

Residential Development





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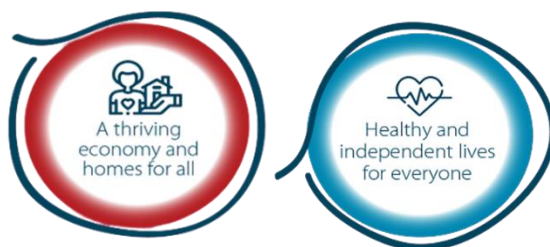
4. Residential Development

Introduction

- 4.1. Meeting the housing needs of our growing population is essential to ensuring the future prosperity of Trafford. This chapter outlines the policies that will guide housing delivery across Trafford, covering affordable housing, the size type and tenure of new homes, adaptable and accessible housing, and other accommodation types.
- 4.2. Affordability is a particular challenge in Trafford, with average house prices considerably higher than in other Greater Manchester authorities and an acute shortage of affordable homes. It is vital that new development contributes to a supply of high-quality affordable and social rented housing.
- 4.3. It is crucial that new housing responds to local needs, ensuring the right kind of homes are delivered in the right places. Policy on the size, type and tenure of new homes will be locally specific, with requirements tailored to different Localities.
- 4.4. Furthermore, housing should meet the needs of a diverse range of groups, such as older people, those with a disability who require accessible homes, children and Care Experienced Young People, and Gypsies, Travellers and Travelling Showpeople. Specific policies in this chapter address the specific housing needs of these groups, reflecting their different priorities.
- 4.5. Overall, the chapter aims to ensure Trafford remains a place where residents can live in safe, secure and accessible accommodation which meets their needs and allows them to fully participate in their communities.



Corporate Plan Priorities



Policy Exclusions from the Local Plan

- 4.6. The Local Plan needs to be read alongside Places for Everyone (PfE) and national policy / guidance. Policy requirements which are adequately covered by other existing policies have, where possible, not been duplicated in the Local Plan. This includes policies within the Places for Home chapter.



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.

Loss of Existing Homes

Policy R2: Protecting Existing Homes

- A. Proposals which result in the net loss of housing will not be supported. The Council will protect existing market residential homes and floorspace across the borough and will not allow the amalgamation of existing self-contained (Class C3) homes.

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

- 4.12. Allowing the loss of existing homes does not help meet the need for new homes in Trafford and the requirement established by PfE. The loss of a home counts against net housing delivery, requiring an additional property to be provided to make up for the loss.
- 4.13. Since the introduction of the Housing Delivery Test in 2018, Trafford has been required to produce four Housing Delivery Test Action Plans, with the last being in 2022 with the adoption of PfE. Prior to this, Trafford had not delivered enough net homes to meet its annual requirement. This was predominantly as a result of the poor delivery of housing developments but the loss of existing homes to conversions and amalgamations of dwellings was a contributing factor.
- 4.14. It may still be considered to convert or amalgamate properties to bring them up to standard, but only if the existing homes are substandard so that safe and good quality accommodation, and that which is space standard compliant, can be provided. This would be where the existing homes are significantly below the minimum size standards and without adequate natural daylight and ventilation.
- 4.15. Houses in Multiple Occupation (HMO) play a role in the private rented sector in providing low-cost accommodation, which can be accessed by a range of key workers as well as by professionals on middle income earnings which are not sufficient to enter home ownership. HMOs contribute to the housing land supply and are counted as self-contained homes based on a ratio of 1 to 1.8 and therefore the conversion of these properties to single dwelling houses negatively impacts on the existing housing stock in Trafford.
- 4.16. The loss of homes to other uses would be considered appropriate where it can achieve the strategy and vision of this Local Plan as a whole, for example through the creation of arts and cultural uses including museums, art galleries and exhibition spaces, where appropriate.



Consultation Question 4-2

Do you support Policy R2? Are there any changes required which would improve the policy? Please provide any supporting evidence which you think is relevant.

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?

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? 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?



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)

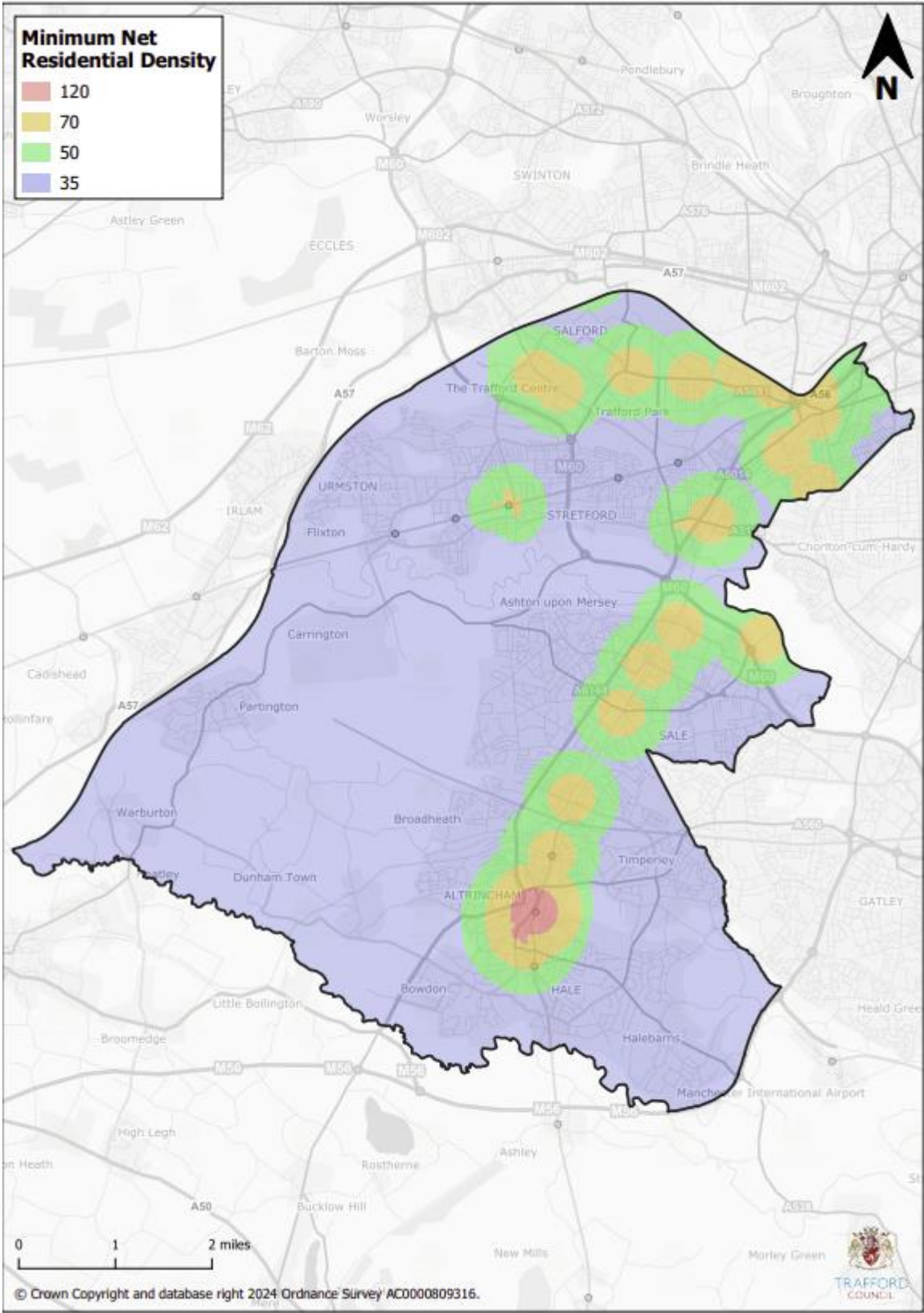
Other Designated Centres:

- 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.

Homes for Older People

Policy R6: Older Persons Accommodation

- A. To meet the needs arising from Trafford's ageing population, the Council will require developers to demonstrate how their proposal will be capable of meeting, and adapting to, the long term needs of older people.
- B. The Council will seek to meet the needs of older people through the provision of approximately 4,500 homes of the overall housing land target to be developed as new housing for older person households. This includes approximately 2,500 C3 homes, 1,000 C2 extra care homes and 600 C2 residential care bedspaces.
- C. Major development of 10 or more dwellings (or equivalent C2 care bed spaces) will need to be in accordance with the affordable housing requirements set out in Policy R3.
- D. The incorporation of housing provision specifically targeted at older people within new residential developments will be strongly encouraged.
- E. Where residential accommodation has shared facilities and is not self-contained, for example residential care homes, that fall under Class C2 (Residential Institutions) of the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments, it is regarded as an institutional use.



Places for Everyone Links

JP-H1

Relevant Strategic Objectives

SO1, SO3, SO6, and SO8

- 4.28. The majority of older people wish to stay within their existing homes. For most, this is an informed and appropriate choice where current and future housing needs can be addressed through appropriate adaptations being made. Continuing to promote the principle of Lifetime Homes within new development is critical to 'future-proofing' the new generation of housing within the borough
- 4.29. However, there is also a sustained need to deliver Extra Care housing to meet the specific needs of those residents whose needs can no longer be met through their existing accommodation.
- 4.30. Proposals for accommodation suitable for older people should demonstrate a clear understanding of the type of care it is intended to deliver and should reflect current and emerging best practice guidance such as that provided by the Housing our Ageing Population Panel for Innovation (HAPPI). Grouping care options together provides a degree of flexibility and movement between the various levels of care. It is important that the range of accommodation options for the ageing population form part of mixed sustainable communities and are located in accessible places within easy walking distance to transport links, shops and services.

Consultation Question 4-11

Do you support Policy R6? Are there any changes required which would improve the policy? Please provide any supporting evidence which you think is relevant.



Consultation Question 4-12

Should the Local Plan set a definition for what constitutes a Care Home, Extra Care and Assisted Living? If so, what should they be defined as?

Lifetime Homes

Policy R7: Adaptable and Accessible Housing

- A. In accordance with PfE Policy JP-H3, all new dwellings must be built to the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable.
- B. Proposals of 50 or more homes will be required to provide at least 4% of new homes to be built to Part M4(3) wheelchair accessible and adaptable standard.
- C. The Council encourages and supports the use of 'Lifetime Homes' design standard to ensure homes are accessible and adaptable.

Places for Everyone Links

JP-H3

Relevant Strategic Objectives

SO1, SO3, SO6, and SO8

- 4.31. There is a need to support the delivery of accommodation to help meet the needs of people with disabilities, as evidenced in the Housing Needs Assessment. PfE Policy JP-H3 already requires development to meet part M4(2) of Building Regulations. In addition, there is a requirement for some homes to meet M4(3) of Building Regulations. It is acknowledged that some of this need will be met through the development of C3 accommodation and there is overlap between affordable, specialist older person and M4(3) need.



Consultation Question 4-13

Do you support Policy R7? Are there any changes required which would improve the policy? Please provide any supporting evidence which you think is relevant.

Homes for Children

Policy R8: Homes for Children and Care Experienced Young People

- A. Residential development for looked after children and Care Experienced Young People will be supported
- B. In determining applications for new children's homes and semi-independent supported-living facilities, the Council will seek to ensure that new provision
 - i. Is established in an appropriate premise and in a suitable, sustainable location; and
 - ii. Does not result in an undue concentration of provision for looked-after children in any particular area of the borough.

Places for Everyone Links

JP-H3

Relevant Strategic Objectives

SO1, SO2, and SO5

- 4.32. There is a need to ensure that suitable housing is available for all looked after children across a range of housing options. In addition, for Care Experienced Young People it is important to secure semi-independent accommodation and emergency accommodation to support young people moving from the care system into independence.
- 4.33. New children's homes and semi-independent living facilities should be in sustainable locations which are well integrated with the local community. To protect local character and amenity it is important that new



development will not result in an overconcentration of particular uses within a defined area.

Consultation Question 4-14

Do you support Policy R8? Are there any changes required which would improve the policy? Please provide any supporting evidence which you think is relevant.

Other Types of Homes

Policy R9: Other Types of Homes

Co-Living Developments

C. Co-Living schemes will be required to provide affordable housing in accordance with the requirements set out in Policy R3, which must be provided on site as self-contained units.

Student Accommodation

D. Student accommodation must be directly associated with a local, recognised higher education premises

E. Student accommodation must not dominate the housing mix and form only a small proportion of the overall development in an area

Places for Everyone Links

JP-H1 and JP-H2

Relevant Strategic Objectives

SO1, SO2, and SO5

Co-living developments

- 4.34. Co-living developments typically offer large-scale shared living arrangements with communal amenities such as gyms, cinemas, cafes, and co-working spaces. While they cater to single-person households who either cannot afford or choose not to live in self-contained accommodation, these developments can present affordability concerns. The associated



high rental costs of co-living spaces, alongside their shared nature, often make them unaffordable for those in need of lower-cost housing. An element of affordable housing will therefore be required as part of these schemes, in accordance with the relevant policy requirement.

- 4.35. By adhering to these principles, Trafford aims to ensure that co-living contributes positively to the borough's housing landscape while prioritising affordability and the needs of local communities.

Student Accommodation

- 4.36. There are a number of educational providers in Trafford and the Council therefore supports the provision of appropriate student housing in the borough. Proposals for student housing should demonstrate a clear connection to the relevant education providers by using a nomination agreement.
- 4.37. The Council is also keen to ensure that student accommodation does not have a negative impact on existing local communities, the policy therefore seeks to limiting its concentration in an area. It should form part of a balanced housing mix in an area.

Consultation Question 4-15

Do you support Policy R9? Are there any changes required which would improve the policy? Please provide any supporting evidence which you think is relevant.

Consultation Question 4-16

Should the affordable housing requirement apply to student accommodation to enable a proportion of student accommodation schemes to be affordable to students from low-income backgrounds?



Consultation Question 4-17

Should nomination agreements be used to ensure that accommodation is reserved for students enrolled at a named institution?

Gypsies, Travellers and Travelling Showpeople Accommodation

Policy R10: Gypsies, Travellers and Travelling Showpeople Accommodation

- A. The Council will seek to ensure there are sufficient pitches to meet the identified need,
- B. Permission will be granted on a permanent basis wherever possible, and preference given to the expansion of existing sites,
- C. Proposals should demonstrate that the site:
 - i. Is of a scale to provide suitable accommodation and has the potential to provide the facilities required for future occupants in terms of amenity and in meeting site licensing requirements.
 - ii. Will provide acceptable living conditions for future occupants in terms of noise, vibration, pollution and such other environmental factors as may be material.
 - iii. Is of a scale compatible with the ability of the surrounding community to accommodate the development without significant detriment to neighbouring residential amenity, taking into account existing population size and density.
 - iv. Is located in reasonable proximity to a range of services and facilities.
 - v. Has the ability to provide appropriate safe vehicular access to and from the site and provides suitable parking and amenity areas; and
 - vi. Is visually integrated into the local and wider landscape with careful consideration of the site layout (including of any day rooms and other necessary ancillary facilities).
- D. Proposals will be considered on a case-by-case basis.



- E. Where a need for transit sites arises, they will be determined with regard to the following:
- i. Safe stopping / refuge conditions from the public highway.
 - ii. Nearby land uses which may cause a hazardous or detrimental impact.
 - iii. Character and appearance of the immediate surrounding area; and
 - iv. Where applicable, impact on existing residential amenity.

Places for Everyone Links

JP-H1, JP-H2, and JP-H3

Relevant Strategic Objectives

SO1, SO2, and SO5

4.38. The national Planning Policy for Traveller Sites (PPTS)¹ requires local planning authorities to assess the level of future need for gypsies, travellers and travelling showpeople pitches / plots and to identify a supply of sites in Local Plans. The 2023 PPTS sets out the definitions of gypsy, traveller and travelling showpeople.

4.39. The Greater Manchester Combined Authority Gypsy and Traveller Accommodation Assessment (GTAA) 2024, identifies the need for pitches for gypsies and travellers across Greater Manchester, the need in Trafford is shown in Table 4-3 below. It did not find any specific need for transit sites in Trafford.

Table 4-3: Trafford’s Gypsy and Traveller pitch need

	2023/24 to 2027/28	2028/29 to 2032/33	2033/34 to 2037/38	Total
Gypsy and Traveller pitch need	1	1	0	2

¹ Department for Levelling Up, Housing and Communities, Ministry of Housing, Communities & Local Government. (2023). Planning Policy for Traveller Sites.



Consultation Question 4-18

Do you support Policy R10? Are there any changes required which would improve the policy? Please provide any supporting evidence which you think is relevant.

Bespoke Homes

Policy R11: Self-Build and Custom Housing

- A. To support custom housebuilding and meet local demand, custom build plots will be delivered in the following ways:
 - i. On sites of more than 100 houses, at least 5% of dwellings will be made available as serviced plots for sale to custom builders.
 - ii. On the PfE strategic allocations at New Carrington and Davenport Green (Timperley Wedge).
- B. Custom build plots must be located where suitable adopted or adoptable road access is deliverable at an early stage in the development (prior to 25% occupation of the relevant phase in which the serviced plots are located as agreed at outline planning application stage) or in accordance with relevant masterplans;
- C. Each custom build plot must be marketed for at least a 24 month period, as approved by the local planning authority;
- D. Where plots remain unsold after the marketing period, they will either be further marketed for a period of time as has been agreed by the local planning authority, or will be transferred to a Registered Provider for the provision of affordable housing at affordable housing land values; and
- E. Proposals for affordable custom build will be supported in principle as part of larger development sites and where they comply with affordable custom build requirements.

Places for Everyone Links

JP-H3, JPA3.2 and JPA30

Relevant Strategic Objectives



SO1, SO2, and SO5

- 4.40. There is an evidenced need for self-build dwellings, with 294 applicants as of 30 October 2024 on the Trafford Self Build Register. Just under half of those registered currently live outside of the borough.
- 4.41. Self-build and custom housebuilding can play a role in increasing housing supply and housing choice, as part of a wider package of measures to secure greater diversity in the housing market, as well as helping to deliver the homes people want. Self-build is where an individual (or an association of individuals) purchases land and builds their own house on a single plot. The individual or association of individuals may build the house themselves or employ a builder, architect and, if necessary, a project manager to oversee the build. Custom housebuilding is similar to self-build but facilitated in some way by a developer. This still offers the chance to have a unique home, but through a more hands-off approach than a traditional self-build. Custom build can mean a single one-off home commissioned by an individual and built by a developer, through to a group of homes, built by a developer, but with considerable bespoke design for the individual.
- 4.42. Applications for the self-build register includes several optional questions for applicants, whilst these are not completed by all applicants, they provide an indication of where the greatest demand is. The most popular Locality was the south of the borough. In addition, over half stated they would like to build a four-bedroom property.
- 4.43. Further evidence work will be undertaken as part of viability considerations through the production of this Local Plan which will provide more detailed requirements for this policy.



Consultation Question 4-19

Do you support Policy R11? Are there any changes required which would improve the policy? Please provide any supporting evidence which you think is relevant.

Monitoring

- 4.44. Table 12.3 of Places for Everyone (PfE) sets out a monitoring framework for the residential development related policies within that plan. Key indicators include the following:
- Delivery of approx. 9,063 homes annually by 2025, 10,305 by 2030, and 10,719 by 2039.
 - The number of new affordable homes completed.
 - Percentage of new homes meeting Nationally Described Space Standard (NDSS)
 - Percentage of new homes meeting Accessible and Indicator (s).
- 4.45. The Local Plan will not replicate the above PfE monitoring indicators. The following additional indicators have been identified to monitor the delivery of the Local Plan residential development policies.

Indicator	Target
Net new build dwellings granted planning permission in each Locality.	Grant sufficient planning permissions to match demand.
The net loss of housing through planning applications	Decrease from previous year.
Supply of new affordable homes	Grant sufficient planning permissions to match demand.
Median house price to median gross annual workplace-based earnings ratio	A ratio in Trafford of less than 4%
The net increase in new build dwellings for ground	At or close to 20%



Indicator	Target
floor duplexes and larger family homes (3 bed+) granted planning permission in the North Locality.	
New housing built to the min density requirements.	The minimum density requirements across Trafford.
Net Older Peoples Accommodation delivered	Grant sufficient planning permissions to match demand.
Proportion of dwellings that are vacant	Decrease from previous year.
Supply of plots for Gypsies, Travellers and Travelling Showpeople Accommodation	Grant sufficient planning permissions to match demand
Supply of plots for self-build and custom housebuilding	Grant sufficient planning permissions to match demand

Consultation Question 4-20

The Local Plan should be read alongside the Places for Everyone Plan and national policy / guidance. Where possible, the Local Plan has not repeated or duplicated policy.

However, are there any policy areas related to this chapter which you consider are missing and which should be included in the Local Plan?