



**TRAFFORD
COUNCIL**

Minutes of the New Carrington Masterplan Kick Off Meeting

Local Trafford Councillors and Parish Council Project Group

4 December 2023, 1000 - 1130, Trafford Town Hall

Attendees:

Caroline Wright (TC), Sarah Todd (TC), Adrian Fisher (TC), Stephen James (TC) *, Paul Lewis (TC), Sarah Lowes (TC), Liz Patel (TC Cllr), John Holden (TC Cllr), Rob Duncan (TC Cllr), Jean Booth (CPC), Paul Nolan (CPC), Gaye Fletcher (WPC), Paul Beckmann (WPC), Mark Priestner (WPC), Lucy Houghton (WPC)*, Joanne Fogarty (PPC) and Richard Marsden (PPC)

* MStTeams

Apologies:

Minutes of the Meeting

Adrian Fisher (Trafford Council) provided an introduction to the New Carrington Masterplan and the wider Places for Everyone (PfE) context. Outlining the development proposed and the supporting infrastructure which will be required. The New Carrington development is a priority for Trafford Council.

Caroline Wright (Trafford Council) gave a presentation on the New Carrington Masterplan. A copy of the presentation is available to view on the Trafford Council website (<https://www.trafford.gov.uk/planning/strategic-planning/docs/NCM-KO-Meeting-Presentation-04.12.23.pdf>)

The key issues / questions raised:

- Comment on the list of organisations and whether City of Trees (formerly Red Rose Forest) should be included. –Trafford Council to consider this.
- Development is already underway / planning applications are coming forward on parts of the site, what relationship do these areas have to the Masterplan? – The New Carrington allocation covers a wide area and includes many of these development sites. It will therefore be a consideration for any development which are at the planning application stage / future sites.
- Clarification that the PfE New Carrington allocation includes the Carrington Strategic Location that was identified in the Trafford Core Strategy, Policy SL5. - The employment land is largely the area identified in SL5, with a small addition. Most of the housing land is within the expanded New Carrington area identified in PfE, Policy JPA33: New Carrington.
- Could further changes be suggested in the New Carrington allocation following the PfE modifications consultation? – The PfE inspectors could suggest further changes to the Plan.
- What scope is there for the Stakeholder Groups to influence the New Carrington Policy? – The purpose of the Stakeholder Groups is to provide input and to shape the New Carrington Masterplan. The Masterplan will be guided by Policy JPA33 and provide greater detail.
- Can further consultation on the emerging Warburton Neighbourhood Plan feed into consultations on the Masterplan? –Yes, further discussion is required between Trafford Council and Warburton Parish Council.

- Will there be any interface between the different project groups? –There will be opportunities for joint input / working across the stakeholder groups. Trafford Council to consider the mechanics of this once consultants are appointed.
- The preparation of the masterplan can be a complex process, will this be explained in a non-technical way? – The Council understands that the preparation of the Masterplan will be a technical process, and the Stakeholder Groups are one way that this will be addressed.
- Clarification on what the consultants are being appoint to do – A Brief has been prepared for the 'Delivery Strategy' which is Part 1 of the New Carrington Masterplan and which includes requirements to engage with the different Stakeholder Groups.
- Clarification on whether the role of the consultants will be to implement the findings from Stakeholder Groups. – The appointed Consultants will engage with the different Stakeholder Groups in preparing the Masterplan and will give full consideration to all suggestions.
- Will anything be written into the masterplan that infrastructure will be in place before development. – This will be set out in the Phasing and Delivery Strategy, which will identify dates for infrastructure delivery, alongside development
- Which is the key planning document that development will need to be in accordance with? – PfE Policy JPA33 (and other policies), as well as the masterplan and other Development Plan Documents will be a consideration for all planning applications in the allocation area.
- Specific query regarding survey work being carried out near Broad Oak Farm (Parcel PR3C). – Trafford Council will check with partners around any specific surveys.
- Clarification of how Stakeholder Groups will be brought into the process. – Future workshops will be planned, enabling parties to discuss issues and ideas with consultants. The next workshops will be in February / March 2024. Wider public consultation will also be undertaken as the Masterplan is developed.
- Given the contamination issues in New Carrington, will other parcels come forward ahead of them, given the pressure to deliver housing? – The Delivery Strategy will include a Phasing and Delivery Plan which will consider issues such as land contamination which may affect the lead in times for developing some areas of the site.
- Has consideration been given to social housing? –Social housing is included within the definition of affordable housing and PfE Policy JPA33 requires a minimum 15% affordable housing contribution across the New Carrington allocation.
- Concern that building on New Carrington will cause significant environmental impacts, and whether more development could be delivered on brownfield sites. – Cllr Liz Patel stated that the Council administration supports the approach outlined in PfE, included the proposed New Carrington allocation.
- Could a tram line be included within the masterplan area? – All options will be explored as part of the preparation of the masterplan.
- Given the level of contamination on parts of the site, will investigations be undertaken? – This will be part of the overall New Carrington Masterplan. Ground Investigation's will be required to feed into Stage 2 of the Masterplan.
- Given the decision to exclude specific contractors from the contact, will this open up the Council to a legal challenge? – The procurement process has been through STAR procurement, and they are content with the approach.

Actions:

The following information needs to be provided by 22nd December 2023 and sent to newcarrington.masterplan@trafford.gov.uk:

- Final comments on the Terms of Reference
- Confirmation of contact details for each organisation