



Meeting Affordable and Social Housing Needs

Policy R3: Affordable and Social Housing

- A. All major residential developments will be required to provide on-site affordable housing in accordance with Locality policies R3N, R3S, R3C, R3W, with a tenure mix of:
 - 60% rented (40% social rent and 20% affordable rent)
 - 40% affordable home ownership
- B. Affordable housing must be evenly distributed, with no more than six affordable housing units located adjacent to each other, or clustered together when delivered as part of a wider scheme
- C. A minimum 10% of affordable homes must be Totally Affordable Net Zero (TANZ) homes
- D. All major residential development must submit an affordable housing statement which sets out the following:
 - i. The number of affordable residential units proposed.
 - ii. The proposed mix of affordable units in terms of type (intermediate /social rented) and size (number of bedrooms and gross floorspace).
 - iii. Plans showing the location of affordable housing units.
 - iv. How the affordable housing units are to be managed and, where this involves a Registered Provider, their details.
 - v. For outline applications a statement of intent should be submitted to outline how affordable housing is intended to be provided and whether the site would comply with the affordable housing policy provision requirements.
- E. Only in limited and exceptional circumstances where it is robustly demonstrated via a Viability Assessment, that on-site provision is not feasible, will the Council consider:
 - i. A reduction in the overall proportion of on-site affordable housing,
 - ii. A change in the tenure mix,
 - iii. Provision of an off-site financial contribution in lieu of on-site provision, in accordance with Policy IP1, or



- iv. A combination of the above.

Policy R3N: Affordable and Social Housing within Trafford North

- A. Within Trafford North proposals subject to Policy R2 will be required to provide a minimum of 25% affordable housing.

Policy R3S: Affordable and Social Housing within Trafford South

- A. Within Trafford South proposals subject to Policy R2 will be required to provide a minimum of 45% affordable housing.

Policy R3C: Affordable and Social Housing within Trafford Central

- A. Within Trafford Central proposals subject to Policy R2 will be required to provide a minimum of 30% affordable housing.

Policy R3W: Affordable and Social Housing within Trafford West

- A. Within Trafford West proposals subject to Policy R2 will be required to provide a minimum of 30% affordable housing.

Places for Everyone Links

JP-H2

Relevant Strategic Objectives

SO1

- 4.17. At this stage in the plan making process the Council is seeking views on the approach to the affordable housing policy, including the affordable



housing requirement. New studies will be commissioned to better understand the affordable housing requirements and plan viability which, along with responses to the consultation, will help to determine the requirement.

- 4.18. Median house prices in Trafford have been consistently above Greater Manchester's and the North West region since 2000. Relative affordability, taking account of average earnings, shows that Trafford is the least affordable local authority area compared with neighbouring local authority areas in Greater Manchester.
- 4.19. Due to the high and continuing demand for affordable homes the Council's expected method for delivery will be for the affordable housing units to be provided on site. Only in exceptional circumstances will the Council consider an off-site payment being made.
- 4.20. Totally Affordable Net Zero homes are those which are both net zero and social rented. Trafford is one of the flagship areas in Greater Manchester for delivering these types of homes.

Consultation Question 4-3

Do you support Policy R3? Are there any changes required which would improve the policy? Please provide any supporting evidence which you think is relevant.

Consultation Question 4-4

Should the Local Plan set an affordable housing requirement, including a tenure mix, for each locality (similar to Core Strategy policy L2) that reflects market conditions?



Consultation Question 4-5

Should 10% of all affordable and social housing be delivered as Truly Affordable Net Zero Homes (TANZ)?

Consultation Question 4-6

Should any other policy approaches to affordable and social housing be explored?