



Trafford Park

Policy EJ2: Trafford Park

- A. The Council will protect the primary employment function of Trafford Park for modern industrial, storage and distribution facilities and ancillary office development, while supporting the modernisation of existing uses.
- B. Within the Trafford Park boundary, as defined on the policies map, the Council will permit sustainable development for business, industry, storage and distribution (Use Class B2 and B8) in accordance with Policies EJ3.
- C. The Council will resist the loss of employment space within the Trafford Park boundary, in line with Policy EJ4. Proposals for uses not listed in Policy EJ2.B will not be permitted in Trafford Park.
- D. Improvements to public transport and walking, wheeling and cycling infrastructure across Trafford Park, along with improved connections to surrounding areas, will be secured through developer contributions where relevant, in line with Policy IP1.
- E. Within Trafford Park Village Neighbourhood Centre, as defined on the policies map, the Council will seek to support the business and working community of Trafford Park through permitting development for:
 - i. Non major development of offices and light general industry as defined in national policy; and
 - ii. Non major retail, restaurants, bars, and other service outlets as defined in national policy, within, or adjacent to the neighbourhood shopping centre on Third Avenue at a scale to serve the needs of Trafford Park's employees.
- F. Developments should support improvements to the public realm across Trafford Park, in particular within Trafford Park Village Neighbourhood Centre.
- G. Developments which enhance the appearance of the Parkway Circle roundabout through improvements to the quality of buildings and public realm will be encouraged.



Low Carbon, Green Trafford Park

- H. The Council will support proposals for green, low carbon industry at Trafford Park including proposals for infrastructure which supports the decarbonisation of Trafford Park, ensuring Trafford Park becomes net zero carbon by 2038, in line with Policy RT1.
- I. Opportunities for a Trafford Park Heat Network and how this can be incorporated with other heat network opportunities in neighbouring areas should be considered as part of development proposals within Trafford Park, in line with Policy RT2.
- J. The Council will support the provision of urban greening and Sustainable Drainage Systems (SuDS) within Trafford Park to mitigate the adverse impacts of development, building resilience to Climate Change, in accordance with Policies RT1 and WA2.

Places for Everyone Links

JP-Strat1, JP-J2, JP-J3 and JP-J4

Relevant Strategic Objectives

SO3, SO4 and SO5

- 5.16. Trafford Park is identified in PfE as being one of Europe's largest industrial estates. Sitting within the Core Growth Area, it provides a huge scale and diversity of economic opportunities, accessible from across the PfE plan area and beyond.
- 5.17. Trafford Park is a major employment area with a strong brand recognition, recognised regionally and nationally as a significant employment area and business park with over 1,300 businesses, employing over 35,000 people. Trafford Council's vision for Trafford Park is as a world class entrepreneurial and business area, which also provides a green and healthy place for people to work, visit, and move through.
- 5.18. To remain relevant and competitive in the current global economy and considering the climate emergency, the next phase in Trafford Park's evolution should be to lead the way in sustainability and climate change



using its rich industrial history and entrepreneurship to act as a beacon for business and a catalyst for sustainable green jobs.

- 5.19. Trafford Council declared a Climate Emergency on 28 November 2018, committing to tackle climate change and work towards carbon neutrality for Trafford as an area as well as for the Council by 2038. As outlined in Trafford's Carbon Neutral Action Plan (CNAP), 42% of all emissions in Trafford arise from industrial and institutional buildings, with a further 19% derived from on road transport and 11% from commercial buildings and facilities. Taken together this equates for 72% of all carbon emissions in the borough. In order to achieve the rate of carbon emission reduction required to meet the 2038 carbon neutral target set out in the Greater Manchester 5-year Environment Plan, innovative and radical changes are required. Consequently, Trafford Park was quickly identified as a high priority target for carbon emission reductions.
- 5.20. The Council has commissioned two studies on Trafford Park which both help meet the Corporate Priority of addressing the Climate Crisis:
 - a) the Low Carbon Trafford Park study which identifies opportunities for new, carbon neutral and sustainable forms of power generation in Trafford Park; and
 - b) the Greening Trafford Park study which focuses on the greening of the Trafford Park infrastructure framework to reduce carbon emissions through environmental and infrastructure improvements.
- 5.21. Urban greening measures in Trafford Park include tree, shrub and hedgerow planting, green walls and roofs. Sustainable Urban Drainage Systems (SuDS) are drainage solutions that provide an alternative to the direct channelling of surface water through networks of pipes and sewers to nearby watercourses, aiming to reduce surface water flooding, improve water quality and enhance the amenity and biodiversity value of the environment. Surface water flooding is an issue across parts of Trafford Park and potential opportunities for SuDS in Trafford Park include swales, rain gardens and porous surfaces.



- 5.22. The Council wants future Trafford Park to be:
- a) An accessible, green and sustainable employment destination;
 - b) A place where people are proud to work, and have a sense of community;
 - c) A location that is stimulating and enjoyable to move around in, and enhances people's health and wellbeing;
 - d) A safe and secure environment, inclusive and accessible to all; and
 - e) A resilient place able to adapt to future development and change.

Consultation Question 5-2

Do you support Policy EJ2? Are there any changes required which would improve the policy? Please provide any supporting evidence which you think is relevant.