



**TRAFFORD
COUNCIL**

**Proposed Revised Wording to
Paragraph 11.17**

9th March 2011

Introduction

At the Hearing session into Matter 6 of the Trafford Core Strategy Examination, the Inspector invited the Council to consider removing the word “substantial” from paragraph 11.17 because it did not appear to fully reflect the evidence base.

Council Response

Having given consideration to this matter, the Council considers that, whilst it is incumbent upon the Council to maximise the affordable housing provision in the Borough, it considers that the word “substantial” in paragraph 11.17 should be changed to “significant” to more appropriately reflect the wider evidence base.

Suggested Change 300.24 will be added to the Schedule of Proposed Changes (CD 12.4).

Irrespective of market conditions, the viability study concluded that reducing the site size threshold downwards from the PPS3 minimum threshold of 15 units, for affordable housing contribution, would not have a substantially adverse effect on the viability of sites within the “hot” and “moderate” market locations. However it concluded that taking such an approach would result in a ~~substantial~~ significant increase in actual levels of affordable housing being delivered. In relation to the Borough’s “cold” market locations it concluded that that a threshold of 15 units should be applied.