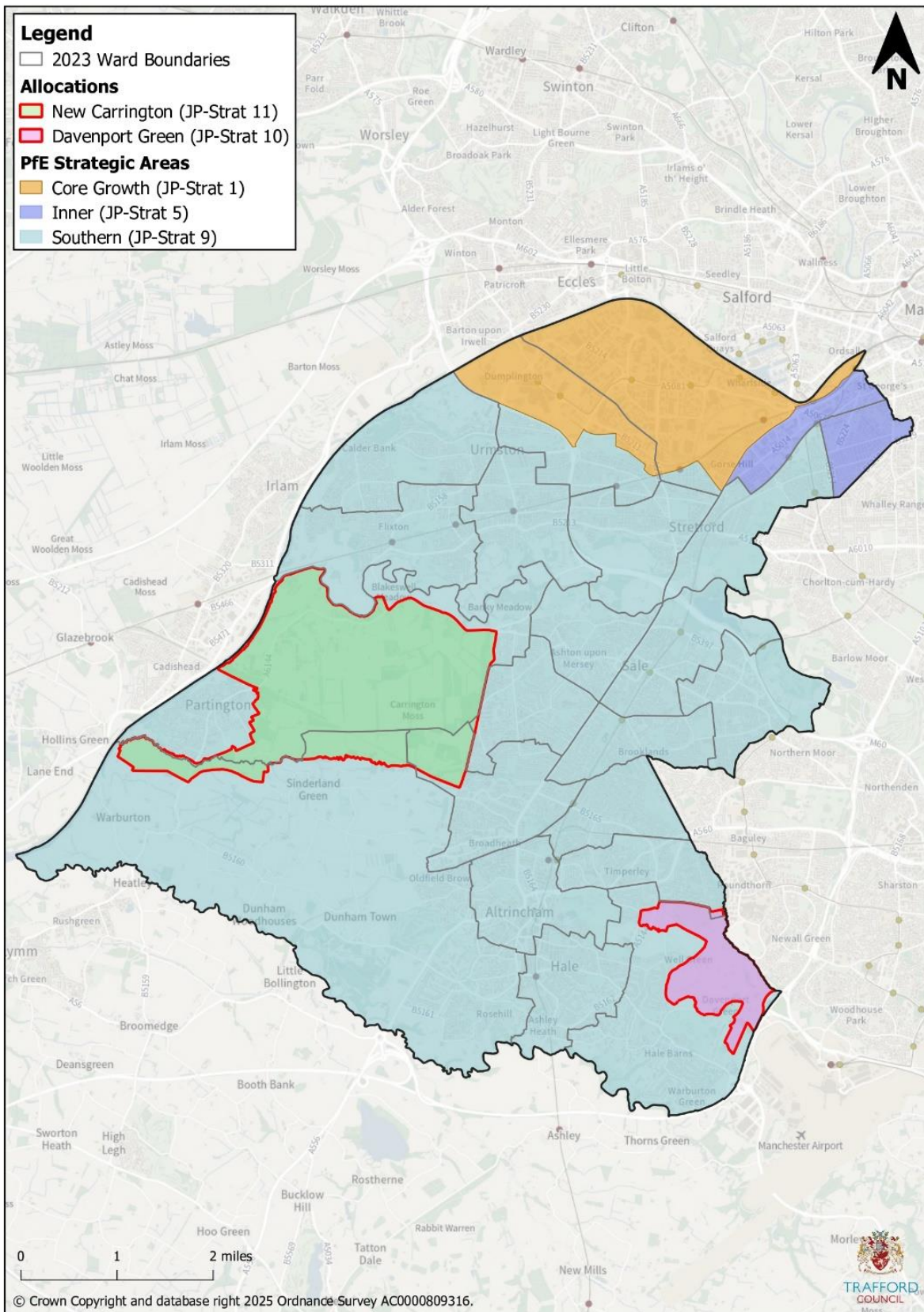# Core Growth Area

Policy ST1: Core Growth Area (Trafford)

A. The Places for Everyone Spatial Strategy - Core Growth Area covers the area shown on Figure 2-2 in Trafford and as defined on the Policies Map. PfE Policy JP-Strat 1 is relevant to this area.

B. Development opportunities in the Core Growth Area:

i.   Will be focussed around key growth locations including at Trafford Park, The Trafford Centre, Stadium District and Wharfside, and Pomona.

ii.   Will collectively deliver mixed employment led development with supporting residential and ancillary uses.

Figure 2-2: Places for Everyone Strategic Areas in Trafford

Legend

☐ 2023 Ward Boundaries

Allocations
- ☐ New Carrington (JP-Strat 11)
- ☐ Davenport Green (JP-Strat 10)

PfE Strategic Areas
- ☐ Core Growth (JP-Strat 1)
- ☐ Inner (JP-Strat 5)
- ☐ Southern (JP-Strat 9)

2.16. The Core Growth Area in Trafford is as shown in Figure 2-2. The Core Growth Area includes land within Gorse Hill and Cornbrook; and Lostock and Barton wards.

   a) Within Gorse Hill and Cornbrook ward the land to the north of the Manchester-Liverpool Railway Line is within the Core Growth Area.

   b) Within the western half of the Lostock and Barton ward the land to the north of the M60 motorway is within the Core Growth Area

   c) within the eastern half of the Lostock and Barton ward the land to the north of the Barton Dock Road Corridor (B5211) is within the Core Growth Area

2.17. There are a number of strategically important development locations within Trafford which will contribute to the overall aims of the Core Growth Area. This includes Trafford Park, the largest employment area in Greater Manchester and one of the largest in Europe. Trafford Park will be protected for employment uses by the Local Plan and its growth and enhancement will be supported – including measures which seek to reduce carbon emissions and improve 'green' the environment.

2.18. The west of the Core Growth Area within Trafford covers the Trafford Centre and surrounding area which is home to a number or large-scale leisure and out of town retail uses. This area plays a vital role in the economic success of Trafford and is one of the most popular visitor attractions in the North West.

2.19.   The Core Growth Area within Trafford also contains strategically important residential development sites, including Pomona, Stadium District and Wharfside, and Trafford Waters which will deliver a significant proportion of the new homes required in the Plan period.

2.20. The Stadium District and Wharfside, located on the southern edge of the Core Growth Area, includes the Old Trafford Football Ground which is home to Manchester United Football Club. The stadium is already an

internationally known tourist destination, and the surrounding area is the focus of future improvements/regeneration that will enable the economic growth of the stadium, surrounding environment and wider area.

2.21. Next to the Stadium District, Wharfside covers an area between Salford Quays and the Manchester-Liverpool railway line. Wharfside was previously the location for heavy industrial uses, closely connected to neighbouring Trafford Park. The area now offers the opportunity for major mixed use residential and commercial redevelopment, capitalising on its sustainable location and close connection to Manchester City Centre.

2.22. Pomona is in the north east of Trafford, in close proximity to Manchester City Centre and as a result is highly accessible and sustainable. Development opportunities in this location are already being realised and will continue to come forward in the future.

2.23. Trafford Waters, where major residential and office development is taking place, is the area on the very western edge of the Core Growth Area within Trafford, immediately adjacent to the Manchester Ship Canal. This location offers the potential to provide canalside, affordable, family housing within an urban location on the edge of Manchester City Centre.

Places for Everyone Links

JP-Strat 1

Relevant Strategic Objectives

SO1, SO3, SO4, SO8 and SO9

Consultation Question 2-1

Do you support Policy ST1? Are there any changes required which would improve the policy? Please provide any supporting evidence which you think is relevant.