



Land Requirements

Policy EJ1: Employment Land Requirements

- A. The Council will seek to ensure that a suitable range of sites are made available to help maintain the economic success of Trafford whilst providing new opportunities for growth and modernisation.
- B. The strategic matters of scale, phasing and distribution of new employment development will be taken into consideration in releasing land for office and industry and warehousing development.
- C. The release of land for new offices and industry and warehousing will be subject to the capacity of the urban area and infrastructure to accommodate the development and the need to protect the environment.
- D. The protection of existing employment uses alongside the provision of new opportunities is important for a successful economy in Trafford.

Scale

- E. In order to ensure that Trafford makes a sufficient contribution to meeting the employment requirements identified in PfE, Trafford is required to deliver 736,308 sqm total employment land by 2042 as follows:
 - i. 184,560 sqm office floorspace
 - ii. 551,748 sqm industry and warehousing floorspace

Distribution

- F. The Council will support the provision of new employment opportunities and focus offices and industry and warehousing development within the employment areas identified in policies EJ2 and EJ3 in this Local Plan.
- G. The Council will seek to ensure the efficient use of land, concentrating higher density development in the most sustainable locations, at lowest risk of flooding, close to services and facilities as well as public and active transport links; where it can be demonstrated that it is consistent with other policies in the Development Plan.



Places for Everyone Links

JP-Strat 1, JP-Strat 5, JP-Strat 9, JP-Strat 10, JP-Strat 11, JP-Strat 12, JP-J1, JP-J2, JP-J3 and JP-J4

Relevant Strategic Objectives

SO4, SO5 and SO6

- 5.7. This Local Plan seeks to adapt to changing economic circumstances in Trafford and the changing nature of employment over time to help provide good quality and affordable accommodation to adapt to changing circumstances, advances in technology and new working practices. This policy identifies existing and new opportunities that vary in terms of location, scale, type and cost to help attract and retain jobs and investment to Trafford. Modern facilities in the right locations will help to support the growth of Trafford's economy coupled with smaller, affordable accommodation to allow start-up businesses to flourish.
- 5.8. The Council will encourage the development of small and medium-sized offices throughout the borough to meet the needs of diverse businesses, including startups, small enterprises, and creative industries.
- 5.9. Trafford's employment land requirement has been calculated by the following methodology:
- a) Calculating Trafford's proportion of the total employment floorspace for all nine districts shown in PfE Table 6.1 'Office land supply 2022-2039' and Table 6.2 'Industry and warehousing land supply 2022-2039'. Trafford has 7.77% of the total PfE supply.
 - b) Applying this percentage proportion (7.77%) to the employment land requirement identified in JP-J3 'Office Development' and JP-J4 'Industry and Warehousing Development'. This equates to 156,876 sqm of office floorspace and 468,986 sqm of Industry and warehouse development.
 - c) The PfE requirement is for the plan period 2022-2039. The Trafford Local Plan has a plan period 2022-2042, therefore the Trafford



requirement has been split into an annual average and then calculated to cover this period of time. This is a total of 185,560 sqm office development and 551,748 sqm industry and warehousing development.

- 5.10. Office and Industry and Warehousing completions will be monitored against the PfE requirement from 2022 until the end of the Local Plan period in 2042 to assess the success of the plan policies.
- 5.11. The annual requirement of employment floorspace for Trafford is therefore approximately 36,815 sqm per year, with 9,228 sqm of this being for offices and 27,587 sqm for industrial and warehousing uses.
- 5.12. The industry and warehousing requirement for Trafford emphasises the importance of protecting, maintaining and enhancing the key employment locations of Trafford Park, Broadheath and New Carrington. Encouraging the modernisation and advancement of these locations will create new opportunities throughout the plan period ensuring that the requirement is realised.
- 5.13. The office supply identified through PfE is focused on Manchester City Centre and surrounding areas, which includes parts of Salford and Trafford. Within Trafford, the focus for office development is within the north locality, closer to Manchester City Centre, within Wharfside, the Quays, Pomona and the Civic Quarter Area.
- 5.14. As part of the Davenport Green (Timperley Wedge) PfE allocation there is around 60,000 sqm of office floorspace proposed close to Manchester Airport in the South Locality. Office development in this location is capitalising on its proximity to Manchester Airport's existing economy and is adjacent to the Manchester Council PfE allocation at MediPark.
- 5.15. The Trafford Centre is an existing, hugely popular out of centre retail location, which is located close to large scale leisure attractions such as Chill Factore and Trafford Golf Centre. Whilst not a location for uses that are considered to be "employment", and therefore not a location that will be designated for future employment land opportunities, it should be



recognised for the role that it plays and the number of job opportunities it creates.

Consultation Question 5-1

Do you support Policy EJ1? Are there any changes required which would improve the policy? Please provide any supporting evidence which you think is relevant.