



## **Retaining Land and Premises for Employment**

### **Policy EJ5: Safeguarding Trafford's Employment Land**

#### **Employment Areas**

- A. The Council will protect, maintain and enhance the Key and Other employment areas identified through all EJ3 and EJ4 for continued employment use in to help deliver a diverse range of high-quality jobs and a sufficient supply of accessible and affordable commercial premises:
- B. Non-employment development (uses other than those specified in all EJ3 and EJ4 policies), other than for operational development required to support existing employment uses, will be resisted within these Employment Areas unless it is demonstrated to the Council's satisfaction that:
  - i. The site or building(s) is no longer suitable for employment use;
  - ii. The possibility of retaining, reusing or redeveloping the site or building(s) for similar or alternative employment use has been fully explored;
  - iii. There is a clear demonstrable need for the proposed non-employment use;
  - iv. The proposed redevelopment would not compromise the primary employment function of the locality or the operations or amenity of neighbouring users.
- C. Within the employment areas designated as Key Employment Areas by policies EJ3 and EJ4, in addition to part B, applicants must also demonstrate to the Council's satisfaction that:
  - v. There are no suitable alternative sites within Trafford to meet the need for the proposed development; and
  - vi. That the premises or land has been actively marketed for employment use for a minimum of 36 months, which must be evidenced.



D. Within the employment areas designated by locality policies EJ3N, EJ3S, EJ3C, EJ4N, EJ4S and EJ4C, in addition to part B, applicants must also demonstrate to the Council's satisfaction that:

- vii. There are no suitable alternative sites within the locality to meet the need for the proposed development;
- viii. The premises have been actively marketed for employment use for a minimum of 24 months.

**Existing employment uses outside of designated Employment Areas:**

E. Non-employment uses (non B2, B8 or E(g)) on land and/or buildings that are currently in employment use outside of places listed in all EJ3 and EJ4 policies, will only be supported where proposals can accord with part B, C and D of this policy.

**Employment Land Statement**

F. For all proposals involving the potential loss of an employment use(s)/ land, applicants will be required to provide an Employment Land Statement, demonstrating how a proposal accords with point B above for uses within a key employment area or point C for any other area.

**Places for Everyone Links**

JP-Strat 1, JP-Strat 12, JP-J 1, JP-J 2, JP-J 3 and JP-J 4

**Relevant Strategic Objectives**

SO4, SO5 and SO6

- 5.33. It is important that the potential release of employment sites for other uses is carefully controlled to ensure that sites and areas which are identified in this Local Plan as key to delivering the economic growth of Trafford are not compromised.
- 5.34. During the period covered by this Local Plan, it is anticipated that some existing sites and areas that are in existing employment use and those allocated as being suitable for employment development may be unable to retain and attract business uses due to constraints relating to their



location and the quality of accommodation. The release of such sites for other uses may be considered appropriate, which could create an additional source of housing land.

- 5.35. The Council will strongly resist the loss of employment uses in any location, recognising the varied roles they play in the successful economy of Trafford. The allocated key and local employment areas have been identified as well performing and successful sources of employment and therefore protecting them is critical.

### **Consultation Question 5-7**

Do you support Policy EJ5? Are there any changes required which would improve the policy? Please provide any supporting evidence which you think is relevant.