

Trafford Core Strategy Examination

Housing Policies and Supporting Text

Peel's comments on TBC's Proposed Changes Policies L1, L2 and related matters in response to the Inspector's Note re Matters Arising from Hearing Session 6.

This note sets out Peel's comments on the changes put forward in the Council's draft changes as referenced below:

CD 12.57.3 Policies L1.7, L1.8, L1.9 - Peel does not consider that the proposed changes to Policy L1.7 is sufficient to respond to the Inspector's questions at Points 4 & 5 of her note or to reflect the discussion that took place in hearing session 6. Peel therefore proposes that the following text be added in that in place of the second sentence to the original wording of the policy and in place of the Council's proposed addition to L1.7.

"To achieve this the Council will adopt a sequential approach to which gives first priority to the release of previously developed land. In following this approach, however, the Council will have regard to the possibility that some suitable greenfield sites might be in more sustainably locations than some previously developed land that might come forward and will prioritise these greenfield sites ahead of previously developed land in less sustainable locations. The release of previously developed land will also be managed with regard to the following order of priority: " (back to original bullet points)

CD12.57.7 – Justification Text of Policy L2 - Peel considers that the additional text to paragraph 11.17 proposed by the Council requires a further amendment in order give full clarity to what is intended. In Peel's view the final clause of the Council's text should be amended as follows:

"...whether it is appropriate to agree a reduction in the affordable housing contribution from the target indicated for the site or location."

CD12.57.1 / 2 / 4 / 5 / 6 / 8 / 9 / 10 / 11 and CD 12.61.3

Peel is generally supportive of the changes set out in these notes and has no detailed comments to make.