

New Carrington | Meeting Summary Note – Councillors and Parish Councillors

March 24 – Issued July 2024

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Introduction

A series of meetings were held in March 2024 with various stakeholders on the New Carrington Masterplan.

Overview

Trafford Council, Deloitte and WSP facilitated a series of meetings in March 2024 to enable early engagement with key stakeholders regarding the New Carrington Masterplan.

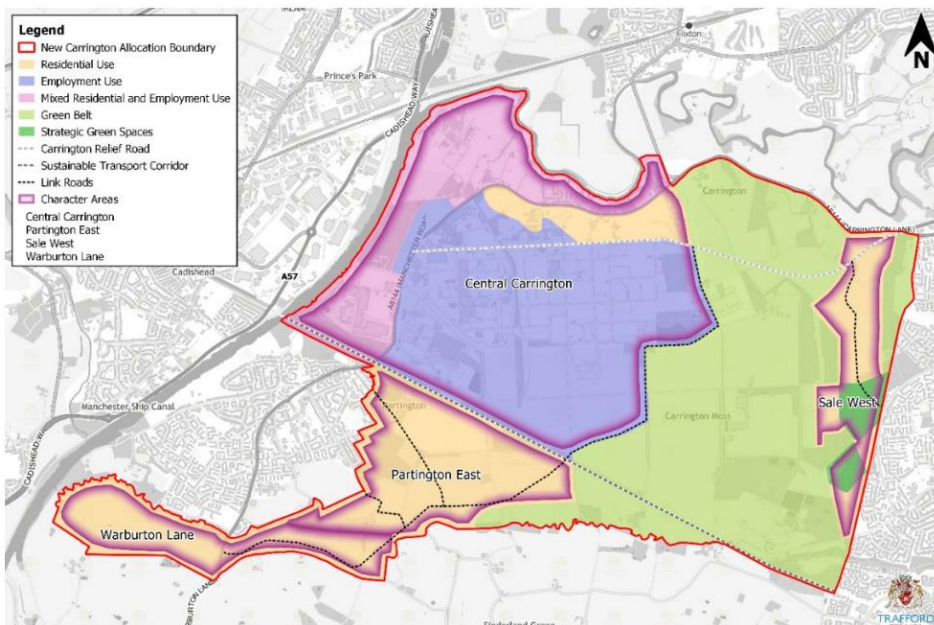
The meetings were carried out in line with Trafford Council’s Statement of Community Involvement (SCI). A list of stakeholders was compiled with invitations to the meetings circulated by Trafford Council in February 2024.

The focus of the meeting was to reflect on the views and priorities of each stakeholder group in relation to New Carrington, which then will be taken away and considered by the project team. As part of the meeting stakeholders were also informed of the work that will be undertaken by Deloitte and WSP (a.k.a. “the Project Team”) from now until December 2024.

Meeting Materials

To facilitate discussion at the meeting, a series of slides were presented to stakeholders which can be found in the appendix. Alongside this, various materials were provided including the map below.

New Carrington Indicative Allocation Plan (Picture 11.46 PfE)



Meeting Agenda

The same agenda was followed for each meeting, as seen in the table below

1.	Project Team Introductions	Deloitte & WSP
2.	Overview of Project - Why are we here?	Deloitte
3.	Meeting Objectives - What are we looking to achieve today?	Deloitte
4.	Your Views and Priorities - Discussion	Attendees
5.	Closing Remarks	Deloitte, WSP and Trafford Council

Summary Note

This document provides a summary the following meeting.

- Meeting 2: Councillors and Parish Councillors (18/03/2024)

This document picks up key themes and does not attribute information to individuals.

Attendees

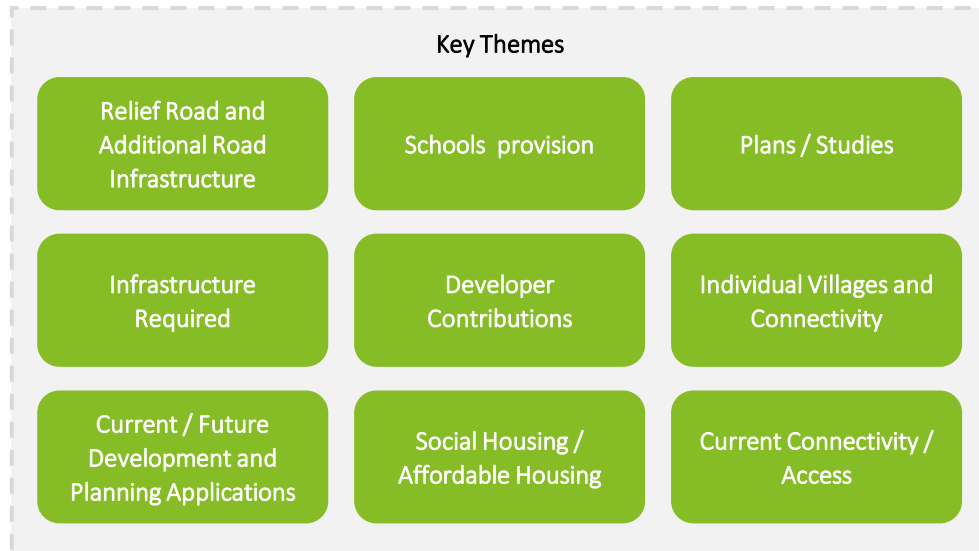
Attendees of the events are detailed below

Meeting #1 Landowners and Developers (18/03/2024)	Meeting #2 Councillors and Parish Councillors (18/03/2024)	Meeting #3 Local Community Groups and Representatives (19/03/2024)	Meeting #4 Statutory and Non-Statutory (26/03/2024)
Organisations in attendance:	Organisations in attendance:	Organisations in attendance:	Organisations in attendance:
Redrow	Trafford Council – Executive Member for Economy and Regeneration	Friends of Carrington Moss	Cheshire Wildlife Trust
Stantec (on behalf of Redrow)	Carrington Parish Council	Trafford Wildlife	GMAAS
Stantec (on behalf of Peel)	Warburton Parish Council	Sale Civic Society	GMEU
MUFC	Bucklow St Martins Ward Members	Altrincham & Bowdon Civic Society	Natural England
Paul Butler Associates (on behalf of MUFC)		Positive Partington	National Highways
Burford Carrington		Peak and Northern Footpaths Society	WSP (on behalf of National Highways)
Wain Estates		Partington Parish Council	TfGM
United Utilities			United Utilities
Lichfields (on behalf of United Utilities)			Electricity North West
National Trust			

Please Note: Partington Parish Council attended the Local Community Groups and Representatives event as they were unable to attend the Councillors and Parish Councillors event.

Meeting 2: Councillors and Parish Councillors

Monday 18th March (16:00 – 18:00) @ Trafford Town Hall



Relief Road and Additional Road Infrastructure

Key points:

- Road infrastructure requirements are continuing to be subject to local concerns.
- Pedestrian access and crossing provision as a priority.
- Impacts of HGVs using the road, and the impact of the proposed employment space on pedestrians.
- Limited information provided on the scope and location of the relief road
- Lots of ongoing survey work across New Carrington is taking place and residents were unsure who is leading this. Council confirmed that some technical work has been done to underpin the relief road, however individual landowners are also likely doing their own research.
- Need to consider how people use the existing road network and ensure new roads will be the most convenient route, to minimise continued use of the existing road network which is unsuitable for high traffic volumes.
- Residents see the relief road as a major barrier, limiting connectivity of the communities with the village centre. Whoever is across the road from the centre would need to drive across to access
- Futureproofing the relief road by considering its design / use is required.
- There is an option to incorporate alternative / additional active travel route which would separate pedestrians from the relief road.

Schools

Key points:

- Additional school provision is required – stakeholders noted that schools were not included in the plan, and it was questioned where they would go.
- School provision is currently difficult to access due to access constraints.
- Council to liaise with education colleague regarding concerns, but emphasise that the policy is clear that primary and secondary school places will be required, and potentially a new primary school.

Plans / Studies

Key points:

- Parish Council representatives queried level of influence they could have on plan / strategy. Council clarified that the PfE allocation and high-level policy requirements are fixed, however, the detail is not. Now is the opportunity to put thoughts forward.
- A Neighbourhood Plan is being prepared in Warburton, Trafford Council have been involved and will be consulted. This includes a landscape assessment, heritage assessment and masterplan. A traffic study has also been commissioned and the plan will include a design guide.
- Attendees noted that New Carrington needs a traffic study as current one is outdated.

Infrastructure Required

Key points:

- Concerns that a larger community will not result in benefits for the existing community. Noted alongside this that people will not want to buy houses if there are no schools etc.

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Infrastructure Required Cont.

Key points:

- Infrastructure required is more than just the road, it also includes all other requirements e.g. doctors, dentist etc.
- Noted that much of the green / blue space proposed is for new residential properties, leaving existing communities without improvements.
- There is a need to ensure routes are incorporated from existing villages to the new road to avoid creating any access barriers.
- Vision for the local centre is a village theme and atmosphere. Attendees want to see a centre where existing communities and new residents will be a part of the same community.
- Question whether local centres / facilities are in the right place.
- Warburton has no shops / post office, currently need to drive somewhere else to use services, is there potential for a local shop somewhere on Warburton Lane estates. Carrington also needs some small shops.
- Noted that shops and services need long-term viability.
- Supermarket could be provided as part of existing business park and have a combination of retail / industrial uses.
- There is the ability to provide facilities, such as shops, that are anchored in the community and people will have an association towards, therefore making them more well used.
- Local supermarket required which is accessible via public transport.

Developer Contribution

Key points:

- Attendees queried whether developers would contribute in-line with the financial mechanism. The Project Team noted that commission would need to factor in a range of viability challenges.
- The Project Team work will provide lever for other sources of funding including from landowners and developers and public sector.

Individual Villages and Connectivity

Key points:

- Attendees highlighted that there are three existing and separate villages, all of which have different needs that must be considered. The Team noted that these character areas are recognised in the PfE policy and this commission.
- Warburton is an old village and attendees wanted to keep its rural identity and requested consideration on how new modern housing will impact the village.
- Requested that integration of new development with Warburton is considered.
- Opportunity for additional community meeting venues.
- Carrington has a large proportion of elderly residents who have mobility challenges and rely on buses.
- There are only c.80 children in Carrington (similar to Warburton).
- Connectivity is needed between existing villages / community and new communities and ensure Partington is integrated.
- Community in Partington are likely not feeling well served by social-infrastructure due to its under scaled facilities.
- The local road conditions are a challenge for enabling connectivity between the different areas.

Current / Future Development and Planning Applications

Key points:

- Questioned whether development would take place despite several meetings and engagements over the past few years.
- Some work has already started within the allocation e.g. Heath Farm Lane, Carrington Village and Carrington Gateway.
- Officers noted that planning applications may be submitted however developers have been part of the engagement process and understand the commission that has commenced.

Meeting 2: Councillors and Parish Councillors

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Current / Future Development and Planning Applications Cont.

Key points:

- Questions around where new residents will move from and what this means in terms of social infrastructure provision i.e. there is the possibility that new residents will already have school places elsewhere in the Borough.

Affordable Housing

Key points:

- Provision of affordable housing in Carrington is less than originally intended and the requirement is a minimum of 15% across the allocation. This is due to a range of factors, including the costs associated with contamination and infrastructure. A higher level of provision will be provided at Timperley Wedge.
- Officers clarified the split of affordable housing provision (37.5% shared ownership, 37.5% social rent and 25% first homes).

Current Connectivity / Access

Key points:

- Current road conditions are poor, and it is very busy.
- Partington and Carrington residents are using long diversions via infrastructure that is not fit for purpose.
- Public transport and the links in the area and beyond it will be important. Bus services currently are limited, and the closest train station is Flixton.

Appendix A

Presentation (March 2024)

WELCOME & INTRODUCTIONS

Agenda |

- | | | |
|----|--|------------------------------------|
| 1 | Project Team Introductions | Deloitte & WSP |
| 2. | Overview of Project - Why are we here? | Deloitte |
| 3. | Meeting Objectives - What are we looking to achieve today? | Deloitte |
| 4. | Your Views and Priorities - Discussion | Attendees |
| 5. | Closing Remarks | Deloitte, WSP and Trafford Council |
-

Meeting Objectives | What is the purpose of today?



New project team



Introducing scope



Early stages of the
commission



Sharing your views



Knowledge sharing
opportunity



Understanding the
baseline position



Key actions to
implement JP30

Overview of Project | Purpose and Project Objectives

PURPOSE

New Carrington represents one of the most substantial and strategically important housing and employment allocations in Greater Manchester. The output of this commission will be a robust and considered delivery and funding mechanism to secure key infrastructure, affordable housing and unlock New Carrington.

1

What infrastructure is needed?

3

When will it be delivered?

2

Where is it to be delivered?

4

Who will deliver it?

Overview of Project | Scope of Work

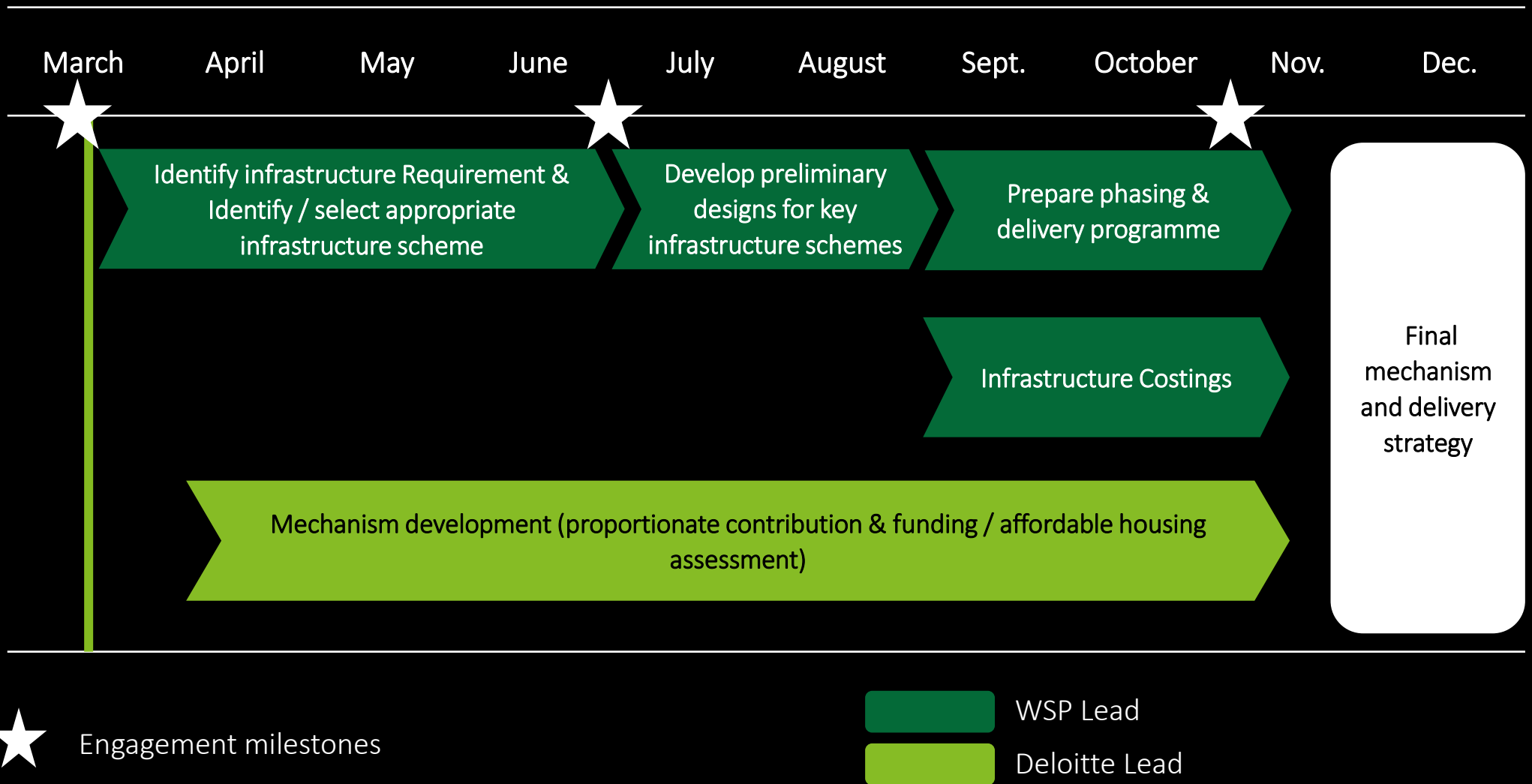
Lot 1 – Infrastructure Framework and Phasing and Delivery Programme

Lot 2 – Infrastructure Costs

Lot 3 – Proportionate Contributions and Funding Mechanism Strategy

Lot 4 – Viability and Affordable Housing Sensitivity Assessment

Overview of Project | Project Programme



JUNE 2024 NOTE:

Please note that changes made to the summer consultation dates are not shown on the diagram.

Your Views and Priorities - Discussion

— CLOSING REMARKS —



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