TRAFFORD COUNCIL

Technical Note

PPS4 Assessment for B1 Office Floorspace in Trafford

September 2010

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URDU

1. Introduction

1.0 The purpose of this note is to detail the amount of B1 Office land and floorspace required up to 2026 to meet the identified need for Trafford, based on an appropriate methodology. It also assesses how much of this need could be met within or on-the edge-of town centres and identifies areas outside of the town centres where the need that cannot be met in-centre could be located.

1.1 This approach takes account of Policy EC5 of PPS4 and the supporting Practice Guidance. It supports the spatial strategy set out in the Trafford Core Strategy – Publication version, in particular the proposals in the 5 Strategic Locations and Policy W1 and the distribution of land for employment in Table W1.

1.2 This note should be read with reference to the Greater Manchester Forecasting Model, the Greater Manchester Employment Land Position Statement (August 2009), the Trafford Employment Land Study (May 2009), the Trafford Other Town Centre Uses Study (January 2010) and the Trafford Schedule of Land Available for Employment Development (April 2010).

1.3 This note will be updated annually to reflect changes in the forecast data and new completions/commitments for offices.

2. Stage 1: Determining Quantitative Need.

2.1 Projections for the demand for B1 employment land for Trafford are derived from the Greater Manchester Forecasting Model (GMFM). The GMFM provides broad forecasts of the need for land for B1 office development derived by applying standard conversion ratios to job forecast data. The employment land projection for B1 offices was determined by applying sector breakdown, employment densities and plot ratios to the job change figures. A significant increase in B1 office demand is predicted for Trafford due to its strong predicted growth in financial / business services and knowledge intensive sector jobs.

2.2 For the avoidance of doubt, the B1 Office referred to in this document equates to use classes B1a (offices) and B1b (research and development) of the Use Classes Order. It does not include use class B1c (light industry). This approach is consistent with the approach in the Greater Manchester Forecasting Model.

2.3 The Trafford Employment Land Study (May 2009) done by Arup/Lambert Smith Hampton made an assessment of office floorspace requirements using GMFM job forecasts from 2005/2006 (Lower and Accelerated Growth Scenarios) and the 2007 Update. Arup then applied their own methodology to convert office jobs to office floorspace. These forecasts are shown in Table 1 below.

Table 1: Projected B1 Office Floorspace Need for Trafford (TELS)

Year	Lower Growth Scenario	2007 Update	Accelerated Growth Scenario
2007	1,959,897	1,959,897	1,959,897
2026	2,149,760	2,482,921	2,750,072
2009 – 2026 Need	**189,862**	**523,023**	**790,175**

2.4 The Arup analysis shows a huge range in the possible need for office floorspace and is based on forecasts done before the 'credit crunch' hit and the economy went into recession so they are likely to be very optimistic figures that over-estimate the level of and growth in jobs.

2.5 Unlike earlier forecasts, the GMFM updates for 2008 and 2009 provide projected office floorspace requirements for Trafford. The figures represent the amount of office floorspace in Trafford that is required to accommodate projected jobs and provide a more up-to-date and accurate forecast of office floorspace need than the older analysis that formed part of the Trafford Employment Land Study. These later forecasts are, therefore, the preferred ones for this analysis and are set out in Table 2 below:

Table 2: Projected B1 Office Floorspace Need for Trafford (GMFM)

Year	2008 Update	2009 Update
2007	741,300	716,000
2009	711,100	668,300
2011	692,700	665,000
2016	755,400	737,500
2021	818,300	800,000
2026	853,600	849,600
2027	860,100	858,700
2009 – 2026 Need	**+ 142,500**	**+ 181,300**

These results are produced from the GMFM using a common set of assumptions and densities and will not necessarily reflect individual circumstances in different districts. Users of the data should bear in mind that they:

- do not cover all employment land use types;
- do not reflect all employees (since some sectors/sub-sectors have specific requirements that are not easily reflected in a standard calculation);
- do not necessarily accurately reflect the situation in Districts that may have an unusual mix of activities within them;
- do not make an allowance for the self employed;
- deal with part-timers on the basis of two being equivalent to the floor-space requirement of one full-timer;
- assume that future floor-space requirements per worker remain in line with past estimates.

2.6 Clearly, there is great variation in the projected need between the two updates – in the order of 40,000sqm or 22% of the uplift - and this adds significant uncertainty to the level of required floorspace. The two updates reflect different economic prospects – one pessimistic, one more optimistic so therefore, for the 2009 – 2026 plan period, the future need may be best expressed as a range of between 143 and 181 thousand sqm of floor-space – the mid point being of the order of 162 thousand sqm.

2.7 The existing need for office floorspace (somewhere between 668,000 and 711,000sqm gross) is largely being met by the existing estimated supply of office floorspace in the Borough (578,000 net sqm in 2008/9 (694,000sqm gross)) (Source: Trafford AMR 2009). Therefore, this means the forecast need for office floorspace between 2009 and 2026 will rise to **between 143,000 and 181,000sqm** gross. These figures therefore represent a guide to the amount of office floorspace in Trafford that the Core Strategy is required to deliver in order to accommodate new jobs.

2.8 Data from the Trafford Annual Monitoring Report indicates that between 1998 and 2009, 92,731sqm of office floorspace has been developed in Trafford – an average of 8,430sqm per year. Projecting this annual average build rate forward for the next 15 years would result in 126,451sqm of office floorspace being developed in Trafford – which is not far off the forecast need for office floorspace, indicating that the projected need is realistic and deliverable.

2.9 The Greater Manchester Forecasting Model is updated annually so the projected need for Trafford will most likely vary over time. This note will be updated annually to reflect any changes in projected need and also the current position on completions/commitments.

3. Stage 2: Identifying Completions / Commitments

3.1 The target figure of seeking to provide between 143,000 and 181,000sqm gross of office floorspace in Trafford is for the period 2008/9 to 2026. As it is now 2010, some of this need has already been met by office floorspace that has been built out over the last couple of years.

3.2 Since April 1st 2008, 6 commercial office schemes have been completed (Table 3).

Table 3: Recently Completed Office Schemes in Trafford.

Proposal	Area (Ha)	Floorspace (sqm gross)
Victoria Street, Altrincham	0.07	928
Denzel House, Bowdon	0.47	493
Warren Bruce Road, Trafford Park	0.69	3,856
Gillespie House, Altrincham	0.05	409
Springbank House, Altrincham	0.25	1872
Britannia Road, Sale	0.14	1116
Total	**1.67**	**8,674**

3.3 Therefore since 1st April 2008, **1.67 ha or 8,674sqm** gross of B1 office has been developed in Trafford.

3.4 Turning now to existing commitments, the table below lists all outstanding commitments for B1 Office development in Trafford at June 2010:

Table 4: Existing Commitments for B1 Office Development.

Proposal	Status	Area (Ha)	Floorspace (sqm gross)
15-41 Railway Street, Altrincham	FPP	0.19*	5312
Mansion House, Altrincham	FPP	0.0**	446
Jarvis House, Broadheath	RTA	0.0**	735
Altair	RTA	0.9*	8970
13 Cecil Road, Hale	FPP	0.03	259
17 Cecil Road, Hale	FPP	0.08	1350
2a Hampson Street, Sale Moor	FPP	0.01	106
126 Washway Road	U/C	0.0**	286
Trafford Press, Old Trafford	FPP	0.6*	579
39 Talbot Road, Old Trafford	FPP	0.35	3712
Northumberland Road, Old Trafford	FPP	0.2*	2000
499 Chester Road, Old Trafford	RTA	0.1*	806
906 Chester Road, Gorse Hill	FPP	0.10	184
Venus, TCR	FPP	0.0**	269
Warren Bruce Road, Trafford Park	FPP	0.62	2971
Ashburton Road West, Trafford Park	RTA	1.88	7644
Mosley Road, Trafford Park	FPP	1.6*	6870
MUFC, North Road	RTA	0.62	3976
Trafford Park Bakery	FPP	0.52	3065
Kratos	OPP	3.78	27870
40a Flixton Road	FPP	0.02	142
Total		**11.6**	**77,552**

* - estimated land take as part of mixed-use development
** - assumed zero land take as proposal is for additional floor(s) on existing office building.
FPP – Full planning permission
OPP – Outline planning permission
RTA – Recommendation to approve
U/C – Under construction

3.5 Based on an annual average build rate (1998-2009) for office floorspace of 8,430sqm, the existing commitments in Trafford amount to a 9.2 year supply (77,552÷8,430).

3.6 Therefore taking into account the office floorspace built since 2008 and the existing commitments, it is clear that 8,674sqm gross of the need has already been met with a further 77,552sqm gross of supply currently available. So, adding these figures together, there are **86,226 sqm** gross of office floorspace already built/in the pipeline leaving a residual need of between 57,000 and 95,000sqm gross.

4. Stage 3: Identifying Town Centre Opportunities

4.1 The Trafford Main Town Centre Uses Study (March 2010) undertaken by Nathaniel Lichfield & Partners looked at all suitable, available and viable sites for office development within or on the edge of the four town centres of Altrincham, Sale, Stretford and Urmston. The table below summarises all the identified opportunities excluding the existing commitments at Altair and Railway Street, Altrincham which have been accounted for above.

Table 5: Town/Edge-of-Centre Opportunity Sites

Site	Status	Area (Ha)	Floorspace (sqm gross)
Altrincham General Hospital	In-Centre	1.14	-
Springfield Road, Altrincham	Edge-of Centre	2.65	-
Oakfield Road, Altrincham	In-Centre	1.67	-
Grafton Centre, Altrincham	In-Centre	0.34	-
Manor Road, Altrincham	Edge-of-Centre	0.35	-
Moss Lane, Altrincham	Edge-of-Centre	0.88	-
Stamford House, Altrincham	In-Centre	0.2	-
Washway Road, Sale	In-Centre	0.33	-
Broad Road, Sale	In-Centre	0.7	-
Hope Road, Sale	In-Centre	0.26	-
56 Washway Road, Sale	Edge-of-Centre	0.75	-
Six Acre Centre, Sale	In-Centre	2.42	-
Newton Street, Stretford	Edge-of-Centre	1.07	-
Victoria Parade, Urmston	In-Centre	0.58	-
		13.34	

4.2 The figure of 13.34 ha is a notional figure assuming all of these in and edge-of-centre sites were developed entirely for offices. This is unrealistic as the Town Centre Uses study identifies all of these sites for mixed-use development and some of the sites already have offices on them so the actual amount of office development on the site would be considerably less than this theoretical maximum – a figure of **2.2ha** (or one sixth) is more realistic.

4.3 Analysis of the 10 town-centre/edge-of-centre sites that have been recently completed or are existing commitments (see Table 6 below) suggests that the average floorspace to hectarage yield that has been achieved/is proposed within or on the edge of town centres in Trafford is 11,760sqm of office floorspace gross per hectare (20,464÷1.74). Translating this ratio to the 14 Opportunity Sites listed above suggests that town and edge-of-centre sites could potentially deliver 156,890sqm of office floorspace. In line with the more realistic approach to the potential area for office development outlined above, a floorspace figure of **26,148sqm** (one sixth) of office development in or on the edge of town centres is proposed.

Table 6: Completed/Committed Town/Edge-of-Centre Office Development

Proposal	Status	Area (Ha)	Floorspace (sqm gross)
Victoria Street, Altrincham	Complete	0.07	928
Gillespie House, Altrincham	Complete	0.05	409
Springbank House, Altrincham	Complete	0.25	1872
Britannia Road, Sale	Complete	0.14	1116
15-41 Railway Street, Altrincham	FPP	0.19	5312
Altair	RTA	0.9	8970
13 Cecil Road, Hale	FPP	0.03	259
17 Cecil Road, Hale	FPP	0.08	1350
2a Hampson Street, Sale Moor	FPP	0.01	106
40a Flixton Road	FPP	0.02	142
		1.74	**20,464**

5. Stage 4: Determining Residual Need

5.1 Table 7 below sets out the need for B1 office floorspace that remains to be met for the period 2008-2026 in Trafford after taking into account recent completions, existing commitments and town/city centre opportunities.

Table 7: Residual Need for office development in Trafford 2008-2026

		Land (Ha)	Floorspace (sqm gross)
A	B1 Office completions	1.67	8,674
B	B1 Office commitments	11.6	77,552
C	Trafford Town Centre Potential	2.2	26,100
D	Potential Supply = A+B+C =	15.47	112,326
E	Quantitative Need for B1 Office 2008-2026	-	142,500 to 181,300
F	**Residual Need for B1 Office = E-D =**	**-**	**30,174 to 68,974**

5.2 For the sake of simplicity, the residual need is rounded to **between 30,000sqm and 69,000sqm**.

6. Stage 5: Consideration of Out-of-Centre Opportunities

6.1 As part of the Trafford main town centre uses study undertaken by NLP, B1 uses were subject to the tests outlined in paragraph EC5.1 of PPS4. The study concluded that, in order to meet the identified need for office uses, due to a low number of suitable and available sites in town centre locations, even if the Altair planning permission is implemented, it may be necessary to consider further sites situated in regeneration areas of the Borough (in accordance with PPS4) where offices could form part of mixed-use developments, or are ancillary to other forms of economic development. This position is borne out by the analysis above that indicates there is not sufficient land within or on the edge of town centres to meet the forecast demand for office floorspace in Trafford.

6.2 The next stage is to identify where in Trafford the residual need for office floorspace can be met. This section assesses a number of potential locations in Trafford against the criteria in PPS4 and therefore identifies which out-of-centre locations may be most appropriate for office development and how much development may be appropriate there.

6.3 The key considerations for determining whether office development is appropriate in out-of-centre locations are set out in paragraph EC5.1e of PPS4. These are:

- The physical regeneration benefits of developing on previously-developed sites;
- Employment opportunities;
- Increased investment in an area;
- Social inclusion

6.4 Policy EC5.2c indicates that, when considering out-of-centre sites for development for main town centre uses, preference should be given to sites that are or will be well-served by a choice of means of transport and which are closest to the centre and have a higher likelihood of forming links with the centre.

6.5 In addition, Policy EC5.3 suggests that sites that best serve the needs of deprived areas should be given preference when considered against alternative sites with similar locational characteristics.

6.6 The Council has assessed the following out-of-centre locations against the criteria set out above:

- Pomona;
- Wharfside;
- Trafford Park Core;
- Trafford Centre Rectangle;
- Carrington;
- Broadheath;
- Davenport Green;
- Old Trafford, Sale and Timperley

6.7 This list of locations is based on the list in Policy W1.3 of the draft Publication Version of the Trafford Core Strategy. It includes four of the five proposed Core Strategy Strategic Locations (Pomona, Wharfside, Trafford Centre Rectangle and Carrington), the employment areas of Trafford Park Core and Broadheath (Policy W1) and other employment areas in Old Trafford, Sale, and Timperley that are allocated in Proposals E7, E10, E13, TP3 and TP4 of the Revised Adopted Trafford UDP (June 2006). The proposal at Davenport Green which is identified as a Major High Amenity Site in Proposal E14 of the Revised Adopted Trafford UDP, is also assessed.

6.8 None of these identified areas are close to an existing centre nor is there a likelihood that they can form meaningful links with any centre in line with Policy EC5.2c of PPS4. A more detailed analysis of Pomona, Wharfside, Trafford Centre Rectangle and Carrington can be found in the Sustainability Appraisal of the Core Strategy Publication document. A more detailed analysis of Davenport Green can be found in the Sustainability Appraisal undertaken by Urban Vision in July 2010.

6.9 **Pomona** is a prominent long standing vacant / overgrown / derelict site which is in significant need for investment. It formed part of the Manchester Docks so is previously-developed land. The site could provide a large amount of employment that is well-linked to and could complement the offer in both Manchester City Centre and Salford Quays/Mediacity:uk. Pomona lies within the Salford Quays / Irwell Corridor Strategic Regional Site as identified in July 2009 by the NWDA. The purpose of this designation is to expand and integrate the area with the rest of the regional centre of Manchester through a mixed-use framework. The site is accessible by a choice of means of transport as there are 2 Metrolink stations immediately adjacent to the site and there are frequent bus services in the vicinity. The development of the site could also open up the waterfront for safe use by pedestrians and cyclists, providing an additional important link in the network of routes in the Irwell River Park area and beyond. The site is close to the deprived areas of Old Trafford and Ordsall although any development would need to be carefully designed to ensure people in these communities can access the jobs created on this site. Pomona is also within the Regional Centre which is a focus for office development.

6.10 In conclusion, although out-of-centre, Pomona scores highly against the criteria in PPS4 Policy EC5.1e, EC5.2c and EC5.3 and as such is a preferred location for office development in Trafford.

6.11 Trafford **Wharfside** is a large mixed-use area bordering the Manchester Ship Canal that includes elements of industrial, warehouse and leisure uses, the Imperial War Museum and Manchester United Football Club. It forms part of the old Manchester Docks and the eastern end of the Trafford Park industrial estate so all the land is previously-developed. The area forms part of Mediacity:uk which has significant potential for employment generation. Wharfside lies within the Salford Quays / Irwell Corridor Strategic Regional Site as identified in July

2009 by the NWDA. The purpose of this designation is to expand and integrate the area with the rest of the regional centre of Manchester through a mixed-use framework. This is a sustainable location with good transport links to Trafford and Manchester, particularly in terms of bus services. It will benefit from increased frequencies on the Metrolink line as a result of the extension to MediaCity:uk. The area is close to the deprived areas of Old Trafford and Ordsall although any development would need to be carefully designed to ensure people in these communities can access the jobs created on this site. Wharfside is also within the Regional Centre which is a focus for office development.

6.12 In conclusion, although out-of-centre, Wharfside scores highly against the criteria in PPS4 Policy EC5.1e, EC5.2c and EC5.3 and as such is a preferred location for office development in Trafford.

6.13 **Trafford Park Core** is historically and currently the main employment location in Trafford and is of regional significance. The predominant employment type in Trafford Park is manufacturing and warehousing/distribution although there has been some development of office uses in recent years. Other than the Trafford Ecology Park, all the land in Trafford Park is previously-developed. Although the area is almost entirely in employment use at present, there is significant scope to expand this through the use and reuse of vacant or underused land/buildings. The accessibility of Trafford Park by a choice of means of transport is variable and limited in that, although there are good bus links to parts of the Park, it is not served by Metrolink and there are limited mainline rail services. This relative inaccessibility diminishes the ability of people in deprived areas around the Park such as Salford, Stretford and Old Trafford to access jobs in parts of Trafford Park.

6.14 In conclusion, although out-of-centre, Trafford Park Core scores reasonably well against the criteria in PPS4 Policy EC5.1e, EC5.2c and EC5.3, particularly in terms of the use of previously developed land and as such is a suitable location for some office development, although other parts of Trafford are more preferential in PPS4 terms. Office development in Trafford Park should largely support existing employment facilities in the Park.

6.15 **Trafford Centre Rectangle** is a very varied area, largely dominated by retail and leisure uses with some traditional industrial uses remaining in the area. Although most of Trafford Centre Rectangle has been previously developed, a significant portion of it (known as Trafford Quays) is Greenfield land so any office development here would be less preferential. Given the attractive and accessible nature of the area, there is significant potential for new employment uses here as evidenced by recent permissions such as the major office scheme on the former Kratos site. The area is reasonably accessible by public transport, particularly by bus, although there is no Metrolink or rail system in the area. People in nearby deprived areas such as Eccles are therefore reasonably able to access jobs in this area.

6.16 In conclusion, although out-of-centre, Trafford Centre Rectangle scores well against the criteria in PPS4 Policy EC5.1e, EC5.2c and EC5.3, particularly in terms of its accessibility by bus and the scope for building on existing employment uses and as such is a suitable location for some office development, although other parts of Trafford are more preferential in PPS4 terms. Office development in Trafford Centre Rectangle can in particular support existing economic development in the area.

6.17 **Carrington** is a very large area of industrial land based around the Shell chemical facility which is now largely unused. There is a major opportunity to redevelop large swathes of previously-developed industrial land in this area for other uses (particularly residential) although Carrington will still play a major role in providing employment opportunities, particularly for industrial and storage/distribution uses to complement Trafford Park. Currently this is a less sustainable location with poor transport links to Trafford and Manchester – bus services are limited and there is only one main road in the area which is frequently congested. However proposals for improvements to the highway and public transport infrastructure would significantly improve the sustainability of this location as a focus for development. Carrington is adjacent to the deprived area of Partington and the creation of suitable employment opportunities there could significantly benefit communities in Partington.

6.18 In conclusion, although out-of-centre, Carrington scores reasonably well against the criteria in PPS4 Policy EC5.1e, EC5.2c and EC5.3, particularly in terms of the use of previously developed land and social inclusion and as such is a suitable location for some office development, although the area is much less accessible than other parts of Trafford which are more preferential in PPS4 terms. Office development in Carrington should largely support existing employment facilities.

6.19 **Broadheath** is another of the Borough's historic industrial estates largely consisting of manufacturing and light industrial uses, often serving the local market. The bulk of the land is previously-developed and the eastern part of the estate is very accessible by public transport as it is close to the A56 which has frequent bus services. However, the western part of the estate is much less accessible. Although the Altrincham area is largely affluent, the Broadheath industrial estate is well placed for people in the relatively deprived part of Broadheath to access jobs.

6.20 In conclusion, although out-of-centre, Broadheath scores reasonably well against the criteria in PPS4 Policy EC5.1e, EC5.2c and EC5.3, particularly in terms of the use of previously developed land and as such is a suitable location for some office development, although there is a danger that too much office development here could adversely impact on the office market in nearby Altrincham Town Centre which is much more preferential in PPS4 terms. Office development in Broadheath should largely support existing employment facilities in the area.

6.21 **Davenport Green** is a large Greenfield site identified in the Revised Adopted Trafford UDP for high quality B1a office uses aimed at national and international clients based on its location close to Manchester Airport. Development here would lead to the loss of a significant area of Greenfield land and so is not consistent with the first criteria in PPS4 Policy EC5.1e. Development here could bring a number of benefits through enhancing Trafford's image as a tourism destination and attracting international investment, in particular. The provision of employment opportunities through office development would also have a positive impact on economic performance and the skills of the population.

6.22 The site is located outside of the Regional Centre and the Inner Area and is not accessible from Trafford's more deprived areas where the need for jobs is greatest. It is however physically close to areas of deprivation outside of the borough, principally Wythenshawe. The extent to which development here would contribute to the objectives relating to poverty and social exclusion and reducing disparities is however considered to be uncertain. Also, development in this area has the potential to result in unsustainable patterns of transport as there are no current or planned bus routes through the area and no planned Metrolink line to link the area to Manchester Airport, town centres or the Regional Centre.

6.23 In conclusion, Davenport Green scores well against some of the criteria in PPS4 Policy EC5.1e, EC5.2c and EC5.3, particularly in terms of employment generation and investment in an area. However, this is outweighed by the loss of Greenfield land, the poor accessibility of the area and the uncertain effects on tackling deprivation. As such, it is considered to be not suitable for office development in relation to the tests in PPS4.

6.24 Office development **elsewhere** in Trafford – particularly in existing employment areas in Old Trafford, Sale and Timperley – may be appropriate where the land is previously developed and where the sites are close to Metrolink stations or main bus routes and, particularly in the case of Old Trafford, can serve deprived communities.

6.25 The above assessment of locations is summarised in Table 8 below.

Table 8: Summary of PPS4 assessment of out-of-centre employment locations

Location	PDL	Employment Generation Potential	Investment Potential	Social Inclusion Potential	Accessibility	Conclusion
Pomona	Yes	High	High	High	Most Accessible	Preferred
Wharfside	Yes	High	High	High	Most Accessible	Preferred
Trafford Park Core	Yes	High	High	Medium	Least Accessible	Less Preferred
Trafford Centre Rectangle	Part Greenfield	High	High	Medium	Accessible	Less Preferred
Carrington	Part Greenfield	High	High	High	Least Accessible	Least Preferred
Broadheath	Part Greenfield	Medium	Medium	Medium	Accessible	Least Preferred
Davenport Green	No	High	High	Uncertain	Least Accessible	Not Preferred
Old Trafford	Yes	Medium	Medium	High	Most Accessible	Less Preferred
Sale	Yes	Medium	Medium	Medium	Most Accessible	Least Preferred
Timperley	Yes	Medium	Medium	Medium	Most Accessible	Least Preferred

7. Stage 6: Allocation of Residual Need Across Out-of-Centre Opportunities

7.1 The above analysis in Stage 5 sets out a hierarchy of preference for locating office development in out of centre locations in the Borough. It should be clear that the most preferred locations for office development in Trafford are within or on the edge-of the four town centres of Altrincham, Sale, Stretford and Urmston and, on a lesser scale, the district centres of Hale, Sale Moor and Timperley in line with PPS4.

Tier 1 - The preferred out-of-centre locations for office development are Pomona and Wharfside.

Tier 2 - The less preferred out-of-centre locations for office development are Trafford Park, Trafford Centre Rectangle and Old Trafford where it supports existing employment uses and employment regeneration initiatives.

Tier 3 - The least preferred out-of-centre locations for office development are Carrington, Broadheath, Sale and Timperley where it supports existing employment uses and employment regeneration initiatives.

Davenport Green is an out-of-centre location that is not preferred for office development in PPS4 terms.

7.2 On the basis of this hierarchy, it is considered that the majority (60%) of the residual need for office development should be met in Pomona and Wharfside (Tier 1). A smaller but still significant proportion (30%) of the residual need should be met in Tier 2 locations with the remainder (10%) in Tier 3 locations.

7.3 With reference to the GMFM forecasts, this can be translated into indicative floorspace figures for each location as shown in Table 9 below.

Table 9: Indicative office floorspace figures for out-of-centre locations

	Locations	**Indicative Floorspace (sqm gross)**
Tier 1	Pomona / Wharfside	18,000 to 41,400
Tier 2	Trafford Park / Trafford Centre Rectangle / Old Trafford	9,000 to 20,700
Tier 3	Carrington / Broadheath / Sale / Timperley	3,000 to 6,900
Total		**30,000 to 69,000**

8. Stage 7: Impact of Spatial Strategy

8.1 Policy EC5 of PPS4 is clear that, in identifying sites for town-centre type uses such as B1 offices, they should assess the impact of such sites on existing centres (EC5.1d). In particular, they should take into account the impact considerations set out in Policy EC16, ensuring that any proposed edge-of-centre or out-of-centre sites would not have an unacceptable impact on centres within the catchment of the potential development (EC5.4a).

8.2 The impact tests set out in Policy EC16 are as follows:

a. the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal
b. the impact of the proposal on town centre vitality and viability, including local consumer choice and the range and quality of the comparison and convenience retail offer

c. the impact of the proposal on allocated sites outside town centres being developed in accordance with the development plan
d. in the context of a retail or leisure proposal, the impact of the proposal on in-centre trade/turnover and on trade in the wider area, taking account of current and future consumer expenditure capacity in the catchment area up to five years from the time the application is made, and, where applicable, on the rural economy
e. if located in or on the edge of a town centre, whether the proposal is of an appropriate scale (in terms of gross floorspace) in relation to the size of the centre and its role in the hierarchy of centres
f. any locally important impacts on centres under policy EC3.1.e

8.3 As the impact assessment being undertaken here is for office development, it is not considered that Policy EC16.1d is relevant in this case. All of the potential locations for office development considered in Stage 5 above are in out-of-centre locations so therefore it is considered that the impact test in Policy EC16.1e is also not relevant.

8.4 In terms of the test regarding locally-important impacts (EC16.1f), it is considered that there are no additional impacts of local importance that need to be considered in this assessment. This assessment is therefore primarily based on the first 3 identified impact tests (EC16.1a to c inclusive).

8.5 The potential impact of office development in the locations listed in Stage 5 above is assessed, in general terms, as follows.

8.6 **Pomona** and **Wharfside** both lie within the Regional Centre and, as such have a catchment area which would extend across the city region but, in particular, may affect planned investment in Manchester City Centre. However, differences in the locations are distinct and are likely to be attractive to different sectors of the office market. Office development in Wharfside in particular is closely linked to the development of Mediacity:uk so is unlikely to impact directly on planned schemes in Manchester City Centre. The City Centre office market is well-established and strong with excellent prospects for growth (GMELPS) and so is likely to withstand (even benefit from) office development in other parts of the Regional Centre. Further office development outside of the City Centre is unlikely to undermine its overall vitality and viability given its large and diverse retail / leisure / employment function. Office development in Pomona and Wharfside may affect further development in the Salford Quays / Central Salford area which, although not identified as centres, are allocated for office development. It is considered that office development in this area (particularly Salford Quays) is well established with high growth potential and the amount of development proposed in Pomona and Wharfside will not undermine the further growth of this location but may instead be at a level that will complement and strengthen the existing offer.

8.7 Office development within **Trafford Park / Trafford Centre Rectangle / Old Trafford**, whilst at a lower level than that proposed in Pomona / Wharfside, may still have impacts on existing centres. Too much speculative office development in these locations could affect investment in and the vitality and viability of centres such as Manchester, Stretford and Eccles. There is a particular concern that over-provision within the Trafford Centre Rectangle could affect schemes within Manchester City Centre given the similarities in attractions for the higher end of the office market. However, it is considered that the proposed lower level of supply in these areas would limit any negative impacts on existing centres.

8.8 The level of office development proposed in **Carrington, Broadheath, Sale and Timperley** is at such a low level as to have minimal effects on existing centres. There is a particular need to ensure that office development in Broadheath is kept at a low level to limit any impact on investment or the vitality and viability of the office market of Altrincham Town Centre given its proximity and similarity of locational characteristics.

8.9 In conclusion, it is not considered that the amount or location of office development proposed would have a significant adverse impact on any existing centres and as such is consistent with the tests in Policy EC16 of PPS4.

9. Stage 8 – Overall Conclusions

9.1 This assessment of office development in Trafford has been undertaken in line with the guidance in PPS4. In particular, it has demonstrated that there is capacity for approximately 26,000sqm of office floorspace on sites within or on the edge of existing town centres in the Borough leaving a residual need for between 30,000 and 69,000sqm of office floorspace in out-of-centre locations elsewhere in Trafford.

9.2 Potential out-of-centre locations to accommodate the identified residual need have also been assessed in accordance with the test in PPS4 and a spatial strategy for office development across the borough has been identified. This spatial strategy is set out in more detail in Policy W1 and the 5 Strategic Locations in the Publication version of the Trafford Core Strategy. Finally, the impact of this spatial strategy on existing centres has been assessed and is considered to be acceptable.

9.3 Therefore, the indicative floorspaces set out in Table 9 of this note represent the amount of office floorspace identified for development in each of these locations. These figures will form the basis for the allocations for each location in the forthcoming Land Allocations DPD.

9.4 Due to the changing nature of the economic forecasts and office completions/commitments on which this spatial strategy is based, the need for office development, the availability of town centre sites and the impact of the spatial strategy will be monitored carefully. In response, this note will be updated annually to reflect the latest position and the amount and location of office development proposed in Trafford to meet the need up to the year 2026 will be revised accordingly.