

Trafford Supplementary Planning Document: Revised SPD I – Planning Obligations Technical Note I Meeting Housing Needs



May 2013



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Revised SPD I Planning Obligations – Technical Note I
Meeting Housing Needs

If you need help to understand this information, please ask someone to phone 0161 912-2000 to let us know how we can best provide this information.

اذا كنت في حاجة الى مساعدة لفهم هذه المعلومة الرجاء طلب من شخص الاتصال برقم الهاتف: 0161 912-2000 لاخبارنا عن كيفية تقديم هذه المعلومة بأحسن طريقة.

ARABIC

如果您需要帮助才能看懂这份资料，可以请人致电：

0161 912-2000，告诉我们如何最好地给您提供这些信息。

CHINESE

Si vous avez besoin d'aide pour comprendre ces informations, veuillez demander à quelqu'un de téléphoner au 0161 912-2000 pour nous informer de la meilleure façon pour fournir ces informations.

FRENCH

જો આપને આ માહિતીની સમજણ માટે મદદની જરૂર હોય તો કૃપા કરી કોઈને કહો કે, આ માહિતી અમે કેટલી સારી રીતે પૂરી પાડી શકીએ તે બાબતે અમને જણાવવા માટે, 0161 912-2000 નંબર પર ફોન કરો.

GUJARATI

Jesli potrzebujesz pomocy aby zrozumiec ta informacje, popros kogos, aby zadzwonil pod numer 0161 912-2000 aby nas poinformowal, w jaki sposób najlepiej mozemy ci ja przekazac.

POLISH

ਜੇ ਤੁਹਾਨੂੰ ਇਹ ਜਾਣਕਾਰੀ ਸਮਝਣ ਲਈ ਸਹਾਇਤਾ ਚਾਹੀਦੀ ਹੈ ਤਾਂ ਕਿਰਪਾ ਕਰਕੇ ਕਿਸੇ ਨੂੰ ਸਾਨੂੰ 0161 912-2000 ਨੰਬਰ ਤੇ ਟੈਲੀਫੋਨ ਕਰਕੇ ਇਹ ਦੱਸਣ ਲਈ ਕਹੋ ਕਿ ਅਸੀਂ ਇਹ ਜਾਣਕਾਰੀ ਸਭ ਤੋਂ ਅੱਛੇ ਢੰਗ ਨਾਲ ਕਿਸ ਤਰ੍ਹਾਂ ਦੇ ਸਕਦੇ ਹਾਂ।

PUNJABI

Haddii aad dooneeyso in lagaa taageero garashada macluumaadkaani, fadlan qof uun ka codso inuu waco telefoonka 0161 912-2000 oo noo sheego sida ugu fiican oo aanu macluumaadkaani kuugu soo gudbin karno.

SOMALI

اگر آپ کو یہ معلومات سمجھنے میں مدد کی ضرورت ہے تو براہ مہربانی کسی سے کہیے کہ وہ ہمیں 0161 912-2000 پر ٹیلیفون کرے تاکہ ہمیں معلوم ہو سکے کہ آپ کو یہ معلومات فراہم کرنے کا بہترین طریقہ کیا ہے۔

URDU

CONTENTS

Introduction	1
A. Section A - Extract of PPS3 Annex B: Definitions.....	2
B. Section B – Trafford’s Housing Sub-Market Areas	4
C. Section C - The Building for Life criteria.	5

Introduction

This Technical Note is intended to be read alongside the Planning Obligations Supplementary Planning Document (SPD1) and provides more detailed information to support that part of the SPD relating to affordable housing contributions.

The information referenced within the Planning Obligations SPD has been organised into a number of sections. These sections represent the key pieces of evidence/information that the Council considers necessary to supplement and justify the SPD, however it may also be necessary for the reader to consult the specific source documents, in these cases the relevant document has been referenced.

This Technical Note is a 'living document' and will be updated regularly to reflect the latest guidance and data.

A. Extract of PPS3 Annex B: Definitions

Affordable housing is:

- A.1. 'Affordable housing includes social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Affordable housing should:
- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.
 - Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision'.

Social rented housing is:

- A.2. 'Rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime. The proposals set out in the Three Year Review of Rent Restructuring (July 2004) were implemented as policy in April 2006. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Housing Corporation as a condition of grant.'

Affordable rented housing is:

- A.3. Rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is not subject to the national rent regime¹ but is subject to other rent controls that require a rent of no more than 80 per cent of the local market rent.²³

Intermediate affordable housing is:

- A.4. 'Housing at prices and rents above those of social rent, but below market price or rents, and which meet the criteria set out above. These can include shared equity products (eg Home Buy), other low cost homes for sale and intermediate rent.'
- A.5. These definitions replace guidance given in Planning Policy Guidance Note 3: Housing (PPG3) and DETR Circular 6/98 Planning and Affordable Housing.
- A.6. The definition does not exclude homes provided by private sector bodies or provided without grant funding. Where such homes meet the definition above, they may be considered, for planning purposes, as affordable housing. Whereas, those homes that do not meet the definition, for example, 'low cost

¹ The national rent regime is the regime under which the social rents of tenants of social housing are set, with particular reference to the Guide to Social Rent Reforms (March 2001) and the Rent Influencing Regime Guidance (October 2001).

² Including service charges, where applicable.

³ Local market rents are calculated using the Royal Institution for Chartered Surveyors (RICS) approved valuation methods. The Tenant Services Authority has issued an explanatory note on these: www.tenantservicesauthority.org/upload/doc/RICS_rental_valuation_note_20110118140714.doc

market' housing, may not be considered, for planning purposes, as affordable housing.

- A.7. There is further guidance on eligibility for affordable housing, recycling of subsidy, specific features of social rented and intermediate affordable housing and the application of the affordable housing definition, in particular with regard to the extent to which non-grant funded and private sector low cost housing products meet the definition in the Affordable Housing Policy Statement.
- A.8. The terms 'affordability' and 'affordable housing' have different meanings. 'Affordability' is a measure of whether housing may be afforded by certain groups of households. 'Affordable housing' refers to particular products outside the main housing market.

C. The Building for Life criteria.

C.1. These 20 questions should be used to evaluate the quality of new housing developments.

Environment and community	
01.	Does the development provide (or is it close to) community facilities, such as a school, parks, play areas, shops, pubs or cafes?
02.	Is there an accommodation mix that reflects the needs and aspirations of the local community?
03.	Is there a tenure mix that reflects the needs of the local community?
04.	Does the development have easy access to public transport?
05.	Does the development have any features that reduce its environmental impact?
Character	
06.	Is the design specific to the scheme?
07.	Does the scheme exploit existing buildings, landscape or topography?
08.	Does the scheme feel like a place with distinctive character?
09.	Do the buildings and layout make it easy to find your way around?
10.	Are streets defined by a well-structured building layout?
Streets, parking and pedestrianisation	
11.	Does the building layout take priority over the streets and car parking, so that the highways do not dominate?
12.	Is the car parking well integrated and situated so it supports the street scene?
13.	Are the streets pedestrian, cycle and vehicle friendly?
14.	Does the scheme integrate with existing streets, paths and surrounding development?
15.	Are public spaces and pedestrian routes overlooked and do they feel safe?
Design and construction	
16.	Is public space well designed and does it have suitable management arrangements in place?
17.	Do the buildings exhibit architectural quality?
18.	Do internal spaces and layout allow for adaptation, conversion or extension?
19.	Has the scheme made use of advances in construction or technology that enhance its performance, quality and attractiveness?
20.	Do buildings or spaces outperform statutory minima, such as building regulations?

Further guidance on each of these questions can be found at <http://www.buildingforlife.org>