



TRAFFORD
COUNCIL

**Trafford Council Further Response to
Inspector's Query in relation to the TEVS
conclusions on the % viability of sites
tested in the 'cold' market areas**

6th October 2011

Introduction

At the Hearing session on 30th September, the Inspector asked the Council to provide clarification within the Core Strategy as to what level of affordable housing contribution would be sought, on qualifying sites, in cold market locations in poor market conditions.

Following the submission of wording to the Examination in document CD12.101.1 to address this matter, further discussions have been held between the Council and Mr Tatton, Development Manager, of Pioneer Housing and Development Consultants. As a result further minor wording changes have been made.

The proposed changes to the supporting text of Policy L2 will be added to the Schedule of Proposed Changes (CD 12.4) at S300.122, together with those that were submitted in document CD 12.101.1.

New paragraph to be inserted following paragraph 11.14 of the Submitted Core Strategy:

Policy L2 was produced assuming normal market conditions, as defined by the Economic Viability Study. Any variance from normal market conditions will be considered when determining the appropriate level of contributions which would be triggered by qualifying applications for development. It is recognised that under poor market conditions a 5% contribution could inhibit development in cold market locations and therefore applications for development in such locations will not trigger a requirement to make a contribution to affordable housing.