



## A Diverse Housing Stock

### Policy R4: Size and Type of New Homes

- A. All new residential development proposals must deliver a range and mix of dwelling sizes and types in accordance with the relevant Locality policy.
- B. Applications must be accompanied by a housing need statement which clearly outlines how the scheme would make a contribution to the creation of mixed and sustainable communities, with particular regard to the need for family housing.
- C. The Council will not support applications for major development which would result in an over concentration of a particular dwelling size or type (based solely on bedroom numbers), where they do not meet an identified local need.

### Policy R4N: Size and Type of New Homes within Trafford North

- A. Major residential development within the wards of Old Trafford, Gorse Hill and Cornbrook will be primarily apartment led schemes which must collectively deliver:
  - i. 80% apartments, including a proportion of family homes (3 bed+)
  - ii. 20% ground floor duplexes and larger family homes (3 bed+)
- B. All other residential development within Trafford North must be in accordance with Policy R4.

### Places for Everyone Links

JP-Strat10, JP-Strat12, JP-Strat14, JP-H1, JP-H2, JP-H3, JP-H4, JPA3.2, and JPA30

### Relevant Strategic Objectives

SO1



- 4.21. The Council supports the delivery of a balanced housing offer, providing the right size and type of homes in the right places.
- 4.22. The latest Housing Needs Assessment shows there is a need for all sizes and types of housing across Trafford, with the greatest need for two and three bedroom homes.
- 4.23. The Local Plan strategy (as established by PfE) supports the delivery of high density, apartment led schemes in Trafford North, such as those at Wharfside, Pomona and, more recently, the Civic Quarter. Capitalising on its close proximity to the City Centre and public transport networks, the area is capable of accommodating a significant amount of new residential and mixed-use development. To deliver mixed communities it is therefore necessary for a proportion of the development to include houses and/or duplexes, alongside a range of apartment sizes to help meet local housing need, in particularly family housing. Residential schemes in the other Localities are anticipated to include a greater proportion of houses, comprising a range of types and sizes. Whilst also making the most efficient use of land in the most sustainable locations such as town centres and around public transport stops – in accordance with Policy R5.

#### **Consultation Question 4-7**

Do you support Policy R4? Are there any changes required which would improve the policy? Please provide any supporting evidence which you think is relevant.

#### **Consultation Question 4-8**

The intention is to set an appropriate house size and type requirements for new development in each Locality to meet housing needs across the borough. Do you agree with this approach?



### **Consultation Question 4-9**

Do you think specific size and type requirements should be set for major residential development sites in the borough, like Pomona and Wharfside, to align with a Locality approach?