

## TRAFFORD COUNCIL

**Report to:** Executive  
**Date:** 04 March 2013  
**Report for:** Decision  
**Report of:** Executive Member for Economic Growth and Prosperity

### Report Title

**DESIGNATION OF TRAFFORD PARK BUSINESS NEIGHBOURHOOD AREA**

### Summary

This report relates to the application by the Trafford Park Business Neighbourhood Management Board for the designation of Trafford Park as a Business Neighbourhood Area in line with the Localism Act 2011.

It details the consultation that has been undertaken, a summary of the representations received together with the implications of making the designation and provides.

### Recommendation(s)

That the Executive:

1. Note the consultation process undertaken, the representations received and the Council's response to them.
2. Approve the application for designation of the Trafford Park Business Neighbourhood Area.

### Contact person for access to background papers and further information:

Name: Rob Haslam (Interim Strategic Planning Manager) Ext: 4788.

Background Papers:

- None.

#### **1.0 Background**

1.1 In July 2011, Trafford Park was identified by the Department for Communities and Local Government (CLG) as a frontrunner for a new Business Neighbourhood Plan process. 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 in Trafford Park.

1.2 The Board 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

1.3 In its submission, the Board suggests that 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

## **2.0 The Proposed Trafford Park Business Neighbourhood Area**

2.1 On 10th December 2012, Trafford Council received an application from the Trafford Park Business Neighbourhood Shadow Management Board for the designation of Trafford Park as a Business Neighbourhood Area (see Appendix B).

2.2 The proposed area lies wholly within the Borough of Trafford, although it borders the Cities of Salford and Manchester to the north and east. Appendix A details 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.

2.3 The Board states that 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.

2.4 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.

## **3.0 Business Neighbourhood Area Designation**

3.1 The formal process of designation is set out in the Neighbourhood Planning (General) Regulations 2012. The regulations detail that first, an application is made to the Local Planning Authority to formally designate a Business Neighbourhood Area (BNA). The application must consist of a map of the BNA, a statement as to why the area is appropriate and a statement that the submitting organisation is 'a relevant body'.

3.2 The Council is then required to publicise the application and put it out for consultation for 6 weeks. This must be done on the Council website and "*...in such other manner as they consider is likely to bring the area application to the attention of people who live, work or carry on business in the area...*" Once the consultation period has ended, and depending on the representations received, the Council can then formally designate the Neighbourhood Area.

3.3 Advice from the Department for Communities and Local Government (DCLG) was that a formal public notice was not required, that it was sufficient to publicise the application on the Council's website and make it available at a venue within the proposed area. This is consistent with the approach that other applicants for neighbourhood area designation have made. However, it was decided that this

application should be advertised by way of a public notice as this would bring it to the wider attention as suggested in the regulations and was a cost effective way of doing so. This is consistent with the way the Council has historically consulted upon statutory planning proposals.

- 3.4 In addition, the proposal was publicised on the Council's website and was available to view at Quay West and Sale Waterside Council offices. A press release was issued to further publicise the application.
- 3.5 The 6 week consultation period on the application for the designation of the Trafford Park Business Neighbourhood Area ran from 17<sup>th</sup> December 2012 to 28<sup>th</sup> January 2013.

#### **4.0 Implications of designating a Business Neighbourhood Area**

- 4.1 The application that the Council must consider is solely for the designation of a Business Neighbourhood Area in Trafford Park. It is not an application for the designation of a formally constituted Neighbourhood Forum or for a statutory Neighbourhood Plan or Neighbourhood Development Order.
- 4.2 Should the area application be approved, it would allow the Board to submit a subsequent application to the Council for designation as a Neighbourhood Forum and, in turn, they would then have the power to develop a Neighbourhood Plan or Neighbourhood Development Order. This would give the businesses in Trafford Park a measure of control over the development plan process and a mechanism to simplify the development management system within the Business Neighbourhood Area, respectively.
- 4.3 The Trafford Park Business Neighbourhood Shadow Management Board currently has no plans to become a Neighbourhood Forum or to develop a Neighbourhood Plan or Neighbourhood Development Order for Trafford Park. The formal designation of the Business Neighbourhood Forum requires the formalisation of the Board membership to include residents, employees/businesses of the Neighbourhood Area and elected members from the wards which cover the BNA (currently Clifford, Gorse Hill and Davyhulme East).
- 4.4 The designation of the Trafford Park Business Neighbourhood Area is not a commitment to either formally designate a Business Neighbourhood Forum or produce a Business Neighbourhood Plan for Trafford Park, both of which have more significant implications in political and resource terms. If the area application is approved, this will enable the Council to submit a bid for £5000 from the CLG New Burden Fund in March 2013, to cover the costs of designation.

#### **5.0 Consultation Responses**

- 5.1 Following the consultation period, there have been two responses to the consultation. Firstly a representation was received from Councillor Mike Cordingley (Gorse Hill ward) which makes a number of points, as set out below:
  - There should be a 'buffer zone' of around 200m between the industrial and residential areas;
  - The boundary should not include the existing Trafford College site on Moss Road as this has a recent planning permission for housing;
  - The Board's success criteria should see greater reference to public transport and improving access to Trafford Park, particularly from surrounding residential areas;
  - there should be specific reference that elected members should include representation from the wards covered by the BNA; and

- That the consultation has not been sufficiently publicised, in particular local community groups should have been consulted directly and households bordering the scheme should have been written to directly.
- 5.2 In response, it is considered that the Neighbourhood Area boundary must be drawn precisely to include business uses and exclude non-business uses. It is considered that the proposal for a buffer zone is reasonable although it would be best incorporated into any Neighbourhood Plan, Neighbourhood Development Order or Simplified Planning Zone that may be produced for the area and which would be subject to further consideration/consultation.
- 5.3 The suggestion that the existing Trafford College site should be excluded from the area is considered in more detail in paragraph 6.8 below.
- 5.4 The request that greater reference be made to Public Transport in the Board's Success Criteria is not a matter for this consultation. However, Officers will pass on this suggestion to the Board for further consideration.
- 5.5 Similarly, the suggestion that Board representation should be extended to include the wards covered by the BNA will be passed on to the Board. It is also considered in some detail in paragraphs 6.4 to 6.6 below.
- 5.6 In response to the request for additional publicity, an additional press release was issued by Trafford Council on the 11 January 2013. It was considered that letters to all residential addresses around the proposed boundary would not have been a cost effective use of Council resources. Further details of the publicity undertaken are set out in paragraphs 3.3 to 3.6 above.
- 5.7 Secondly, a response was received from Tameside Council. They made no formal comments on the proposed boundary, although they welcomed the proposal to extend Metrolink through Trafford Park.

## **6.0 Assessment of the Proposed Trafford Park Business Neighbourhood Area**

- 6.1 To determine whether it is appropriate to designate a Business Neighbourhood Area, the Council must be satisfied:
- i. That the correct material has been submitted in support of the application;
  - ii. That the organisation that has submitted the application is a 'relevant body' for the purposes of section 61G of the 1990 Town and Country Planning Act (as amended);
  - iii. That some or all of the specified area has not already been designated as a neighbourhood area or is within the boundaries of a parish council;
  - iv. That the proposed area is wholly or predominantly business in nature;
  - v. That the proposed boundary for the Business Neighbourhood Area is based on sound planning reasons, including:
    - Whether there are emerging development opportunities (such as major sites, strategic applications) within the proposed neighbourhood area;
    - Local plan and other DPD coverage;
    - consideration of the proposed Neighbourhood Area in spatial planning terms and ensuring that the boundary is logical;
- 6.2 In relation to criterion i., the application included a clear map of Trafford Park showing the proposed boundary and a detailed statement arguing that the designation was appropriate in that it would help to provide a much needed identity to Trafford Park and would enable a unified approach to the growth and development of the area. The

application also included a statement as to why the Board should be considered a 'relevant body' – this is considered in more detail in paragraph 6.4 below.

- 6.3 It is therefore considered that the application was submitted with the correct supporting material as required in Section 5(1) of The Neighbourhood Planning (General) Regulations 2012.
- 6.4 In relation to criterion II., the Board, in its application, argued that they can be considered as a 'relevant body' on the basis 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 individuals who live and work in the proposed Neighbourhood Area, and elected members of Trafford Borough Council (TBC) whose area falls within the proposed 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 which evidences the above requirements and will consider formally adopting the constitution at a future Board meeting.
  - In addition, a Trafford Park Growth Strategy has been approved by the Board which further demonstrates how it can improve social, economic and environmental well-being (particularly in terms of supporting businesses).
- 6.5 There is no requirement for a body which submits a Neighbourhood Area application to already be formally constituted but there is a requirement for it to demonstrate that it is capable of being designated as such. Since its inception in November 2011, the Board has shown a commitment to gaining membership from a wide range of businesses across Trafford Park beyond the core industrial/manufacturing concerns to encompass distribution, media, retail and leisure businesses including SMEs. Through the production of the Trafford Park Growth Strategy, the Board has also shown a commitment to the sustainable development and growth of the Park.
- 6.6 On this basis, it is considered that the Trafford Park Business Neighbourhood Shadow Management Board has demonstrated that it is capable of being designated as a Neighbourhood Forum and as such it satisfies the requirements in sections 61F(5) and 61G(1) and 61G(2)(b) of the Town and Country Planning Act 1990 as amended.
- 6.7 In relation to criterion iii., it is clear that none of the proposed area is already designated as a neighbourhood area or is within the boundaries of a parish council.
- 6.8 In relation to criterion iv. it is accepted that the boundary has been carefully drawn to exclude any residential or non-business uses. The only concern (as raised by Councillor Cordingley) relates to the inclusion of the existing Trafford College site on Moss Road as this has a recent planning permission for housing. However, as this permission has not yet been implemented and the test is that the area is 'predominantly' (i.e. not necessarily 'wholly') in business use it is considered that there is no reason to amend the boundary to exclude this site. It is therefore considered that the proposed boundary does define an area that is business in nature consistent with a Business Neighbourhood status.

6.9 In relation to criterion v., it is considered that there are sound planning reasons for the proposed boundary in that the Pomona, Trafford Wharfside and Trafford Centre Rectangle sub-areas are identified as Strategic Locations in the adopted Trafford Core Strategy where major change and development is proposed and the Trafford Park Core is identified in Core Strategy Policy W1 as key employment location in the Borough. The proposed boundary is also consistent with the employment allocations in the Revised Adopted Trafford UDP which, whilst these are being currently being reviewed in the Council's emerging Land Allocations DPD, does indicate a historical concentration of employment uses.

6.10 In conclusion, it is considered that the proposed boundary is reasonable and logical and therefore would, if a Neighbourhood Plan or Neighbourhood Development Area were to be developed for this area, be appropriate for spatial planning purposes. The submission has demonstrated that the proposed Trafford Park Business Neighbourhood Area satisfies the tests in paragraph 6.1 of this report and the requirements of the 1990 Act as amended and therefore the application should be approved.

## **7.0 Next Steps**

7.1 Following approval of the application for the Trafford Park Business Neighbourhood Area, the Council will publicise the designation on its website and by way of a press release. Once the Business Neighbourhood Area is designated, the Council can submit a bid for £5000 from the CLG New Burden Fund in March 2013, to cover the costs of designation.

7.2 The Council will continue to support the Trafford Park Business Neighbourhood Board to develop its status with the aim of promoting growth and sustainable development in Trafford Park.

## **Other Options**

Refusal of the application for the designation of Trafford Park Business Neighbourhood risks greater uncertainty and delay in delivering sustainable growth in this part of Trafford, as it will undermine a key element of improving the identity and supporting businesses in the Borough's main employment area.

## **Consultation**

The details of the consultation on the proposed Trafford Park Business Neighbourhood Area are set out in the main body of the report.

## **Reasons for Recommendation**

To formally recognise Trafford Park as a Business Neighbourhood Area to support the Board's aspirations to deliver sustainable growth in the area.

## Key Decision

This is a key decision currently on the Forward Plan: Yes

Finance Officer Clearance .....PC.....  
Legal Officer Clearance .....MJ.....

*Adrian Jones*

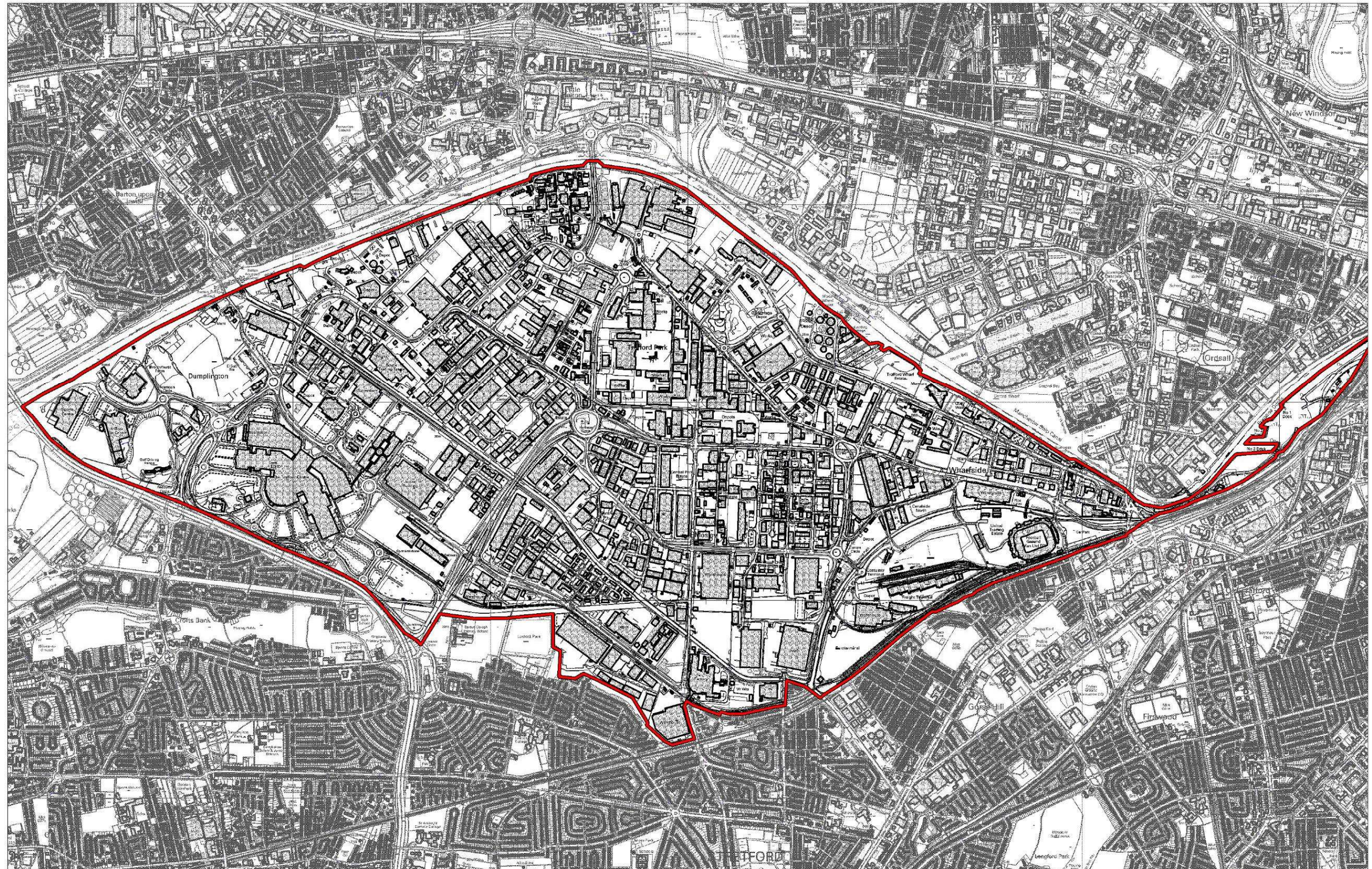
## **CORPORATE DIRECTOR'S SIGNATURE**

To confirm that the Financial and Legal Implications have been considered and the Executive Member has cleared the report.

### **Implications:**

Relationship to Policy Framework/Corporate Priorities	The designation of the Trafford Park Business Neighbourhood could contribute to a number of Corporate Priorities, in particular: Positive Environmental Impact; Better Homes; Strong Communities; Strong Economy and Health & Improved Quality of Life
Financial	The administration of the application for designation of the Trafford Park Business Neighbourhood is funded from the existing Strategic Planning & Developments budget within the EGP Directorate's overall budget. Approval of the application will enable the Council to apply for £5000 from the CLG New Burden Fund, to cover the costs of designation.
Legal Implications:	The application for designation of the Trafford Park Business Neighbourhood Area has been considered against the requirements of the Town and Country Planning Act 2004 as amended. The status of Trafford Park as a Business Neighbourhood Area raises potential for future designation as a Business Neighbourhood Forum and the production of Neighbourhood Plan or Neighbourhood Development Order.
Equality/Diversity Implications	None
Sustainability Implications	The purpose of the Business Neighbourhood is 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).
Staffing/E-Government/Asset Management Implications	None / None / Some land or property owned by the Council lies within the proposed Business Neighbourhood Area.
Risk Management Implications	The designation of the Business Neighbourhood Area could be subject to legal challenge.
Health and Safety Implications	None.

**Appendix A – Proposed Trafford Park Business Neighbourhood Area**



	 Trafford Park Business Neighbourhood Area	Trafford Park Business Neighbourhood Area Date: 19/11/2012 <small>Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Trafford Borough Council. OS Licence No. LA076392.</small>	
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M17 1HH

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56 Oxford Street  
Manchester  
M60 7HJ  
T: 0161 236 3210  
F: 0161 237 3277

10 December 2012

Dear Theresa

At its meeting on 22<sup>nd</sup> November 2012, the Trafford Park Business Neighbourhood Shadow Management Board agreed to apply for Trafford Park to be designated as a Business Neighbourhood Area.

Therefore, on behalf of the Board, I am delighted to enclose our formal application, in accordance with Regulation 5 of the Neighbourhood Planning (General) Regulations 2012, for the area shown in Appendix A of the application, to be designated a Business Neighbourhood Area by the Local Planning Authority (LPA). The area in question covers the core Trafford Park employment area, as well as Trafford Wharfside, Pomona Island and the Trafford Centre Rectangle.

We understand that it is totally at the discretion of the LPA as to whether to designate the area as a 'Business Neighbourhood'. The proposed boundary has been carefully drawn to include all businesses within Trafford Park and exclude any fringe residential areas or sites in non-business use. This is to ensure that the primary purpose of the Business Neighbourhood Area is preserved.

The Board recognises that the Council has a duty to publicise this application for a 6 week period and give proper consideration to any representations that are made before determining whether to formally designate the Business Neighbourhood Area as proposed. The Board welcomes this and is happy to support the Council in its considerations, as appropriate.

We trust the information provided is sufficient to progress the application for designation of the Business Neighbourhood Area. Please let me know if further information is required.

*Yours sincerely,*



**Chris Fletcher**  
**Deputy CEO & Director of Policy & Communications**

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## **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



 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

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