

Community and Social Infrastructure

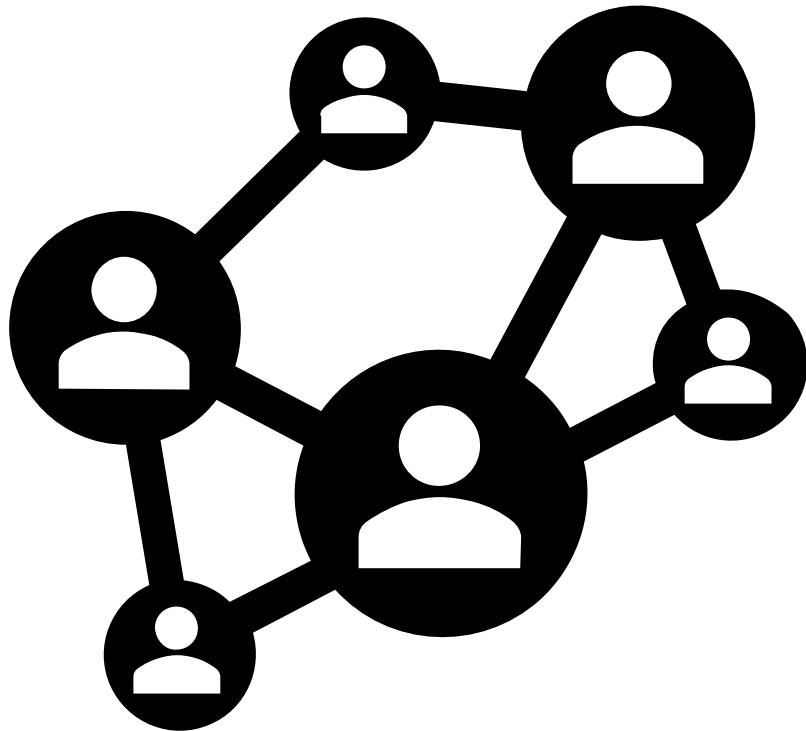




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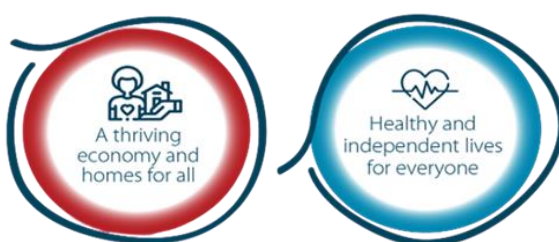


11. Community and Social Infrastructure

Introduction

- 11.1. Strong communities rely on high-quality social infrastructure, such as health and social care facilities, education uses, cultural centres, and community centres. These services and spaces provide important opportunities for learning, social interaction, and well-being, contributing to a thriving and inclusive borough.
- 11.2. This chapter sets out policies to protect and enhance community and social facilities, restricting their loss where necessary. Policy also sets out measures to guide development of new community and social facilities to support local communities. Policy will in particular support PfE Policies on education, skills and knowledge (JP-P5) and health (JP-P6).
- 11.3. Additionally, policy will manage the development of hot food takeaways, in light of impacts on local health and pollution. Finally, the chapter also supports initiatives to upskill the local workforce through new development, helping to create opportunities for education, training, and employment.

Corporate Plan Priorities



Policy Exclusions from the Local Plan

- 11.4. 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 Places for People chapter on health and education requirements of new developments.



Social Infrastructure and Facilities

Policy CT1: Protecting Existing Community and Social Facilities

- A. The Council will ensure that social and community uses are protected or enhanced throughout the borough.
- B. To ensure that sufficient social and community facilities are available to borough residents, the following sequential approach must be followed:
 - i. Protect land and/or buildings where the current use is or the last use was a social or community use, for re-use for the same, similar or related use.
 - ii. Permit the change of use of land and/ or buildings where the current or last use was a social or community use from one social and community use to another social and community use which predominantly serves, or which provides significant benefits to, borough residents and where it is demonstrated that there is a greater benefit to the borough resulting from this change of use.
 - iii. Permit enabling development on land and/or buildings where the current use is, or the last use was, a social and community use to significantly improve that use; provide another social and community use on site; significantly improve or provide new social and community uses elsewhere within the borough and where it can be demonstrated that there is a greater benefit to the borough resulting from this enabling development.

Places for Everyone Links

Policy JP-P3

Relevant Strategic Objectives

SO2, SO6 and SO9

- 11.5. Community facilities and local services enhance the sustainability of a local community and are often highly valued by local people. Such



facilities and services cover a range of services that meet local and wider strategic needs for the borough and contribute towards a good quality of life.

- 11.6. Their role in creating a sense of community and providing valuable social infrastructure is essential to the borough's position as one of Greater Manchester's most desirable places to live.
- 11.7. For the purposes of the policy, social and community uses are grouped into the following broad categories, defined as follows:
- Health and social care facilities, including (both private and NHS) GP practices, hospitals, community pharmacists, dental surgeries and other diagnostic and healthcare services.
 - Education and childcare facilities, including primary and secondary, private and grant maintained, schools, creches, nurseries and youth facilities, as well as colleges and universities. It also includes Special Educational Needs and Disability provision and Further Education provision.
 - Cultural uses, including galleries, theatres, museums, rehearsal and dance studios, auction houses, exhibition spaces, cinemas, events and music venues, creative industry infrastructure.
 - Uses supporting the emergency sectors, including fire stations, ambulance stations and police stations.
 - Bespoke premises for voluntary sector, including (but not restricted to) tenants and residents' associations, social enterprises, charities and community organisations.
 - Other "valued use". These include (but are not restricted to) uses such as launderettes, public houses, pharmacies, post offices, petrol filling stations, libraries, community centres and meeting rooms and places of worship.
- 11.8. The role of social infrastructure in developing strong and inclusive communities cannot be underestimated. The borough's community



infrastructure needs will be kept under review to ensure they continue to be met. The Council will work with providers of local services to review existing provision, to identify future needs, and ensure the most efficient use of land in delivering services.

- 11.9. Following the introduction of Use Classes E and the flexibility this offers, the Council is unable to protect some social and community uses. Changes within Classes E do not constitute development and therefore are not subject to planning control. However, should a Class E social and community use seek to change to a different use class (for example to sui generis), it would be subject to Policies CT1 and CT2.
- 11.10. The Council also acknowledges that the needs of communities change as well as the frameworks in which some of the social infrastructure providers operate. Therefore, while criterion B(i) of Policy CT1 requires the same or similar use or related use, if this need cannot be demonstrated other types of social and community uses can be provided. Robust evidence in the form of prolonged marketing and local needs assessment of social and community infrastructure should be submitted to demonstrate why criterion B(i) cannot be met - as set out in Policy CT2. Similar evidence will be required if criterion B(ii) also cannot be met.
- 11.11. Where a proposal is seeking to meet the policy requirements to demonstrate benefits to the local community or the borough, evidence should be submitted in the form of a local needs assessment of social and community infrastructure need and the applicant should justify in some detail how the local community will be served by the development.
- 11.12. Criterion B(iii) of Policy CT1 can only be applied where the sequential approach has been followed and robustly demonstrated as set out above.



Consultation Question 11-1

Do you support Policy CT1? Are there any changes required which would improve the policy? Please provide any supporting evidence which you think is relevant.

Consultation Question 11-2

Do you think the Council should protect the loss of community facilities and local services through a sequential test (as set out in Policy CT1 above), or by requiring a statement setting out evidence as to why a particular facility is not needed?

Loss of Community Facilities

Policy CT2: Loss of Community Facilities

- A. Proposals for the loss of existing community facilities or local services that have not submitted detailed evidence in accordance with Policy CT1 will be refused.
- i. Proposals for the loss of existing community facilities or local services must provide evidence that the facility has been vacant or not in active social or community use for a continuous period of 24 months, with evidence of continuous active marketing on reasonable terms during this period.

Places for Everyone Links

Policy JP-P3

Relevant Strategic Objectives

SO2, SO6 and SO9

- 11.13. The difference in land values between residential and social and community uses means that robust policies aiming to protect these valued uses are essential, so the present land bank of sites in these uses is maintained and preserved for future generations.



- 11.14. Robust evidence in the form of prolonged vacancy and marketing will enable the Council to consider the market conditions and manage the cumulative supply of and availabilities of community facilities in Trafford.
- 11.15. This approach will also assist the with monitoring and management of the Council's list of Assets of Community Value.

Consultation Question 11-3

Do you support Policy CT2? Are there any changes required which would improve the policy? Please provide any supporting evidence which you think is relevant.



New Community and Social Facilities

Policy CT3: New Community and Social Facilities

- A. The Council will support the provision of new and the expansion of existing, social and community uses¹ which predominantly serve, or which provide significant benefits to, borough residents.
- B. Proposals for new or improved social and community facilities will be supported, provided that:
 - ii. Outside of designated town and district centres² proposals are highly accessible, have a Greater Manchester Accessibility Levels (GMAL) postcode rating of 5 or over.
 - iii. There is a demonstrable local need or demand that cannot be located at/in another facility in the local vicinity; and
 - iv. There is no unacceptable impact on residential amenity.
- C. Where new facilities are provided, they should seek to make the best use of land and co-locate a range of social and community uses where possible. All new provision must be well-designed, inclusive and easily accessible.
- D. All major largescale residential developments will be required to provide on-site community and/or social facilities to facilitate the creation of sustainable and mixed communities. Such facilities must not result in a shared or communal residential/social and community entrance.

Places for Everyone Links

Policy JP-P3

Relevant Strategic Objectives

SO2, SO6 and SO9

¹ See para 11.7 to Policy CT1 for definition

² As defined in Policy TC1



- 11.16. New community and social facilities play a crucial role in fostering stronger, more connected neighbourhoods, providing spaces for people to connect, interact, and build relationships. They serve as meeting points for diverse groups, helping to bridge gaps between different generations, cultures, and backgrounds, helping to encourage social inclusion and ensure that everyone has a place to come together and feel part of the community.
- 11.17. Many community facilities offer educational programs and skill-building workshops that contribute to personal and professional development. Whether it's through after-school programs for young people, language courses, or adult learning initiatives, such facilities help individuals grow and acquire new knowledge, ultimately benefiting the community as a whole.
- 11.18. Supporting the development of new community and social facilities is therefore an investment in the well-being of current and future generations.
- 11.19. In order to function and thrive, however, they must be accessible to the community. Greater Manchester has developed the Greater Manchester Accessibility Levels (GMAL), a detailed and accurate measure of the accessibility of a point to both the conventional public transport network (i.e. bus, Metrolink and rail) and Greater Manchester's Local Link (flexible transport service), taking into account walk access time and service availability. The accessibility index score is categorized into eight levels, 1 to 8, where level 8 represents a high level of accessibility and level 1 a low level of accessibility.
- 11.20. Using a minimum postcode GMAL level 5 index score is appropriate for Trafford, allowing for both accessibility and provision throughout the borough.
- 11.21. Co-location of a range of social and community uses can help facilitate the creation of new civic hubs and enable the optimum use of land available, as well as also facilitating social interactions by bringing together diverse uses and community groups. The Council recognises the



opportunities that co-location presents and will encourage it where possible.

- 11.22. Where new social and community facilities are provided as part of a mixed-use development, they must be well-designed, inclusive and preferably located on the ground level to ensure accessibility. When provided on other floors these spaces must be of high quality and should be easily accessible to the intended community. Shared entrances with residential development must be avoided as this can impact on residential living conditions and vice versa.

Consultation Question 11-4

Do you support Policy CT3? Are there any changes required which would improve the policy? Please provide any supporting evidence which you think is relevant.

Fast Food

Policy CT4: Fast Food

- A. Proposals for hot food takeaways and fast-food outlets will not be supported within a 2-mile walking distance from a primary or secondary school, unless the location is within a designated retail centre, as defined by Policy TC1.
- B. Within designated Local and Neighbourhood Centres, as defined by Policy TC1, proposals for additional hot food takeaways and fast-food outlets will not be supported where this would result in more than 25% of the total number of retail units within the centre being used for such uses.

Places for Everyone Links

Policy JP-P1; and JP-P6.

Relevant Strategic Objectives

SO2, SO6 and SO10



- 11.23. The National Planning Policy Framework (Dec 2024) states that local planning authorities should refuse applications for hot food takeaways and fast-food outlets under certain criteria linked to distance to schools and / or where there is evidence that such uses have adverse impacts on local health, pollution or anti-social behaviour.
- 11.24. Building upon national planning guidance, the policy aims to ensure that all additional proposals for hot food takeaways and fast-food outlets are appropriately located to ensure that they do not result in adverse impacts on Trafford's communities, particularly those of a younger age.
- 11.25. The policy also seeks to avoid an over-centration of the above uses within the borough's smaller retail centres, to help maintain economic vitality and viability whilst at the same time promoting healthy lifestyles and reducing potential issues such as anti-social behaviour, odour, noise and litter.

Consultation Question 11-5

Do you support Policy CT4? Are there any changes required which would improve the policy? Please provide any supporting evidence which you think is relevant.

Upskilling Trafford

Policy CT5: Social Value in New Developments

- A. All major development will be required to enter into local labour and training agreements through planning obligations and other mechanisms where appropriate that set out the following:
- i. An agreed percentage target for local labour
 - ii. A training and recruitment plan for local borough residents; and
 - iii. A commitment to an agreed proportion of local procurement of services and supplies.



Places for Everyone Links

Policy JP-J1

Relevant Strategic Objectives

SO2, SO4 and SO5

- 11.26. The Council seeks to establish a thriving, inclusive and productive economy, encouraging partnerships, working between employers and local supply chains, local training providers, and voluntary, community, faith and social enterprise (VCFSE) sector in Trafford.
- 11.27. Trafford has a strong, committed and resourceful Voluntary, Community, Faith and Social Enterprise (VCFSE) Sector built over many years. The VCFSE sector connects communities, supports individuals and families, delivers services, and provides opportunities for volunteering, training and skills development.
- 11.28. The sector supports communities and helps them to thrive, often supporting the most vulnerable in our society. A thriving and successful VCFSE Sector is fundamental to the economic, physical and mental well-being of Trafford residents.
- 11.29. In Trafford, it is estimated there are over 1,622 VCFSEs and 71% of these are micro-organisations working with local communities to help connect socially isolated people, transform green spaces and deliver community services to our residents who need additional support.
- 11.30. The Council will encourage partnership working between employers and local training providers to help develop the skills of the local resident work force and sections of the community that are disadvantaged in the labour market.
- 11.31. Economic growth through development provides a good opportunity for local residents to gain increased access to new jobs and training, helping to reduce unemployment rates and economic inequalities, whilst also boosting skill levels and personal fulfilment.



- 11.32. Local job growth is therefore supported through seeking agreement with employers and developers to enter into local labour and training agreements, where appropriate.

Consultation Question 11-6

Do you support Policy CT5? Are there any changes required which would improve the policy? Please provide any supporting evidence which you think is relevant.

Monitoring

- 11.33. Table 12.5 and Table 12.2 of Places for Everyone (PfE) sets out a monitoring framework for community and social infrastructure related policies with that that plan. Key indicators include the following:
- Numbers of school places (Annual School Capacity survey).
 - Percentage of working age population with Higher Level (4+) qualification(s) and percentage of working age population with sub Level 2 qualification.
 - Number of local labour agreements.
- 11.34. 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 Community and Social Infrastructure policies.

Indicator	Target
Planning applications approved / completed on existing community and social facilities (by total and locality).	Decrease.
Planning applications approved / completed for new community and social facilities (by total and locality).	Increase.
Planning applications for hot food takeaways approved within 2-mile walk distance for a primary or secondary school.	Decrease.



Indicator	Target
Planning applications for hot food takeaways approved within local and neighbourhood centres	Increase.

Consultation Question 11-7

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?