



Housing Density

Policy R5: Housing Density

A. PfE Policy JP-H4: Density of New Housing requires specific minimum net residential densities for residential development located at or near town centres and public transport stops.

B. In Trafford, the 'Designated Town Centre' and 'Other Designated Centres' are defined as:

Designated Town Centre:

- Altrincham (Main Town Centre)

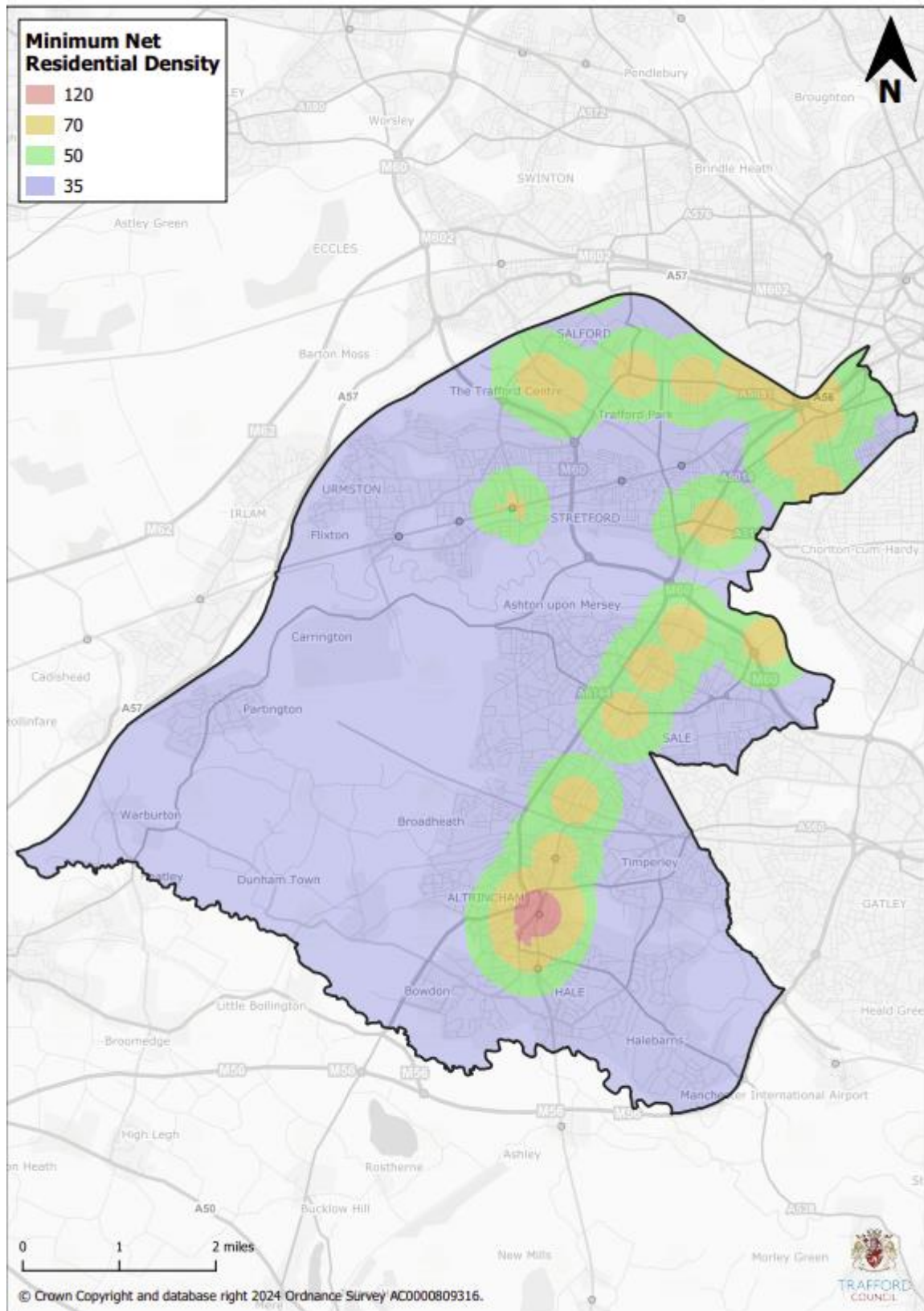
Other Designated Centres:

- Sale
- Stretford
- Urmston

C. The minimum density requirements across Trafford are shown on Figure 4-1 which also takes into account the minimum net residential densities at or near public transport stops.



Figure 4-1: Minimum net residential densities in Trafford, in accordance with PfE Policy JP-H4 and Policy R5





Places for Everyone Links

JP-H4

Relevant Strategic Objectives

SO1, SO3, SO6, and SO8

- 4.24. Policy R5 builds on PfE Policy JP-H4: Density of New Housing, which sets minimum density requirements for residential development proposals based on their proximity to designated centres and / or public transport stops (rail stations and Metrolink stops).
- 4.25. PfE Policy JP-H4 lists a series of types of ‘designated centres’ which higher minimum density requirements will be subject to. Within Trafford relevant categories include ‘Designated town centres’ and ‘Other designated centres’. Policy R5 provides local context on which centres within Trafford are covered by the categories identified within PfE Policy JP-H4, and therefore both policies should be read together.
- 4.26. In addition to the above, PfE Policy JP-H4 also sets two higher minimum density requirements for residential development within either 400 or 800 metres of a series of identified public transport stop categories. Within Trafford, the relevant categories include ‘other rail stations and Metrolink stops in large designated centres’ (but outside of Manchester City Centre, i.e., Altrincham) and ‘Other rail stations with a frequent service and all other Metrolink stops.
- 4.27. Combined both PfE Policy JP-H4 and Local Plan Policy R5 set out an approach to residential density requirements which facilitates the most efficient use of land, as residential development will be delivered at higher density within the most sustainable locations within the borough. Such locations will reduce the need for residents to travel by private vehicle as they benefit from an existing range of services, facilities and employment opportunities within walking and cycling distance, and have existing links to the public transport network. This approach will also help to reduce the



amount of (less well-connected) greenfield land needed on the edge of existing settlements for residential development.

Consultation Question 4-10

Do you support Policy R5? Are there any changes required which would improve the policy? Please provide any supporting evidence which you think is relevant.