



## **New Culture, Leisure and Tourism Attractions**

### **Policy CL2: New Culture, Leisure and Tourism Developments**

- A. Outside of the locations identified under policy CL1, the Council will support enhancements to, and the expansion of, the culture, leisure and tourism offer of an appropriate scale and nature to the location.
- B. The temporary use of vacant buildings for cultural uses will be supported; where appropriate.
- C. As set out in national planning policy, a sequential test will be applied to planning applications for main town centre uses, including new leisure and visitor attractions, which are not in an existing centre.
- D. Planning obligations will be sought, where appropriate, to link new cultural and tourism development to the provision of public art, public realm, improvements to highway and sustainable transport infrastructure and improvements to the quality of existing cultural and tourist facilities.

### **Policy CL2N: Trafford Centre Rectangle**

- A. Proposals for new cultural, leisure and/or tourism development within the Trafford Centre Rectangle, as defined on the policies map, must:



- i. Be designed to a high quality which reflects the location's status as a visitor destination of Regional significance.
  - ii. Support and where possible facilitate future improvements to the public transport network, including Metrolink.
  - iii. Improve and/or facilitate improvements to the digital infrastructure network wherever possible to enable all businesses to have access to high-speed fibre-optic connectivity.
  - iv. Where appropriate, create and/or enable the creation of active frontages onto the Manchester Ship Canal and the Bridgewater Canal, by preserving and enhancing the existing canal side walkways and improving their accessibility.
  - v. Be accompanied by an assessment of air quality and pollution in the area and how this will be impacted and/or mitigated by any scheme.
  - vi. Be delivered, where possible, in a coordinated manner with other developments to ensure cohesive development, taking advantage of potential heat and energy network opportunities where possible.
- B. Proposals for community facilities (use classes E(d-f) and F) will be supported.
- C. Major leisure development, would be welcomed in this location when it satisfies the tests for main town centre uses as set by national guidance.
- D. Development within the Trafford Waters area of the Trafford Centre Rectangle will be required to make substantial improvements to:
- i. the public transport network
  - ii. significant new and enhances local and strategic road infrastructure as part of the Western Gateway Infrastructure Scheme

### **Places for Everyone Links**

Policy JP-P3; and JP-P4.



## Relevant Strategic Objectives

### SO9

- 13.17 The Trafford Centre and surrounding area is bounded by the Manchester Ship Canal; the M60 Motorway; Parkway and the Bridgewater Canal, forming the western part of Trafford Park including a Regional Shopping Centre and other major visitor attractions. The Trafford Centre area also includes the Trafford Waters development site which offers significant potential for large scale residential development both within and beyond the Plan period.
- 13.18 The area surrounding the Trafford Centre includes an Asda Superstore, Costco, B&Q Warehouse, Barton Square (including Lego Land and the Sea Life Centre) alongside other uses including leisure, commercial, hotels and industry and warehousing uses. It is considered that there are a number of opportunities for the redevelopment of existing sites within this area. Over recent years there have been a number of applications for smaller scale developments that have not assisted in a comprehensive redevelopment of the area. Focussing on major development in this location will help to reduce piecemeal development.
- 13.19 National planning policy sets the definition of major development for non-residential uses. This will be referred to when assessing the suitability of proposed development in the area. What constitutes a proposal for leisure development is defined in national guidance but the application of this definition will be at the discretion of the Local Planning Authority.

### Consultation Question 13-2

Do you support Policy CL2? Are there any changes required which would improve the policy? Please provide any supporting evidence which you think is relevant.