

## **Application to Trafford Council, Local Planning Authority for Designation of Trafford Park Business Neighbourhood Area**

### **Application submitted by Trafford Park Business Neighbourhood Shadow Management Board on 7<sup>th</sup> December 2012**

1. In July 2011, Trafford Park was identified by the Department for Communities and Local Government (CLG) as a Business Neighbourhood Plan Frontrunner. A Shadow Management Board (hereby known as The Board) comprising key landowners, developers and businesses, alongside the Greater Manchester Chamber of Commerce and Trafford Council was established to lead the creation of a Business Neighbourhood approach in Trafford Park.
2. The Board has identified a series of **Success Criteria** that includes:
  - Consolidating current growth and realising potential increase in estimated 10,000 new jobs in the area
  - reduction in the void rates of empty units
  - an increase in economically productive floor space
  - ensuring companies' skills needs are met working with the LEP and the initiatives announced through the Deal for Cities to have an employer-led focus on skills
  - increased apprenticeships to companies in the Park
  - the establishment of at least one simplified planning zone
  - the delivery of the Trafford Park Metrolink extension
  - Improvements to the speed of determining planning applications
  - Creation of a voice for Trafford Park
3. The designation of the Business Neighbourhood Area will help to meet these objectives by raising the profile of the area which could lead to the formal designation of a Trafford Park Business Neighbourhood Forum.

### **The proposed Trafford Park Business Neighbourhood Area**

4. Appendix A shows the proposed extent of the Trafford Park Business Neighbourhood area. The boundary runs along the Manchester Ship Canal to the north, the M60 to the west, the edge of Stretford to the south and the main railway line to the east.
5. The proposed area lies wholly within the Borough of Trafford, although it borders the Cities of Salford and Manchester to the north and east.
6. The boundary has been carefully drawn to include all businesses within Trafford Park and exclude any fringe residential areas or sites in non-business use (e.g. Barton Clough Primary School and Lostock Park). This is to ensure that the primary purpose of the Business Neighbourhood Area is preserved.

7. The proposed boundary is based on a reasonable approach utilising natural and / or physical barriers where possible (e.g. the Manchester Ship Canal, the M60 motorway, roads, railway lines, green space, etc.) or where there is a clear change between business uses and residential uses.
8. The Board recognises that, as part of the consultation, sites or areas outside the proposed boundary may be put forward for inclusion in the Business Neighbourhood Area and that Trafford Council will give proper consideration to such representations in its determination of the designation of the Business Neighbourhood Area. The Board welcomes this and will support the Council in its considerations.
9. If designated, this boundary will represent the geographical extent of any Neighbourhood Development Plans or Neighbourhood Development Orders which may be produced for Trafford Park.

### **Why should Trafford Park be designated as a Business Neighbourhood Area?**

10. Although the proposed Business Neighbourhood area is very extensive in scale (c900ha) it consists almost entirely of business uses (there are a very small number of residential addresses in the Park, and the majority of these are associated with business uses e.g. hotel manager's apartments).
11. The area is identified in the adopted Trafford Core Strategy (January 2012) largely for employment, retail and leisure uses, although a substantial amount of residential development (2750 units) is planned for the Pomona, Wharfside and Trafford Centre Rectangle sub-areas over the plan period.
12. The range of businesses within the Park is very diverse – traditional and advanced manufacturing industries, distribution warehouses, offices, media production facilities, major retail, leisure and event facilities and an internationally known sports stadium and football club. The scale and diversity of Trafford Park means that it is home to a very large number of businesses (1,300) and jobs (34,000) which make it of critical importance to the economy of the Manchester City Region and the North West.
13. However, this scale and diversity presents its own challenges in terms of creating a single voice and identity for Trafford Park and the management of potential conflicts between different uses through the spatial planning system.
14. The designation of Trafford Park as a Business Neighbourhood Area will help to provide this much needed identity and will enable a unified approach to the growth and development of the area.
15. The designation would therefore be consistent with Section 61F(5)(a) of the Town & Country Planning Act 1990 as amended, as the area is almost wholly in business use and would be wholly concerned with promoting the carrying on of trades, professions or other businesses.

**How can The Board be considered as a ‘relevant body’ as defined in the Act (as amended)?**

16. The Board considers that, whilst it is not yet designated as a Business Neighbourhood Forum, it is capable of being designated as such in line with the conditions contained in section 61F(5) of the Town and Country Planning Act 1990 as amended, as follows:
- It seeks to promote and improve the social, economic and environmental well-being of the Trafford Park area (including the promotion of the carrying on of trades, professions or other businesses);
  - It is actively considering opening up membership to:
    - i. Individuals who live in the proposed Neighbourhood Area concerned;
    - ii. Individuals who work in the proposed Neighbourhood Area concerned; and
    - iii. Elected members of Trafford Borough Council (TBC) whose area falls within the proposed Trafford Park Business Neighbourhood Area.
  - By opening up membership, it is confident it would be able to achieve the required membership threshold of 21 individuals each of whom fulfils at least one of the above conditions;
  - The Board has a draft written constitution (Appendix B) which evidences the above requirements and will consider formally adopting the constitution at a future Board meeting.
17. In addition, a Trafford Park Growth Strategy is being prepared for the Board which further demonstrates how the Neighbourhood Forum can improve social, economic and environmental well-being (particularly in terms of supporting businesses).

**Who is the main contact for the Business Neighbourhood Area application?**

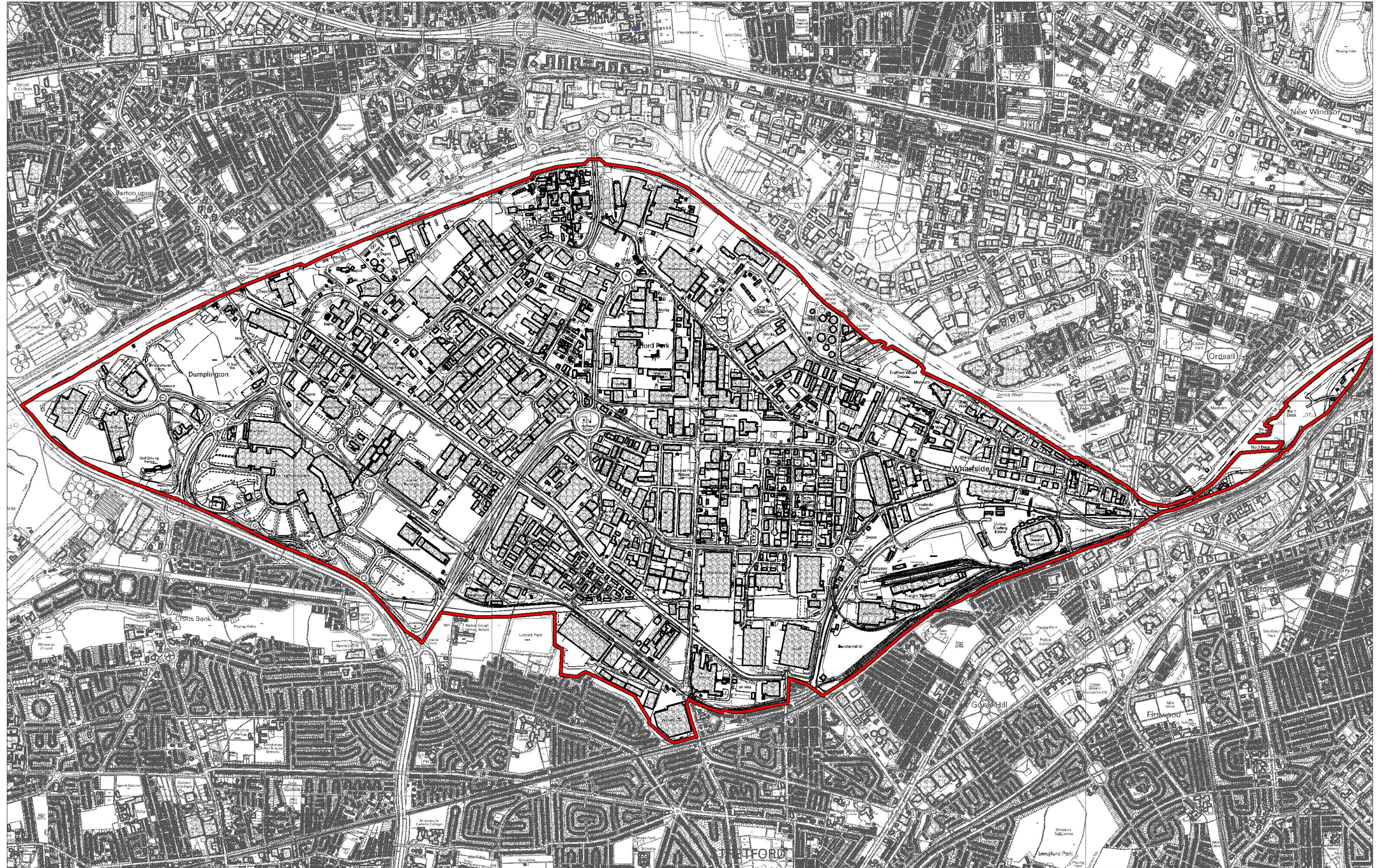
18. The Chair of the Shadow Management Board, Martin Douglas is the named applicant. However, the main contact for correspondence for the proposed Trafford Park Business Neighbourhood Area application is Chris Fletcher from the Greater Manchester Chamber of Commerce and he can be contacted using the information below:

Email: [Chris.Fletcher@gmchamber.co.uk](mailto:Chris.Fletcher@gmchamber.co.uk)

Telephone: 0161 237 4107

Address: Churchgate House, 56 Oxford Street Manchester M60 7HJ

Appendix A – Proposed Trafford Park Business Neighbourhood Area –



Trafford Park Business Neighbourhood Area

Trafford Park Business Neighbourhood Area

Date: 19/11/2012

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**TRAFFORD**  
COUNCIL

## **Appendix B – DRAFT Constitution of the proposed Trafford Park Business Neighbourhood Forum**

### **1) NAME**

The name of the group shall be the Trafford Park Business Neighbourhood Forum, hereafter referred to as the Forum.

### **2) OBJECTS**

The objects of the Forum shall be:

- To promote the social, economic and environmental well-being of the area;
- To promote the carrying on of trades, professions or other businesses in the area;
- To oversee the development of a robust strategy to secure economic growth and associated integrated land use plans to deliver a set of high quality, successful and sustainable business environments to meet the aspirations of new and existing companies across the following sectors: (advanced) manufacturing; multi-modal logistics; digital and new media; financial & professional; low carbon and renewable energy; retail and leisure & tourism.
- To promote the vision for Trafford Park as set out in the Trafford Park Master Plan Phase 1 (see attached) which underpins the above
- To raise the Park's profile as a premier business location and major economic asset for the local and North West economy
- To provide a strong and influential “voice” for Trafford Park on the national stage.
- To seek to influence Government policy which relates to delivery of the Vision and implementation of the Plan(s) to secure the Park’s economic growth potential
- To raise the profile of Trafford Park with all key business-led organisations in the region and particularly the Greater Manchester Local Enterprise Partnership (LEP).
- To seek to ensure that partners’ resources are focussed on delivering the Vision and implementation of the Plan(s) to maximise economic growth.
- To ensure that the above Plan(s) create a high quality mixed-use environment that in addition maximises the potential of the Park as a high quality visitor destination around The Quays and incorporates residential development as appropriate.
- To co-ordinate efforts to ensure that the Park can deliver its growth potential in terms of attracting investment, delivering job creation and generating additional Gross Value Added (GVA) for the local and regional economies.
- To ensure that the appropriate links are made with major developments in the area in order to maximise the impact of the Park on those economies
- To ensure that Trafford Park’s further transformation provides direct benefits for people across the sub-region through access to new economic opportunities.
- To ensure that Trafford Park is, and is recognised as, a good neighbour.
- To oversee effective engagement plans with key stakeholders

### **3) POWERS**

In furtherance of the objects, but not otherwise, the Management Board may exercise the power to:

- (i) Promote the health and social, economic and environmental wellbeing of those carrying on trades, professions or other businesses in the area and to work together irrespective of age, sex, ethnicity, ability, religion or political view.
- (ii) Promote sustainable development, environmental improvement and conservation by educating, encouraging and assisting the local community in environmental practice, working in partnership with similar groups and organisations.
- (iii) Invite and receive contributions and raise funds where appropriate, to finance the work of the Forum, and to open a bank account to manage such funds.
- (iv) Publicise and promote the work of the Forum and organise meetings, training courses, events or seminars etc.
- (v) Work with groups of a similar nature and exchange information, advice and knowledge with them, including cooperation with other voluntary bodies, charities, statutory and nonstatutory organisations.
- (vi) Employ staff and volunteers (who shall not be members of the Management Board) as are necessary to conduct activities to meet the objects.
- (vii) Take any form of action that is lawful, which is necessary to achieve the objects of the Board, including taking out any contracts which it may see fit.

### **4) MEMBERSHIP**

- (i) Membership shall be open to anyone who has an interest in assisting the Board to achieve its aim and is willing to adhere to the rules of the Forum:
  - *membership is open to all who live and work in the area;*
  - *membership is open to elected Council members*
  - *membership shall be drawn from different places in the neighbourhood and different sections of the community in the neighbourhood.*
- (ii) Where it is considered membership would be detrimental to the aims and activities of the Board, the Management Board shall have the power to refuse membership, or may terminate or suspend the membership of any member by resolution passed at a meeting.
- (iii) Any member of the association may resign his/her membership by providing the Secretary with written notice.
- (iv) The forum shall have a minimum of 21 members before any decision on neighbourhood planning may be made. The Secretary shall maintain a list of members at all times and publish this online.

### **5) MANAGEMENT BOARD**

- (i) The Forum shall be administered by a management board of no less than three (3) people and no more than twenty one (21), who must be at least 18 years of age. The Board will comprise representatives from: Greater Manchester Chamber of Commerce; Trafford Council; the major landowners in the Park and key companies from the sectors which will be significant to its effective transformation (including: Manufacturing; Logistics; Retail, Creative and Digital Industries; Finance & Professional; Leisure & Tourism and SME).

## **6) OFFICERS**

(i) The Forum shall have a Board consisting of:

- The Chair
- The Treasurer
- The Secretary
- Spatial Planning Lead
- Business Engagement Lead

and any additional officers the Group deems necessary at the meeting required to carry out the required activities.

## **7) MEETINGS**

(i) The Management Board shall meet at least four times a year. Meetings shall enable the Forum to discuss actions and monitor progress to date, and to consider future developments.

(ii) All members shall be given at least fourteen (14) days' notice of when a meeting is due to take place, unless it is deemed as an emergency, this shall also be publicised in the area to non-members.

(iii) Two-thirds of Board members must be present in order for a meeting to take place.

(iv) It shall be the responsibility of the Chairperson to chair all meetings or a designated deputy in his/her absence. All meetings must be minuted and accessible to interested parties as well as being published on the Forum's website.

## **8) FINANCE**

(i) Any money acquired by the Forum, including donations, contributions and bequests, shall be paid into an account operated by the Management Board in the name of the Forum. All funds must be applied to the objects of the Forum and for no other purpose.

(ii) Bank accounts shall be opened in the name of the Forum. Any deeds, cheques etc relating to the Forum's bank account shall be signed by at least two (2) of the following committee members: Chairperson; Treasurer; Secretary.

(iii) Any income/expenditure shall be the responsibility of the Treasurer who will be accountable to ensure funds are utilised effectively and that the Forum stays within budget. Official accounts shall be maintained, and will be examined annually by an independent accountant who is not a member of the Forum. An annual financial report shall be presented to the Board. The Forum's accounting year shall run from 01 April to 31 March.

## **9) NEIGHBOURHOOD PLANNING**

(i) Any decision to undertake, consult on or submit to the local planning authority for approval any Neighbourhood Plan shall be subject to a vote of the full Forum.

- (ii) All consultation on the Neighbourhood Plan will be subject to all residents and businesses whether members of the Forum or not.
- (iii) The Forum shall set up a website to publicise the neighbourhood planning process, record it and seek views of the public.
- (iv) The management Board, Neighbourhood Plan Team (as below) shall be delegated to work with the local planning authority and any independent experts and advisor's on the neighbourhood plan as they see fit.
- (v) At the discretion of the forum a Neighbourhood Plan Team can be delegated the tasks of preparing the Neighbourhood Forum other than under 9(i) above. The membership of this team shall be decided by a full meeting of the Forum and the team may co-opt members as it sees fit.

**10) ALTERATION OF THE CONSTITUTION**

- (i) Any changes to this constitution must be agreed by a majority vote at a Management Board meeting.
- (ii) Amendments to this Forum or dissolution of the Forum must be conveyed to the Secretary formally in writing. The Secretary and other officers shall then decide on the date of a special general meeting to discuss such proposals, giving members at least four weeks (28 days) notice.

**11) DISSOLUTION**

- (i) The Forum may be dissolved if deemed necessary by the members in a majority vote at a special meeting. Any assets or remaining funds after debts have been paid shall be returned to their providers or transferred to local charities or similar groups at the discretion of the Management Board.

This constitution was adopted at a Management Board meeting held at \_\_\_\_\_  
on \_\_\_\_\_ by:

Signed: Chairperson

Signed: Treasurer

Signed: Secretary

Signed: Member

Signed: Member



## Trafford Park Master Plan Vision

"Trafford Park - the North West's Premier Business Location - will build upon:

- its location at the heart of one of Europe's leading City Regions,
- its heritage as the region's leading industrial hub, its emerging status as a centre for retail, tourism and leisure activities,
- its excellent rail infrastructure (including light, passenger and freight) road and waterway frontages,
- its proximity to an internationally significant creative industries cluster; and
- its aspirations to become a location for new low carbon technologies and infrastructure

to create a set of successful and sustainable business environments which meet the aspirations of new and existing:

- digital and new media and financial and professional companies,
- high value manufacturing clusters with future growth potential,
- multi-modal logistics, and
- leisure and visitor economy."

Trafford Park's further transformation will provide direct benefits for people across the Manchester city region through access to new economic opportunities