

New Carrington | Meeting Summary Note – Landowners and Developers

March 2024, 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.

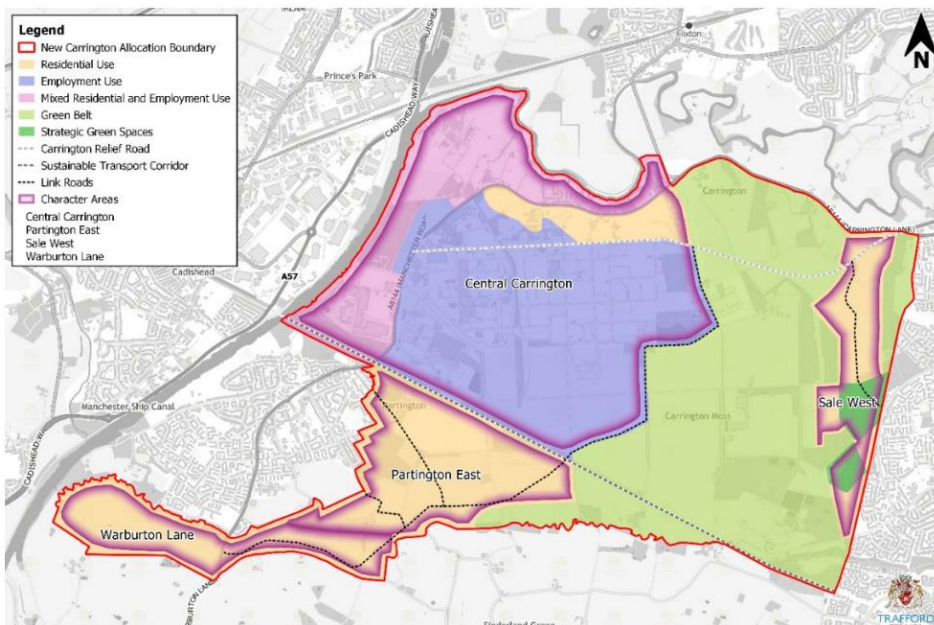
The meetings were carried out in line with Trafford Council's Statement of Community Involvement (SCI). A list of stakeholders was compiled with invitations to the meetings circulated by Trafford Council in February 2024.

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 is a summary of discussions at the following meeting.

- Meeting 1: Landowners and Developers (18/03/2024)

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

A series of 1-2-1 sessions were undertaken on a confidential basis with the Landowner and Developers following the group meetings. The rationale behind this was to ensure that the Project Team fully understand any commercial challenges that may be relevant to the overall approach taken to the delivery and funding mechanism.

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.

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Meeting 1: Landowners and Developers

Monday 18th March (13:00 – 15:00) @ Trafford Town Hall



Green Space and BNG

Key points raised:

- Question if quality of greenspace and Biodiversity Net Gain will be considered as part of this commission – it was confirmed that the focus of the Delivery Strategy is on the transport, social, energy and utilities infrastructure requirements, but that separate workstreams are planned to look at Green Infrastructure, BNG etc.
- Need for balance between infrastructure requirements and delivery of green space

Review of CIL Costs

Key points raised:

- CIL and other costs to be included as part of appraisals, but scope of work does not include mechanism to review CIL.
- CIL and other costs to be included as part of assessment in this commission.
- Council confirmed scope does not include CIL review.

Masterplan and Timescales

Key points raised:

- Key driver for landowners / developers is confirmation as to when they can commence delivery of their plots.

- Council explained the approach to the New Carrington Masterplan and how the project has been broken up, as set out at the Masterplan kick off meetings in December 2023. Concern was raised about the approach as this may run the risk of sidelining the potential and opportunity of the area to be an incredible place to live. Further guidance was provided on the timescales associated with delivery of the other elements of the masterplan work are currently being developed and the intention is to run this concurrently with the Delivery Strategy, where possible. The intention is to progress the masterplan as efficiently as possible to support delivery of the masterplan.
- Council clarified that it is currently following a sequential and detailed process of work to ensure that the strategy developed for infrastructure will set the basis for development over the next 15 – 20 years to ensure the desired outcome for New Carrington is achieved.
- Concerns about timescales for landowners / developers and uncertainties on the longer-term plan.

Scope of the Delivery Strategy

Key points raised:

- Guidance provided to the stakeholders that the Delivery Strategy is part one of the masterplan, setting out infrastructure framework and financial mechanism for proportionate contributions.
- Confirmation provided by Deloitte that no masterplan will be delivered as part of this commission. Deloitte will prepare a delivery strategy prepared that follows the policy. The delivery strategy will inform the future preparation of a masterplan. This commission represents the first phase in the creation of a Masterplan for New Carrington.
- Will the phasing element that is being considered in this commission cover delivery of New Carrington or the infrastructure delivery programme.

Relief Road

Key points raised:

- The road is a key piece of infrastructure which will impact on the developable area for landowners, based on the land required for its implementation. It is key to understand how the road will work, the route it will follow, and the land parcels included.

Meeting 1: Landowners and Developers

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Programme Phasing / Mechanism Cont.

Key points raised:

- The Project Team noted that the framework needs to ensure that infrastructure prescribed can be delivered. It will be important that developer who will start delivery earlier in the programme will contribute to infrastructure delivery via the proposed mechanism).

Public Rights of Way / Footpaths

Key points raised:

- Challenges relating to footpaths / right of way for some stakeholders. This needs to be considered.

Design Guidelines

Key points raised:

- Attendees were keen to understand whether the remit of work includes design guidelines. The Project Team clarified that design guidelines will not be included and it is anticipated that this will be covered in the emerging Trafford Design Code and associated documents.

Stakeholder Engagement

Key points raised:

- Agreement amongst stakeholders that 1-to-1 sessions would be useful / beneficial and will allow interests to be articulated. Deloitte / WSP to reach out to arrange meetings.
- Stakeholder group will be brought together for further workshop sessions in summer and autumn to input into the preparation of the Delivery Strategy.

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

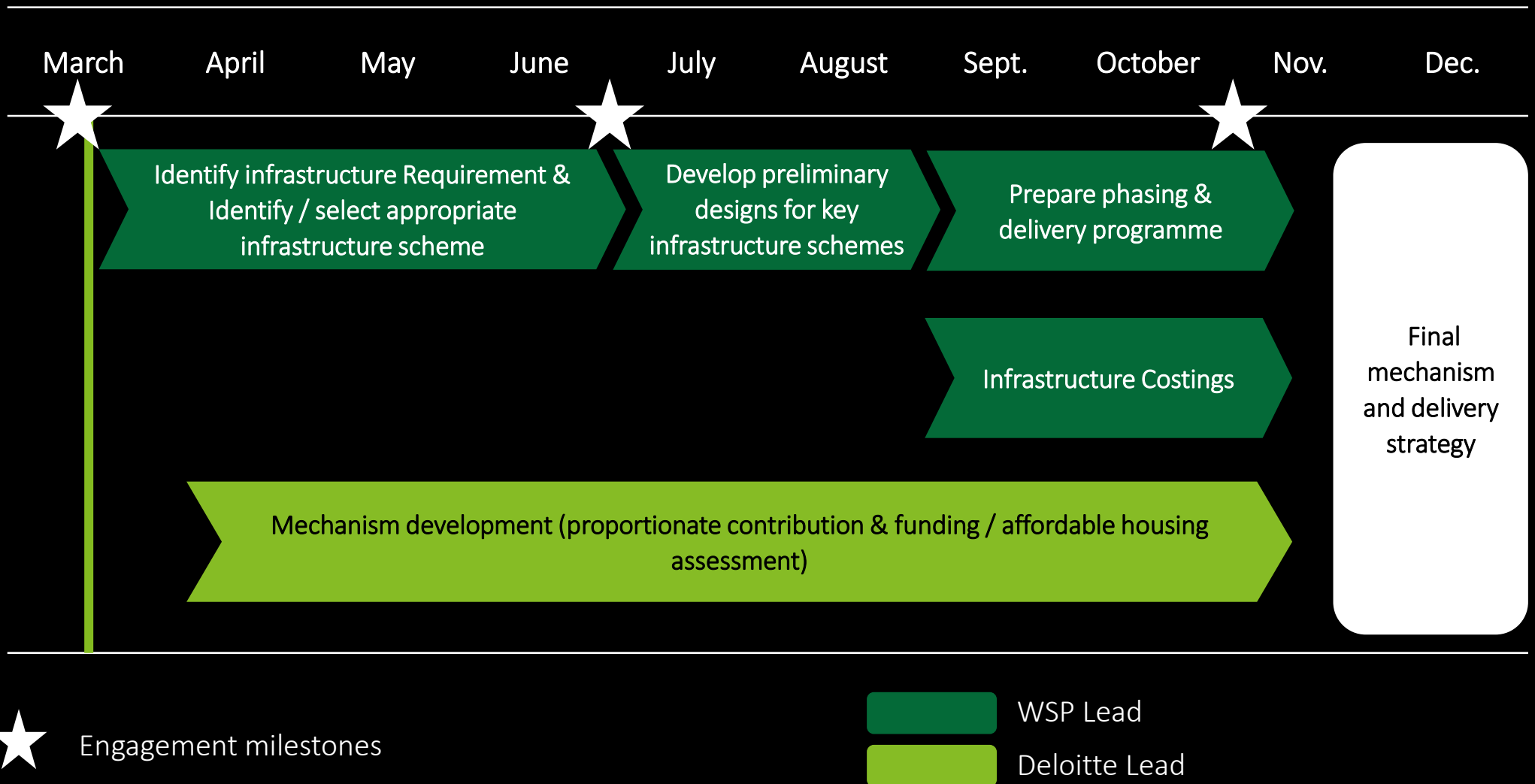
Lot 1 – Infrastructure Framework and Phasing and Delivery Programme

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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