delivering the housing requirement. These sites are typically within the existing urban area and form an important part of the housing land supply, particularly in the south of the borough.

Distribution

- 4.11. The distribution of development between each Locality is set out in Table 4-2. A large proportion of new housing will be delivered in the North Locality, reflecting the sustainable location of this area and the opportunity to redevelop brownfield sites for housing. This includes strategic sites at



Pomona, the Civic Quarter and Trafford Waters, as well as the Old Trafford Stadium District which includes the Wharfside area. The PfE allocations at New Carrington and Davenport Green (Timperley Wedge) will also contribute to delivery in the west and south Localities. The general distribution of housing is also consistent with the overarching spatial strategy for Trafford and linked to PfE.

Table 4-2: Total Identified Housing Land Supply by Locality as at March 2025*

Locality	Net additional homes
North	18,704
South	3,860
Central	677
West	5,072
Total	28,313

* This includes small sites which are identified within the current land supply in lieu of setting a windfall allowance.

Consultation Question 4-1

Do you support Policy R1? Are there any changes required which would improve the policy? Please provide any supporting evidence which you think is relevant.