



TRAFFORD COUNCIL

Proposed Revised Wording for Paragraphs L1.7, L1.8 and L1.9

9th March 2011

Introduction

At the Hearing session into Matter 6 of the Trafford Core Strategy Examination, dealing with Core Policy L1, the Inspector, in relation to MMIQ 6.6, questioned the appropriateness of the sequential approach to the release of land set out in Paragraphs L1.7 to L1.9 and in relation to MMIQ 6.14, questioned the necessity and justification for Paragraph L1.8 and its consistency with PPS3.

Council Response

The Council considers that the following amendments to paragraphs L1.7, L1.8 and L1.9 would clarify the position of the Council and its consistency with PPS3:

Suggested Change 300.19 will be added to the Schedule of Proposed Changes (CD 12.4).

L1.7 An indicative 80% target proportion of new housing provision to use brown-field land and buildings over the Plan period has been set. To achieve this, the Council will release previously developed land before green-field land [in sustainable urban area locations](#), in the following order of priority:

- Firstly, derelict, vacant or under-used land within the Regional Centre and Inner Areas;
- Secondly, similar such land outside the Regional Centre and Inner Areas that can be shown to contribute significantly to the achievement of the regeneration priorities set out in Policy L3 and/or strengthen and support Trafford's 4 town centres, and,
- Thirdly other such land outside the Regional Centre and Inner Areas that can be shown to be of benefit to the achievement of the wider Plan objectives set out in [Section B Chapters 4 and 5 of this Plan](#).

[L1.8 The proposed scale and phasing of development set out in policy table L1 assumes the operation of normal market conditions throughout. Should regular monitoring reveal a significant \(in excess of 20%\) under-performance in the delivery of development as proposed in Table L1, the Council will seek to determine the reasons for the under-performance and take development management action to augment the supply of deliverable sites to improve performance. In circumstances where market conditions are perceived to have changed significantly, a review of the housing delivery proposals of the policy will be considered. Where the regular monitoring reveals a significant \(in excess of 10%\) under-performance against the indicative previously developed brown-field land use target set in L1.7 above, the Council similarly will seek to determine the reasons for the underperformance and take development management action to accelerate the delivery of development, firstly on previously developed sites with planning permission or allocated for development, to raise performance. Until such time as monitoring evidence indicates that the previously developed land use under-performance has been reduced to an acceptable level by the measures taken, the Council may reject applications for the development of green-field sites where the overall delivery of new housing is not jeopardised.](#)

~~It should be noted that the scale and phasing set out in this Policy is based upon historical trends under normal market conditions. Therefore, even if it~~

~~should become apparent, through monitoring, that build rates have fallen to such a level that phasing targets are not being met, it is possible that development proposals not in accordance with this policy would still be found premature.~~

L1.9 The development of green-field land [outside the urban area](#) will only be considered [favourably](#) where it can be demonstrated that the proposed development will be capable of creating sustainable communities; will contribute significantly to the Plan's overall objectives, including the economic growth of the City Region and the provision of affordable housing; and where it can be demonstrated that the development of that land will not compromise the Council's achievement of its brown-field land target over the Plan period and that without its release, the Council's 5-year housing land supply target could not be delivered.