

Economy and Jobs

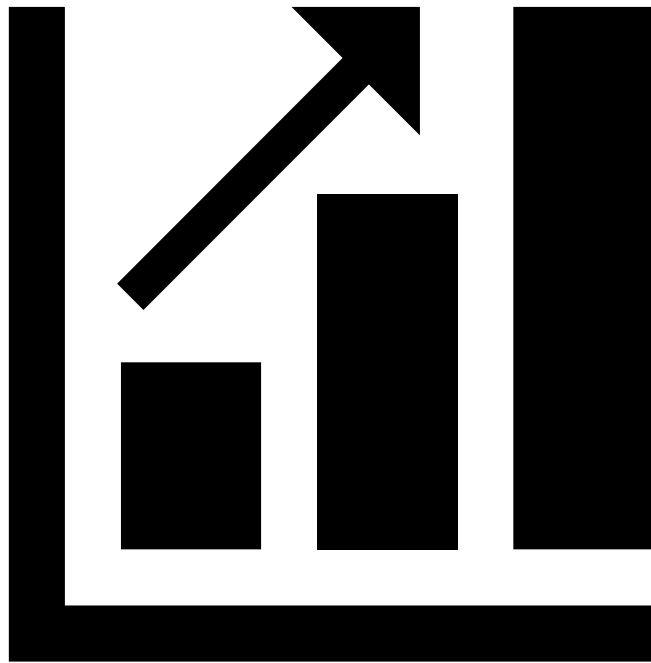




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5. Economy and Jobs

Introduction

- 5.1. Trafford aims to have a thriving and productive economy, making the most of its assets, town centres and key employment areas in line with Places for Everyone.
- 5.2. Trafford's economy is made up of traditional and more modern business uses, its hugely successful sports stadia, other visitor attractions, and the Trafford Centre and its surrounding area which all play a role in its success.
- 5.3. Trafford is a fundamentally important part of the City Region's economy. The development of significant clusters of economic activity in key economic growth sectors, supported by appropriate infrastructure, will be essential for Trafford to diversify and grow its employment base to properly contribute to the City Region, maintaining and improving its competitiveness and development into one of Europe's premiere City Regions.
- 5.4. Through supporting, increasing and enhancing economic growth, Trafford aims to reduce inequalities, promote diversity and improve prosperity, removing barriers to employment participation and improving access to employment opportunities.
- 5.5. Trafford is identified as having one of the highest concentrations of key employment assets and major growth areas in Greater Manchester. The policies in this section of the Local Plan seek to guide economic regeneration and development across Trafford and set the scale and distribution for this growth.

Corporate Plan Priorities





Policy Exclusions from the Local Plan

- 5.6. The Local Plan needs to be read alongside Places for Everyone (PfE) and national policy / guidance. Policy requirements which are adequately covered by other existing policies have, where possible, not been duplicated in the Local Plan. This includes policies in the PfE Places for Jobs chapter.



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.



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.



Industrial and Warehousing uses

Policy EJ3: Industry and Warehousing

Key employment areas

- A. Within the following key employment areas, as defined on the policies map, general industry, research and development and industrial processes (Use Classes B2 and E(g)(ii and iii)) and storage or distribution (Use Class B8) and similar employment uses will be supported:
- i. Trafford Park
 - ii. New Carrington
 - iii. Broadheath Employment Area
- B. All industrial and warehousing development employment areas must comply with the agent of change principle and be designed to ensure that established commercial uses remain viable and can continue or grow without additional restrictions being placed upon them.

Policy EJ3N: Other Industry and Warehousing within Trafford North

- A. In addition to Trafford Park, the following: small scale general industry; research and development and industrial processes (Use Classes B2 and E(g)(ii and iii)); storage or distribution; (Use Class B8) and similar employment uses will be supported, as defined on the policies map, at:
- i. Hadfield Street Industrial Area, Old Trafford
 - ii. Longford Trading Estate, Old Trafford



Policy EJ3S: Other Industry and Warehousing within Trafford South

- A. In addition to Broadheath Employment Area, the following: industry; storage and distribution (Use Classes E(g)(ii) and (g)(iii), B2 and B8) uses; and similar employment uses will be supported, as defined on the policies map, at:
- i. Dairyhouse Lane Employment Site
- B. In determining applications at Dairyhouse Lane Employment Site, the Council will pay particular attention to its location adjacent to the Green Belt. Developers will be required to submit appropriate landscaping scheme(s) alongside their development proposals to ensure that the boundary treatment is appropriate to its setting.

Policy EJ3C: Other Industry and Warehousing in Trafford Central

- A. In addition to New Carrington, the following: small scale general industry; research and development and industrial processes (Use Classes B2 and E(g)(ii and iii)); storage or distribution; (Use Class B8) and similar employment uses will be supported, as defined on the policies map, at:
- i. Cross Street Employment Area, Sale
 - ii. Danefield Road Industrial Area, Sale
 - iii. Britannia Road / Dane Road Industrial Area, Sale

Places for Everyone Links

JP-J 2 and JP-J 4

Relevant Strategic Objectives

SO4 and SO5

- 5.23. PfE identifies the key locations for new industrial and warehousing development in the plan area including within Trafford Park and New Carrington



- 5.24. The allocations in this Local Plan for industrial and warehousing uses are intended to secure the revival, modernisation and development of a diversity of industrial, commercial, warehousing/distributions, service and support activities.
- 5.25. Existing employment areas will continue to play a vital role in supporting the economic growth of Trafford. The employment role of major industrial and warehousing locations e.g. Trafford Park and associated infrastructure such as Trafford Park Freight Terminal will be protected in line with PfE. There is significant pressure to redevelop existing employment land and premises into non-employment uses, particularly at Trafford Park.
- 5.26. Sites allocated for industrial and warehousing use are in established employment areas, of different scale, which are well-served by existing infrastructure or new infrastructure as proposed by this Local Plan, such as Manchester Airport, Manchester Ship Canal, public transport networks and the motorway network.

Consultation Question 5-3

Do you support Policy EJ3? Are there any changes required which would improve the policy? Please provide any supporting evidence which you think is relevant.

Consultation Question 5-4

Do you agree with the proposed boundary shown on the policies map for Trafford Park?



Consultation Question 5-5

Do you agree with the proposed boundary shown on the policies map for Broadheath Employment Area?

Office development

Policy EJ4: Offices

Key employment areas

- A. The Council will support the sustainable development of offices within the following key employment areas:
- i. Davenport Green (Timperley Wedge)
 - ii. Town Centres (Altrincham Town Centre, Sale Town Centre, Stretford Town Centre, and Urmston Town Centre)
 - iii. Wharfside and Pomona
 - iv. Trafford Waters
 - v. Broadheath Employment Area
- B. Within Davenport Green (Timperley Wedge); Trafford's Town Centres; Wharfside and Pomona; and Trafford Waters, office employment uses (Use Classes E(c)(i), E(c)(ii), E(g)(i), E(g)(ii) and similar employment uses) will be supported.
- C. Within Broadheath Employment Area, approximately 3,000 sqm of new office floorspace (Use Classes E(c)(i), E(c)(ii), E(g)(i), E(g)(ii) and similar employment uses) will also be delivered during the plan period.
- D. Within Trafford's Town Centres, new offices will be supported where they contribute to the character, function and viability of that centre and where they create an active frontage within the street scene.

Office uses in other locations.

- E. Proposals for office development outside of the areas covered by this policy, or by the EJ4 locality policies, must be in the most accessible locations with a Greater Manchester Accessibility Level of 6 or more.
- F. Mixed-use developments that integrate office space with other uses, such as residential, retail, or community facilities; will be encouraged where appropriate, to create vibrant, sustainable neighbourhoods.



Flexibility and Adaptability in Office Design

- G. New office developments should provide flexible, adaptable and collaborative spaces that can accommodate a range of businesses and adjust to changing market conditions, particularly with the growing trend of remote working and hybrid working models reflecting the needs of modern businesses.
- H. Office buildings should provide pedestrian-friendly designs, with direct access to public transport hubs. Secure cycle parking, showers, and changing facilities should be integrated to support active travel.

Policy EJ4N: Other Offices within Trafford North

- A. In addition to Stretford Town Centre, Wharfside and Pomona and Trafford Waters: Office uses (Use Classes E(c)(i), E(c)(ii), E(g)(i), E(g)(ii) and similar employment uses will be supported as defined on the policies map, at:
 - i. Cornbrook Station Office Area.
- B. Development at Cornbrook Station Office Area will be required to accord with any adopted masterplan, safeguarding any land identified within it for Metrolink expansion. This land will be retained for this purpose until TfGM have confirmed that the land is no longer needed.

Policy EJ4S: Other Offices within Trafford South

- A. In addition to Davenport Green, Altrincham Town Centre and Broadheath Employment Area: Office uses (Use Classes E(c)(i), E(c)(ii), E(g)(i), E(g)(ii) and similar employment uses will be supported as defined on the policies map, at:
 - i. Altrincham Business Park, Moss Lane, Altrincham



Policy EJ4C: Other Offices within Trafford Central

- A. In addition to Sale Town Centre: Office uses (Use Classes E(c)(i), E(c)(ii), E(g)(i), E(g)(ii) and similar employment uses will be supported as defined on the policies map, at:
- i. Sale Business Park (Dovecote), Old Hall Road, Sale

Places for Everyone Links

JP-J 2 and JP-J 3

Relevant Strategic Objectives

SO4 and SO5

- 5.27. PfE highlights two primary office markets outside the city centre, namely The Quays (Wharfside) and South Manchester, with the latter including the area around Manchester Airport (Davenport Green) as well as Trafford's town centres, offering their own distinctive characteristics that are attractive to occupiers and have significant potential for further growth.
- 5.28. Town Centres will be a key location for the economic growth of Trafford. They will continue to be a focus for investment to help attract businesses and helping them be successful. The Council welcomes the provision of offices within our town centres. It is a use which benefits from a highly accessible location, but which also attracts visitors to a centre generating footfall.
- 5.29. Office development at New Carrington, Broadheath and Trafford Waters will involve the use of previously-developed land, linking to existing employment uses.
- 5.30. Trafford Waters is a development site immediately adjacent to the Manchester Ship Canal in the northeast of the North Locality. The Trafford Waters proposal is a residential led mixed use development that is expected to deliver around 80,000 sqm offices.
- 5.31. The Quays, which covers either side of the ship canal in both Trafford and Salford as identified in the PfE, is an established cluster of digital and



media uses with an international reputation. The Quays has the potential for major expansion within digital/creative industries as well as being one of the primary locations for the growth in office accommodation in Trafford, delivering sustained growth as a major business location including an internationally important digital and creative cluster.

- 5.32. Existing office floorspace will continue to have an essential role in meeting the needs of our businesses, often providing a lower cost alternative to new premises, especially for start-ups and smaller businesses.

Consultation Question 5-6

Do you support Policy EJ4? Are there any changes required which would improve the policy? Please provide any supporting evidence which you think is relevant.



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.



Modern Economy

Policy EJ6: Data and Energy Storage

- A. Applications for data or energy storage facilities will be expected to utilise low profile, former industrial brownfield sites that have existing infrastructure.
- B. Proposals for data or energy storage should demonstrate they have considered opportunities available for the reuse of heat they generate by contributing to heat networks where possible.
- C. Opportunities for micro data storage to be located adjacent to public facilities and buildings, particularly in town centres, in order to facilitate heat sharing, will be welcomed.
- D. Proposals for Data and Energy storage must not constrain the early development of key strategic employment and housing sites.
- E. Applications for data or energy storage should make use of existing power infrastructure. Due to the low direct economic benefits of data or energy storage use, proposals will be expected to make Section 106 contributions towards academia and skills organisations.

Places for Everyone Links

JP-J2

Relevant Strategic Objectives

SO4

- 5.36. Data centres house IT infrastructure (computer servers, storage systems, and networking equipment) for building, running, and delivering digital applications and services, and for storing and managing the data associated with those applications and services.
- 5.37. Whilst direct employment benefits from data centres are relatively low and at similar levels to warehousing, the skills levels of data centre employees are at a significantly higher level.



- 5.38. Prime strategic employment land with good motorway access should not be used for data centres or energy storage proposals. These uses should be directed to less desirable brownfield sites so as not to restrict other development opportunities. The function of a data centre requires a low profile and restricted access.
- 5.39. However, given the scale of investment for larger data centres, it is understandable for them to be perceived as flagship investments.
- 5.40. Proposals for new Data Storage facilities will be required to undertake early engagement with Electricity North West to ensure that their power requirements can be met and with United Utilities in relation to water cooling needs.

Consultation Question 5-8

Do you support Policy EJ6? Are there any changes required which would improve the policy? Please provide any supporting evidence which you think is relevant.



The Rural Economy

Policy EJ7: Rural Economy

- A. The Council will support appropriate rural development to ensure the long-term economic viability of Trafford's agriculture; and the vitality of its rural communities.
- B. The Council will support enhancing the rural economy through tourism and visitor opportunities.
- C. Farm buildings to support agricultural use and farm diversification proposals which support the rural economy will be supported where:
 - i. the proposal would not replace the existing agricultural use;
 - ii. the proposal would support the long-term sustainability of an established agricultural business;
 - iii. the scale of the proposal is appropriate to the rural location;
 - iv. the level of traffic generation would be consistent with the rural location and the condition of local roads; and
 - v. there would be no unacceptable impact on the surrounding land, including existing ecology, landscape, and soil quality.
- D. Access to public transport in rural areas should be improved as part of proposals for new farm buildings or diversification.

Places for Everyone Links

JP-Strat 9 and JP-J1

Relevant Strategic Objectives

SO4 and SO9

- 5.41. National guidance sets out the general guiding principles for sustainable development within rural areas and recognises that the presence of a successful agricultural economy can be essential to the sustainability of these communities. In order to ensure the long-term economic viability of agriculture in Trafford, the Council also recognises the role that appropriate agricultural diversification can play within this Policy.



Consultation Question 5-9

Do you support Policy EJ7? Are there any changes required which would improve the policy? Please provide any supporting evidence which you think is relevant.

Monitoring

5.42. Table 12.2 of Places for Everyone (PfE) sets out a monitoring framework for the economy and jobs related policies within that plan. Key indicators include the following:

- Percentage increase in GVA per job.
- Proportion of our residents (working age) in employment.
- Number of local labour agreements.
- Increase in office floorspace (gross).
- Increase in industry and warehousing floorspace (gross).

5.43. The Local Plan will not replicate the above PfE monitoring indicators. The following additional indicators have been identified to monitor the delivery of the Local Plan Economy and Jobs policies.

Indicator	Target
Amount of employment floorspace available by type (B1/B2/B8) in hectares (in total and within each locality)	No target.
Amount of employment floorspace available by type (B1/B2/B8) in hectares on previously developed land (in total and within each locality)	No target.
Number of planning applications completed for office (in total, in key employment areas and within each locality – by total and site specific) by square metres (sqm) gross	Deliver 184,560 sqm office floorspace by 2042.



Indicator	Target
Number of planning applications completed for industry and warehousing (in total, in key employment areas and within each locality – by total and site specific) by square metres (sqm) gross	Deliver 551,748 sqm industry and warehousing floorspace by 2042.
Number of planning applications approved / completed for the loss of employment space within Trafford Park	Decrease.
Number of planning applications approved / completed for the loss of employment space (in total and within each locality)	Decrease.
Number of planning of planning applications approved / completed for data and energy storage (in total and within each locality)	No target.
Number of planning applications approved / completed relating to the rural economy	No target.

Consultation Question 5-10

The Local Plan should be read alongside the Places for Everyone Plan and national policy / guidance. Where possible, the Local Plan has not repeated or duplicated policy.

However, are there any policy areas related to this chapter which you consider are missing and which should be included in the Local Plan?