

Civic Quarter Area Action Plan
Executive Summary
25th January 2023

This document is intended as an Executive Summary of the content of the Civic Quarter Area Action Plan as well as providing an overview of the preparation process that it followed. This Executive Summary does not form part of the Area Action Plan but it has been published alongside the adoption of the Area Action Plan.

1. Overview

The Civic Quarter Area Action Plan was adopted by the Council on 25th January 2023. It is a development plan document that is used in the determination of planning applications in the Civic Quarter. It forms part of the statutory development plan alongside the borough-wide Trafford Core Strategy (adopted January 2012) and the saved policies of the borough-wide Revised Trafford Unitary Development Plan, UDP, (adopted June 2006). In time, the Core Strategy and the Revised Trafford are expected to be replaced by the emerging new Trafford Local Plan and the 'Places for Everyone' development plan document.

2. Location

The Civic Quarter is situated in northern Trafford; it is part of Old Trafford. This area has close links with the city centre of Manchester and with Salford Quays. The Civic Quarter includes Trafford Town Hall, Lancashire Cricket Club and White City Retail Park. It also includes a number of major redevelopment sites. Manchester United Football Stadium is a short distance away. The area benefits from good public transport links and includes a number of main thoroughfares. It also contains some historic buildings. However, much of the Civic Quarter suffers from substandard environment quality, vacant land and buildings, and excessive surface level car parking.

3. Opportunity

The Civic Quarter has the potential for significant transformation, building on its locational and physical advantages. Development would be residential-led and with scope for a significant increase in density and the provision of tall buildings. Commercial development is also envisaged to support a balanced and sustainable community. The Council has recognised that the regeneration of the Civic Quarter could support wider growth and investment across northern Trafford.

4. Role of the CQAAP

The CQAAP provides a statutory policy framework in order that this transformational change is delivered appropriately and managed effectively. Contained within eleven key policies and with supporting plans and guidance,

the CQAAP supports the provision of up to 4,000 new homes and 50,000 square metres of commercial floorspace. That being the case, the CQAAP is underpinned by a level of flexibility to enable the market to determine precisely how the Civic Quarter takes shape within the overall policy framework of the document.

The CQAAP is focussed on achieving high quality design, securing significant new public realm, encouraging sustainable patterns of movement, and providing model living conditions whilst protecting the amenities of existing residents. Development is expected to pay sensitive regard to the area's heritage, to align with best-practice sustainability principles and practices, and to be provided in a well-landscaped setting. The CQAAP also contains an innovative equalisation strategy to ensure that essential infrastructure is provided alongside new development. Affordable housing is also sought.

5. Plan Preparation

The CQAAP has been prepared in accordance with the Planning and Compulsory Purchase Act 2004 (as amended) and The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). During its preparation it has been subject to an Integrated Assessment as an ongoing process. It has also been subject to a Habitats Regulations Assessment Screening Report. Its preparation has been informed by the most up-to-date information available to the Council, and a number of new areas of study were commissioned to form part of the evidence base.

The CQAAP proceeded through four key statutory stages: 1. Preparation of the plan; 2. Publication of a final draft (known as the Regulation 19 version); 3. Independent examination; and 4. Adoption. These stages included three rounds of public consultation and a week of public hearing sessions.

6. Overall Aim and Timescales

The CQAAP has a plan period of some fifteen plus years. Overall, the document seeks to facilitate the Civic Quarter's revitalisation (to 2037 and beyond) to create Trafford's newest, greenest and most vibrant neighbourhood. Arrangements are contained within the CQAAP to allow for the monitoring of its policies, and for adjustments to be made where necessary.