

## 10. Inclusive Places

### IP1 – Inclusive Economy

- IP1.1** The policies set out within this Local Plan combined, identify how Trafford Council will ensure that new development actively contributes to the delivery of inclusive growth that takes in to account the needs of all users regardless of age, sex or disability.
- IP1.2** To reduce inequalities, create inclusive sustainable communities and help make Trafford accessible to all, this Local Plan will expect:

#### Residential led proposals to:

- Deliver the right mix of good quality market and affordable homes for social rent in safe and secure neighbourhoods (Policy HN1);
- Ensure that as many homes as possible are built to accessible and adaptable standards (Policy HN6);
- Meet the housing needs of those members of the community with specialist needs (including the elderly and those with limited physical mobility, learning difficulties or dementia) (Policy HN3 and Policy HN6);
- Ensure that proposals incorporate a varied amount of public open space which offers local communities opportunities for recreation, whilst offering opportunities to protect and enhance biodiversity (Policy OS1 and Policy NE1);
- Enable safe and accessible routes for active travel through sites to encourage greater levels of walking and cycling (Policy ST3);
- Be of a high quality design which respects and contributes to the existing built environment (Policy IP5); and
- Support the transition for homes to become zero carbon by 2028 (Policy CC2).

#### Employment led proposals to:

- Be located where they are accessible by a range of modes of sustainable transport (including walking, cycling and public transport) (Policy ST1);
- Offer secure employment opportunities for local residents (Policy EC1);
- Facilitate training and up-skilling opportunities to help improve the employment opportunities for local communities (Policy EC1);
- Ensure that they do not become an unacceptable detrimental impact on neighbouring land uses and occupiers through excessive levels of noise, odour, air or water pollution, or vehicle movements (Policy IP5, EP1, EP2 EP3, EP4 and WF1);
- Incorporate landscaping and green features (such as green walls, roofs and SuDS) to help deliver a biodiversity net gain (Policy GT1);
- Maximise the potential for decentralised and renewable energy sources to help support the transition to a greener economy (Policy CC2).

#### Retail, leisure, town centre and community facility led proposals to:

- Help support the vitality of the Borough's existing local, district and town centres (Policy TC1);

- **Help sustain a range of services which meet the day-to-day needs of local communities (Policy TC1);**
- **Be located where they are accessible by walking, cycling and public transport (Policy ST1);**
- **Be designed in a way to ensure that they are accessible to members of the community with extra mobility requirements (Policy IP5);**
- **Be sited and designed to ensure that they do not have a detrimental impact (through for example noise, odour or opening hours) on existing residential areas (Policy EP2 and IP5);**
- **Limit the over concentration of uses that would have adverse impacts on the health of Trafford's residents, particularly young people (Policy IP3); and**
- **Help facilitate greater community interaction and support ways to help improve the health and well-being of the Borough's residents (Policy IP3).**

**IP1.3 In all cases, proposals will also be expected to contribute to all the necessary infrastructure, services and community facilities needed to ensure that new development does not place unfair burdens on existing communities and service providers.**

### Justification

Although Trafford is often perceived as an affluent borough, not everyone in Trafford has the opportunity to share in an excellent quality of life and Trafford's growing prosperity. Trafford is a borough of contrasts and some neighbourhoods are amongst the most disadvantaged in the country.

Trafford is a borough where in some locations extremes of wealth and poverty continue to exist, bringing mixed employment prospects and access to services for different parts of the community. The Council strives to provide accessible employment opportunities and sustainable communities that foster community cohesion.

Inclusive Places enable everyone to fully participate in their communities giving them the opportunity to remain in their homes and communities as their needs change throughout their lives. Inclusive places offer equal accessibility and opportunity to all enabling everyone to fully participate in their communities.



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Development can have a significant, typically cumulatively, impact on social cohesion in communities and residents quality of life. Considering how development can, for example reduce the fear of crime, improve access to employment opportunities, provide sustainable transport opportunities and good quality homes people need and can afford can all help to create inclusive places.

## **IP2 – Presumption in favour of sustainable development**

**IP2.1 When considering all development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development as set out in national planning policy. Developments will be shaped by the suite of Development Plan policies to ensure that development and growth are positive,**

**sustainable work to the benefit of residents and businesses, and enhance the existing physical environment.**

- IP2.2 The Council will work proactively with applicants to jointly find solutions which mean that proposals can be approved wherever possible without delay, and to secure development that improves the economic, social and environmental conditions in the area on sites that can deliver at pace that provide sufficient infrastructure mitigate their impacts and support the policies in this development plan.**
- IP2.3 Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in the Greater Manchester Spatial Framework, adopted Neighbourhood Plans and Supplementary Planning Documents) when taken as a whole, will be granted permission unless material considerations indicate otherwise.**

### Justification

National planning policy states that *“the purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs”*.



There are three dimensions to sustainable development: economic, social and environmental. National policy clarifies that these roles should not be undertaken in isolation, because they are mutually dependent. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

National policy confirms that there should be a presumption in favour of sustainable development, which all plans should be based upon and reflect this

presumption with clear policies to guide how the presumption will be applied locally.

The Trafford Local Plan is a positive strategic plan that seeks to deliver the growth that Trafford needs in a sustainable way up to 2037. It is consistent and in general conformity with national policy. For the avoidance of doubt, this policy sets out the overarching aims for sustainable development.

## **IP3 – Health and well-being**

- IP3.1 Trafford Council will seek to reduce health related inequalities across the Borough, by helping all residents to establish and maintain healthier lifestyles. To achieve this, the Council will work closely with key partners to ensure that both existing and future communities have good access to a suitable range of health and social care facilities, particularly in areas of high need / demand.**
- IP3.2 Proposals which include the provision of health facilities (available to the general public) will be supported where they help to meet an identified need for such services, and where they are accessible by public transport and active modes of travel (i.e. walking and cycling).**

- IP3.3 Major residential development schemes, will be required to demonstrate how safe and convenient access by active modes of travel to on-site public open space(s) and other community facilities (at a level established in this Local Plan) have been clearly considered within the development site's layout. This should also include, where appropriate, access to open space or community facilities in the immediate vicinity of the proposal site's boundary.**
- IP3.4 Major residential or employment development with no on-site provision of open space or community facilities, proposals will be required to demonstrate how they can support active modes of travel through their site, in accordance with Policy ST3.**
- IP3.5 On major development proposals, or for schemes which are considered to have a potential detrimental impact on health, the Council may also require a Health Impact Assessment to be undertaken.**
- IP3.6 Development proposals which are deemed to have a detrimental impact on the health and well-being of the Borough's residents will not be supported. This includes proposals which would result in an overconcentration of uses, particularly where they would impact more vulnerable members of the community.**

#### Justification

Trafford Council seeks to support and promote healthy behaviours and environments, helping to reduce health and education inequalities for people of all ages, giving Trafford residents the best start in life. A good quality education and providing residents with the skills to access employment opportunities are intrinsically linked to a healthy and successful population.

The policies in this plan provide the local community with opportunities to improve their physical and mental health, improve their skill set and their chances at accessing and retaining a good quality job (Policy IP4).

Mental wellbeing will be supported through accessible, safe environments that provide good amenity and enable social connections to be made between people. The layout of buildings, the design of public realm, active travel provision, green space and soft landscaping can help positively contribute towards mental wellbeing. Development that increases potential for crime, has a negative impact on amenity such as through noise pollution and reduces the possibility for social connections can have a negative impact on mental wellbeing.

A Health Impact Assessment can be used to assess the impact of development proposals on health and wellbeing showing, they should show how health and wellbeing has been considered throughout the development process minimising negative impacts. Further guidance on Health Impact Assessments of development will be informed by future evidence base work for the Local Plan.

Trafford Council's Health and Planning teams will work together to forecast likely residential growth in relation to pressure on health.



## **IP4 – Education and skills**

### **Education**

- IP4.1** Trafford Council seeks to give its residents the best start in life through maintaining excellent educational standards. To achieve this the Council will work with the relevant organisations to ensure:
- A sufficient supply of early years provision is made available to give children a good start in life;
  - Good quality primary and secondary school places are provided within a reasonable distance to Trafford’s main residential areas; and
  - Support the enhancement of higher education provision to equip residents with the skills and qualifications needed to be successful throughout their working lives.
- IP4.2** Opportunities which expand the range and quality of educational facilities within the Borough will therefore be encouraged and supported. Proposals for such developments will be expected to be:
- a) Designed to a high standard and quality;
  - b) Accessible to local communities by sustainable modes of transport; and
  - c) Where possible, offer opportunities for wider community use of facilities (for example sports halls and playing fields) at evenings and weekends.
- IP4.3** To ensure that new development does not over burden the capacity of existing educational facilities, applicants for major residential proposals will be encouraged to undertake early engagement with Trafford’s Education services to determine the educational requirements associated with new development.
- IP4.4** In circumstances where new development would result in increased demand for educational places, the Council will first look to accommodate increased capacity in existing facilities. In such cases, an appropriate financial contribution (through S106, CIL or equivalent) will be expected to be provided by the developer.
- IP4.5** If new educational facilities are required, sufficient land and the funding required to build the educational facility will be expected to be provided by the developer. In such cases, applicants will be expected to work with the Local Education Authority to determine the necessary requirements for any new buildings and facilities. The LEA will determine when the new school is required once all options for the expansion of existing schools in the local area have been fully realised.
- IP4.6** On major development schemes, the provision of new educational facilities will be required to be phased appropriately, to ensure that the development does not place a capacity burden on existing facilities in the surrounding area.
- IP4.7** The cumulative impact of residential developments of less than 50 units, and the pressure they place on education provision in Trafford, will be considered through the development management process and where necessary financial contributions may be required to mitigate these impacts.

## **Skills**

- IP4.8 Development proposals will be supported where they include provisions to help improve skills, and offer training to local residents helping them be successful throughout their working lives.**
- IP4.9 Proposals for major development will be expected to demonstrate how they will (as a minimum):**
- a) Identify and implement opportunities for the employment and up-skilling of local people;**
  - b) Utilise opportunities for apprenticeships or work experience for the Borough's young adults; and**
  - c) Work with Trafford based companies to maximise the use of existing local supply chains.**
- IP4.10 All proposals that generate additional employment opportunities will be encouraged to support The Trafford Pledge programme (to help those residents who are disadvantaged in the labour market).**

## **Justification**

Demand for school places in Trafford is high due to its outstanding schools which attract many pupils from outside the borough. The movement of pupils in to and around Trafford is supported by its excellent transport links. Any new housing development will attract families who will need to be accommodated in Trafford's schools therefore the demand for school places will need to be carefully considered and managed.

The cumulative impact of smaller developments and changes within permitted development (i.e. office to residential conversions) place pressure on education service provision in Trafford and their impact will be closely considered as part of the development management process.

Trafford Council's Education and Planning teams will work together to forecast likely residential growth in relation to pressure on health and school catchment areas.

## **Supporting a local workforce**

Trafford's Corporate Plan (2019) wants to ensure that people have the skills and aptitude they need in order to access employment through excellent infrastructure connectivity.

Applications for proposed development will be considered in light of the contribution they make to supporting a local workforce. The Trafford Corporate Plan (2019) has identified one of its priorities as ensuring that "Trafford has successful and thriving town centres and communities". To achieve this, the Corporate Plan seeks to:

- to further develop our strong economy
- to continue to create jobs and opportunities for people
- Trafford to be a key destination for business
- people to be able to make a difference in their neighbourhoods
- a strong, dynamic and diverse voluntary sector
- to create inclusive, thriving places where people want to learn, live and work and relax

The Trafford Pledge matches local businesses with residents, benefitting the local community and wider economy aiming to bridge the skills gap. Businesses who sign up commit to supporting the residents of Trafford in to employment. Local residents are matched with local opportunities, in particular those residents who are disadvantaged in the labour market.



Trafford is seen as a prosperous borough and its strong economy should be maintained. This economy needs to be more inclusive, it needs to support a good quality of life for all, and it needs to provide employment, business and growth opportunities across Trafford as a whole.

Proposals for major development will be required to demonstrate how they will provide opportunities for residents to improve their skills, provide apprenticeships for local residents and make use of a local workforce. These requirements and the thresholds for developments to trigger these requirements will be expanded upon and further detailed following further evidence base work to support the Local Plan.

## **IP5 – Design**

**IP5.1 Details on the following matters should be demonstrated by way of a Design and Access Statement associated with a planning application as appropriate.**

### **Design quality**

**IP5.2 In relation to matters of design, development must:**

- a) **Be appropriate in its context;**
- b) **Make best use of opportunities to improve the character and quality of an area;**
- c) **Enhance the street scene or character of the area by appropriately addressing scale, density, height, massing, layout, elevation treatment, materials, hard and soft landscaping works, boundary treatment and;**
- d) **Make appropriate provision for open space, where appropriate, in accordance with Policy OS1 of this Plan.**

### **Functionality**

**IP5.3 In relation to matters of functionality, development must:**

- a) **Incorporate vehicular access and egress which is satisfactorily located and laid out having regard to the need for highway safety;**
- b) **provide sufficient off-street car and cycle parking, manoeuvring and operational space;**
- c) **provide sufficient manoeuvring and operational space for service vehicles, as appropriate;**
- d) **Be satisfactorily served in terms of key utilities such as water, electricity, gas and telecommunications;**
- e) **Be satisfactorily served in terms of the foul sewer system and;**
- f) **Provide appropriate provision of (and access to) waste recycling facilities, preferably on site.**

### **Protecting Amenity**

**IP5.4 In relation to matters of amenity protection, development must:**

- a) **Be compatible with the surrounding area and;**
- b) **Not prejudice the amenity of the future occupiers of the development and/or occupants of adjacent properties by reason of overbearing, overshadowing,**

**overlooking, visual intrusion, noise and/or disturbance, odour or in any other way.**

### **Security**

**IP5.5 In relation to matters of security, development must:**

- a) Demonstrate that it is designed in a way that reduces opportunities for crime and;**
- b) Not have an adverse impact on public safety.**

### **Accessibility**

**IP5.6 In relation to matters of accessibility, development must:**

- a) Be fully accessible and useable by all sections of the community such as by providing tactile paving surfaces, dropped kerbs, segregation of pedestrians and cyclists, ramps and handrails.**
- b) Provide good connections within the site and to adjoining areas;**
- c) Where relevant ensure that streets and public spaces are designed to provide safe and attractive environment for walkers and cyclists; and**
- d) Provide safe, convenient links to public transport and community facilities.**

**IP5.7 Applications for new residential development will need to be in line with this Local Plan's Adaptable and Accessible Homes Policy HN6.**

### **Justification**

High quality design is a key element to making places better and delivering environmentally sustainable developments, as detailed in national guidance, Where there is an opportunity to create residential environments that fully meet the needs of people this should be demonstrated by creating visually attractive, safe, accessible, functional, and inclusive environments which improve the character and quality of the area (CABE – Sense of Place 2007). The benefits of instilling all these design aspects and the climate change principles set out in Policy x make a positive contribution towards attracting and maintaining socially, environmentally and economically sustainable communities.

### **Design quality**

The use of planning and design can play a major role in enhancing the environment and promoting a high quality of life for new and existing communities. Therefore in order to protect the attractiveness of the Borough, it is important for developments to enhance the street scene and not adversely impact the amenity of the surrounding area and neighbours.

Developments should show consideration of both: the CABE – Building for Life document to demonstrate how the neighbourhood scheme has evolved, showing good quality housing design, how the scheme will improve social wellbeing, including quality of life, reducing crime, instilling a more active environment and easing transport problems by creating linkages to key services, jobs and recreational areas and open space; and By Design - Urban Design in the Planning System to demonstrate how the new development reflects its design objectives to secure successful, inclusive and sustainable design and is responsive to the context.

### **Functionality**

To ensure minimal impact on the surrounding amenity of the area as detailed in national guidance and to demonstrate that the development is serviceable, all new developments, particularly major development, will need to demonstrate:

- That parking provision is integrated within the design and is supportive of the street scene;

- Consideration of or if appropriate communication with utility providers, to serve the new development with utilities and foul water system; and
- That the scheme is in compliance with Part H Building regulations (2002), and will provide space to accommodate on site waste recycling facilities.

### Protecting amenity

In accordance with national guidance, the design of the development should protect and where appropriate enhance the character, quality and amenity of an area.

### Security

As detailed in national guidance and the principles within Planning Guidelines: Crime and Security, all development proposals need to demonstrate that the design and layout has helped to create safe environments and reduced the potential for crime. Measures to reduce crime will include:

- The layout to be designed so that it discourages criminal activity;
- Maximising opportunities for natural surveillance of the street;
- Security measures such as perimeter fences that are both effective in preventing crime and attractive in design.

### Accessibility

The Council is meeting the needs of pedestrians, cyclists, disabled and other disadvantaged groups by setting out its intention for the design of developments to be considerate of access issues. In accordance with the Building Regulations Act 1984 Part M Approved Guidance, all new public buildings and commercial developments to provide reasonable provision to ensure that buildings are accessible and useable.

Developments should be designed so that they are accessible and well connected within the development site and with the adjoining areas. Developments should be designed to maximise opportunity for sustainable travel to occur. The layout should be designed to encourage pedestrian movements and cycling, with the design of the street to provide a safe and attractive environment for these users.

The introduction of new streets or re-design of existing streets proposed as part of a development, the Council requires, where appropriate compliance with the Department of Transport – Manual for Streets.

Public spaces include the roads, streets, parks, squares, natural green spaces and other outdoor places that do not require a key to access them and are available without charge for everyone to use, as detailed in Creating Inspirational Spaces, Places Matter. New major residential and mixed use developments will need to demonstrate success at integrating the function of the public space with its surrounding area and have a suitable maintenance plan in place, as detailed in the Building for Life, CABI and Creating Inspirational Spaces, Places Matter. The public space should be high quality, multifunctional, accessible to all and well located to ensure high levels of activity. As detailed in the CABI Building for Life document, the benefits of well located, accessible public spaces can lead to improvements in the community cohesion, quality of life and health. The potential health benefits of this policy link with Policy R5.



## IP6 – Digital connectivity

- IP6.1** The Council will support the expansion of digital infrastructure including high speed broadband and telecommunications to meet the needs of businesses and communities. The Greater Manchester Full Fibre Networks Programme's aim to increase the city region's full fibre coverage from 2% to 25% within the next three years will be supported.
- IP6.2** The highest quality digital infrastructure will in particular be supported at Trafford's town centres, Trafford Wharfside, Trafford Park and the Civic Quarter. Developers are encouraged to have early discussions with strategic providers or local broadband groups.
- IP6.3** All new development should incorporate full fibre to premises connections, including ducting to industry standards for efficient connection to existing networks. Only in circumstances where the developer can prove this is technically infeasible will any exceptions to this requirement be made. Provision of new digital infrastructure needs to be phased to ensure it comes forward at the same time or before the completion of a new development. Existing digital infrastructure will be protected from adverse impacts including from new development.
- IP6.4** The provision of high speed digital infrastructure should be incorporated in all employment developments.
- IP6.5** The provision of digital infrastructure that reduces the need to travel and promotes more flexible working patterns will be supported. Telecommunications development will be appropriately located to minimise the impact on the visual amenity, character and appearance of the surrounding area.

### Justification

Digital infrastructure transfers information using technologies such as telephone, television, mobile phones and the internet. Trafford is at the heart of the global internet infrastructure, due to the close proximity to the only internet exchange in the UK outside of London. Trafford's connectivity is amongst the best in the country with 99% of Trafford covered by superfast broadband, compared to a UK average of 96% in 2019. Trafford Park is serviced by 'The Loop', a unique fibre network offering ultrafast connectivity reaching 10gbs. The rest of Trafford is kept connected by Virgin Media, BT and Metronet, offering speeds of up to 100mb/s.

The Greater Manchester Full Fibre Networks Programme aims to increase the city region's full fibre coverage from 2% to 25% within three years aggregating demand to deliver fibre connections to public premises including Council, Fire Service and Transport for Greater Manchester (TfGM) properties or assets. This programme will help stimulate economic growth and it will also support work and skills. The programme will also place Trafford in a good position to encourage commercial investment to support 5G masts and base stations as the rollout of new generation 5G mobile begins in 2020.

High quality digital infrastructure is becoming increasingly important for supporting economic growth. There are also social benefits such as increasing social inclusion through better access to services that are increasingly provided online.

The delivery of digital infrastructure will also reduce the need to travel and increase flexibility for different working patterns such as the ability to work from home.

The Council is keen to facilitate the expansion of digital infrastructure whilst at the same time minimising any negative environmental impacts on the amenity of local areas.

## IP7 – Community facilities

- IP7.1 Community facilities and local services are as defined by Class F1 and F2 of the Use Class Order 2020. These facilities and services are those which are valued by the local community and which enhance the sustainability of the catchment community.**
- IP7.2 Proposals for new or improved community facilities and local services will be supported where they are of an appropriate scale to serve the local community.**
- IP7.3 Any proposal which would result in the loss of existing community facilities or local services will not be supported unless it can be demonstrated through an accompanying statement that:**
- a) the facility is surplus to the needs of the local community;**
  - b) the proposal does not constitute the loss of a service of particular value to the local community nor detrimentally affect the character and vitality of the area;**
  - c) the facility is not capable of continued use for the existing purpose and cannot be used for other community uses in an economic and sensitive manner;**
  - d) the loss of the land/property forms part of a larger scheme for the development of community facilities serving the needs of the locality; or**
  - e) compensatory facilities of equivalent community benefit are provided within the catchment of the existing facility.**
- IP7.4 Buildings and land that has been defined as an Asset of Community Value (ACV) will be a material consideration in determining planning applications.**

### Justification

There is a wide range of different types of community facilities and services that meet the day to day needs of the different communities in Trafford. Community facilities can contribute to the social well-being of the community and bring people together, whilst contributing to the local infrastructure.

Where proposals involve the loss of existing community facilities or local services, the Council will require demonstration through the submission of a supporting statement as part of the planning application process, that there is no longer a need for the facility, either now or in the foreseeable future. The possibility of using the premises for any other community facilities for which there is an identified need in the locality should be fully investigated by the applicants and evidence of this provided to the Council. Capability of continued or other community uses could relate to the economic viability or physical condition of the building.

When considering proposals for demolition or change of use, the Council will also take into consideration the role of that facility within the community and existing alternative facilities in the surrounding area.

**Q7. Do you agree with the draft Inclusive Places policies IP1 – IP7? If not, please explain why (providing supporting evidence where appropriate).**