



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**

23rd September 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.

The wording contained within this document is being presented to the Examination following discussions with Mr Tatton, Development Manager, of Pioneer Housing and Development Consultants who represented Emery Planning at the Examination.

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. Subsequent paragraph numbers will be changed accordingly.

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

Policy L2 was produced assuming normal market conditions. 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 (in line with the Trafford Economic Viability Study) 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.