

Strategic Planning & Growth Team
Trafford Town Hall
Talbot Road
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M32 0TH

SENT BY EMAIL
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14/09/2018

Dear Sir / Madam,

TRAFFORD LOCAL PLAN: REGULATION 18 ISSUES PAPER

Thank you for consulting with the Home Builders Federation on the Trafford Local Plan Regulation 18 Issues Paper consultation.

The HBF is the principal representative body of the house-building industry in England and Wales. Our representations reflect the views of our membership, which includes multi-national PLC's, regional developers and small, local builders. In any one year, our members account for over 80% of all new "for sale" market housing built in England and Wales as well as a large proportion of newly built affordable housing.

The HBF is supportive of the Council in seeking to ensure that its local plan remains up to date. The HBF wish to make the following brief comments upon the subject and scope of the Trafford Local Plan.

Scope and Contents

The HBF consider that the Scope and Contents of the proposed Local Plan is appropriate. It is good to note reference to the Local Plan having a clear strategy for bringing sufficient land forward, and at a sufficient rate, to address the objectively assessed need over the plan period.

Vision and Objectives

The HBF agree that the Local Plan should have its own spatial vision, although it is considered that it will need to be complementary to both the Trafford Vision and the GMSF vision.

The HBF consider that the vision and objectives will need to ensure that an appropriate number and range of homes is provided, and that a clear, logical and sustainable strategy is used in relation the spatial distribution of development.

Policy Themes

Whilst there is limited information provided, the HBF is generally supportive of the key issues identified and the proposed approaches to addressing them within the Local Plan.

The HBF consider that the Council will need to reflect on the level of homes delivered in relation to the housing requirement and assess the reasons behind the lack of delivery, potential response to this will then need to be factored into the policy responses in the Local Plan. It is no use persisting with previous policies which have failed to deliver in the past. However, where policies and allocations are starting to come forward a level of certainty and continuity will be important to their delivery.

The HBF and our members can provide valuable information and experience with regards to the issues identified. The Council is therefore strongly encouraged to engage with the industry to ensure the proposed approaches are viable and deliverable.

GMSF

Whilst the HBF are keen to see this Local Plan come forward, there are also aware of the need for the Council to ensure that their plan aligns with the content of the GMSF. It would be beneficial if the Council could provide more detail as to how they are working to ensure both documents come forward in a timely manner and explain the relationship between the documents, to ensure that homes and other development can be delivered in the Borough.

Future Engagement

I trust that the Council will find these comments useful as it continues to progress its Local Plan. I would be happy to discuss these issues in greater detail or assist in facilitating discussions with the wider house building industry.

The HBF would like to be kept informed of the progress of this document. Please use the contact details provided below for future correspondence.

Yours sincerely,



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