

## New Carrington (JP Allocation 33) Fact Sheet

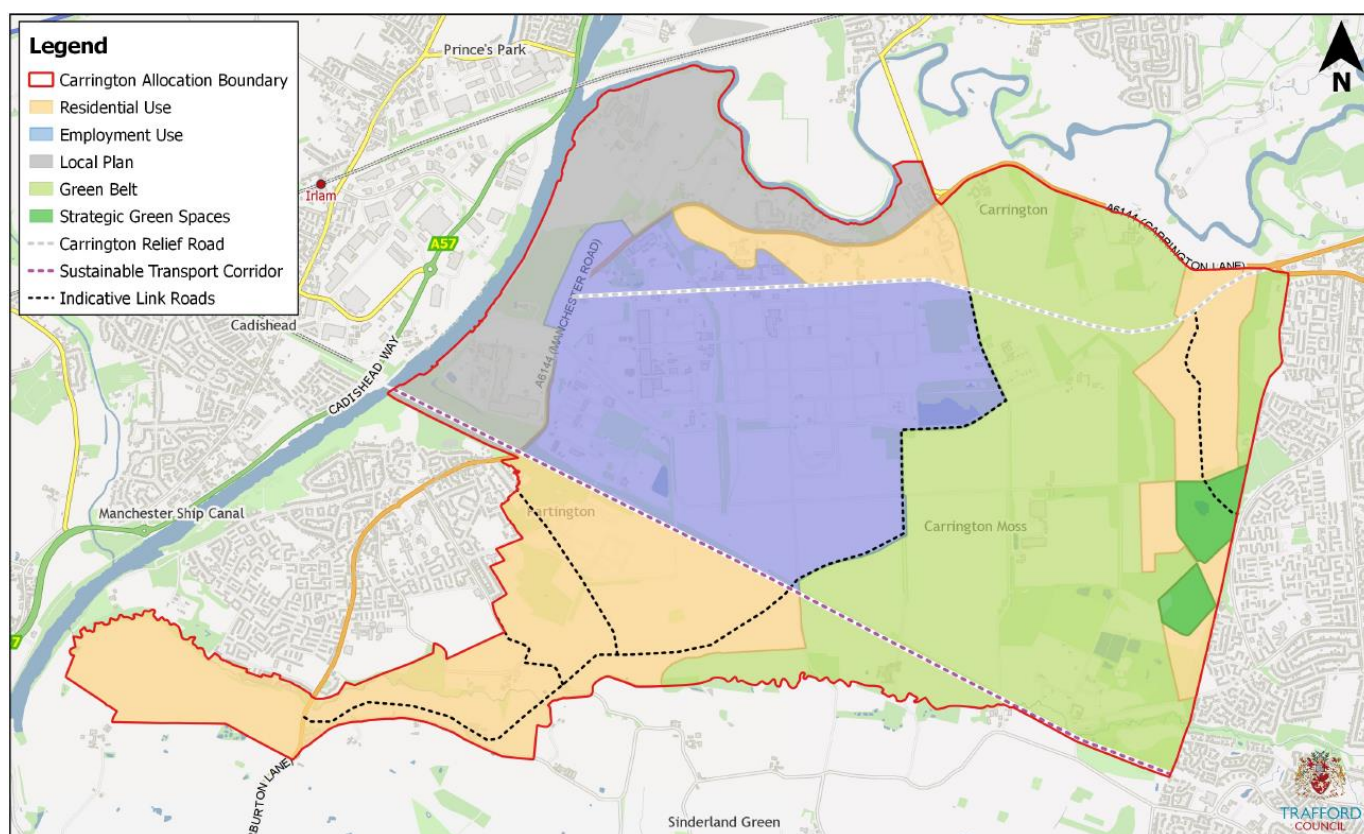
This fact sheet presents a summary of the New Carrington Places for Everyone (PfE) proposed allocation and the key policy requirements. The full PfE Allocation Policy JPA33 New Carrington can be read in PfE 2021 under Chapter 11 Strategic Allocations in Trafford- see GMCA Website

<https://www.greatermanchester-ca.gov.uk/what-we-do/planning-and-housing/places-for-everyone/the-plan/>

The New Carrington allocation is proposed for:

- **4,300 high quality homes in the PfE plan period to 2037, with the potential to deliver 5,000 homes in total**
- **350,000 square metres of employment land for industry and warehousing**

### New Carrington Inset Policy Map



### Housing

- Provide a minimum of 15% affordable housing
- Deliver a mix of family houses and flats. Housing densities will reflect the distinct character areas identified across the site at Carrington Village, Partington East, Warburton Lane and Sale West. A slightly higher density will be appropriate close to the proposed local centre
- Ensure new development is sensitively integrated with existing residential areas
- Create a new community that links to the existing Carrington, Partington and Sale West areas
- Coordinate the phasing of development with the delivery of infrastructure, school places, health facilities and other utilities

### **Community Facilities**

- Provide a new local centre in the East Partington area and neighbourhood centres at Carrington Village and Sale West, including local shops and services for the community
- Provide education and health facilities
- Provide and protect publicly accessible green spaces for sport and recreation

### **Transport**

- Provide safe cycling and walking routes and protect the Trans Pennine Trail
- Utilise the route of the disused railway line as a strategic sustainable transport corridor providing links from New Carrington to the wider area contributing to improved east/west linkages
- Significantly enhance public transport links, including a new Sale West bus corridor
- Contribute to improvements to the existing road network and where necessary provide new provision such as the Carrington Relief Road
- Incorporate noise mitigation along major transport corridors

### **Environment**

- Provide a significant Green Belt corridor through the site
- Retain important landscape views and features such as the 'Rides', hedgerows and tree belts and provide new landscape buffers
- Deliver significant areas of open and accessible greenspace as part of the wider green infrastructure network, reflecting Carrington's location within a 'Green Infrastructure Opportunity Area'
- Protect strategic green spaces at Sale West
- Deliver a clear and measurable net gain in biodiversity
- Protect and enhance wildlife corridors and stepping stone habitats, including along the Sinderland Brook
- Restore and create wetland habitats
- Protect designated environmental areas including Brookheys Covert Site of Special Scientific Interest (SSSI)
- Protect and enhance heritage assets, and positively conserve archaeological features including the setting of Dunham Massey estate and Warburton Deer Park

### **Design**

- Ensure new development is place-led, creative and contextual in its response, respecting the local character and positive local design features of the area

### **Climate Change**

- Explore and deliver the most appropriate solutions to providing decentralised, low carbon heat and energy networks
- Ensure new development maximises on-site renewable energy measures
- Incorporate the use of Sustainable Urban Drainage Systems (SUDS)
- Provide a high quality, coordinated drainage strategy
- Carefully design development to minimise any negative impact on air quality
- Address land contamination issues

## Key changes from the GMSF 2019 to PfE 2021

	<b>GMSF 2019</b>	<b>PfE 2021</b>
Homes in the plan period (no. of dwellings)	6,100	4,300
Employment land in the plan period (sqm)	410,000	350,000
Proposed Green Belt loss (ha)	240	169

- Reduction of residential units in the plan period. This is a result of a more detailed analysis of delivery rates and a reduction in the overall development area
- Affordable housing policy amended to a minimum of 15%, down from 30% in the GMSF 2019. This reflects the Viability Assessment evidence
- Reduction in the amount of employment land in the plan period following further analysis of available land
- Significant reduction in Green Belt loss at Carrington as a result of changes to the proposed development area and removal of the previously proposed safeguarded land
- Greater protection of strategic green spaces close to Sale West

## New Carrington Masterplan

The Council has worked with major stakeholders to produce a masterplan for how proposed development could come forward at the allocation.

This provides indicative housing and employment development parcels, the alignment of new roads, a new local centre, green infrastructure and sustainable transport links.

The masterplan also details the constraints and opportunities for development, including details of flooding, existing ecological designations, COMAH zones and areas of historic importance. The plan below shows the initial masterplan for New Carrington that has come out of this work. The full Masterplan is available as one of the Trafford allocations supporting documents for PfE 2021



### **New Carrington Allocation Topic Paper**

- A summary of supporting evidence including infrastructure requirements, Green Belt boundaries, viability and more details on how the New Carrington Policy has changed from GMSF 2016 to PFE 2021 can be found here:  
<https://www.greatermanchester-ca.gov.uk/what-we-do/planning-and-housing/places-for-everyone/supporting-documents/>