

New Carrington | Meeting Summary Note – Statutory & Non-Statutory

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.

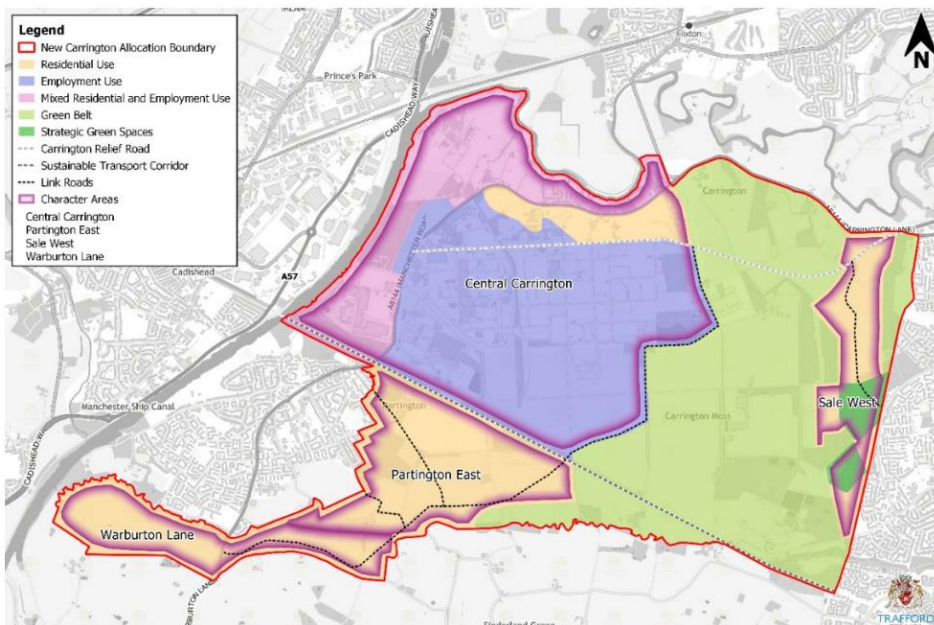
The meetings were carried out in line with Trafford Council’s Statement of Community Involvement (SCI). A list of stakeholders was compiled with invitations to the meetings circulated by Trafford Council in February 2024.

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 provides a summary of discussions at the following meeting :

- Meeting 4: Statutory and Non-Statutory Consultees (26/03/2024)

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

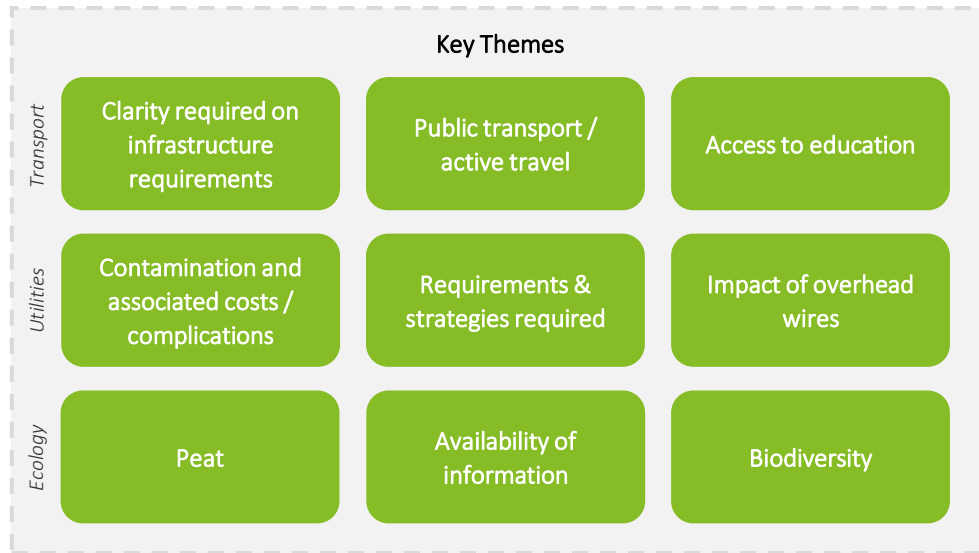
Attendees

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			

Meeting 4: Statutory and Non-Statutory Consultees

Tuesday 26th March (14:00 – 16:00) @ Trafford Town Hall



Transport

Key points:

- The transport evidence base for this allocation is not as developed as other allocations of a similar scale e.g. Northern Gateway.
- National Highways (NH) noted they had not received/reviewed the Sept 2023 Transport Strategy prepared by Trafford / TfGM. NH took an action to review this although noted this is a resource challenge for them
- Current lack of clarity over what the exact infrastructure requirements are. Potentially partly addressed by the Sept 2023 Transport Strategy.
- NH keen to understand what the exact effect of the Relief Road on their network is. Noted that this would be presented as part of a future planning application for the Relief Road.
- NH keen to see public transport and active travel measures being brought forward in the early phases of the development. Further detail needed e.g. bus routing. This is partly addressed by the Sept 2023 Transport Strategy.
- Metrolink is unlikely to reach this area due to the locational constraints of the site.
- Public transport solution would be bus based, significant work within Sept 2023 Transport Strategy on potential routes.

- Scale of site offers potential for high quality bus solutions e.g. express route in parallel with the 'Carrington Greenway'.
- Public transport and active travel routes need to respond to desire lines, e.g. access to education.
- The masterplan will make allowance for public transport and active travel corridors at this stage.
- Linkage to Irlam station by active travel will be considered as part of the Carrington Greenway scheme.
- Active travel link across M60 could be considered.
- Linkage to education is important, particularly in context of Trafford school allocation policy. Seek to avoid car-borne trips in general, and trips onto motorway.
- All parties happy with a 'vision led approach' to transport demand and infrastructure provision, but this needs to be realistic in the context of scheme viability.

Utilities

Key points:

- There is a need to understand how water will be managed optimally across the site, ensuring that infrastructure is not built to suit individual needs but instead is considerate of the whole area.
- The operation and function of New Appointments and Variations (NAVs – limited companies that provide a water and / or sewage service to customers in an area) was discussed. It was highlighted that NAVs currently are not brought together but this may be needed and could be implemented through the planning process.
- It was acknowledged that there is basic information available that could help to indicate utility requirements, whilst this would not be in detail it would help to provide an understanding of requirements and utility location across New Carrington.
- Requirement for a drainage strategy was highlighted, considering the various complexities associated with things such as combined connections, surface water and sewage etc.
- Concerns with the current provision of sewers on parts of the site.
- The overflow requirement for storms was flagged.
- The impact of surface water on capacity of facilities across the site was emphasised, it is important to know where surface water is going to go in order to plan infrastructure accordingly.
- The contamination on parts of the site will cause complications for water outflows and increase costs, remediation is necessary to ensure the sustainability of the infrastructure.
- Groundwater management is required for the site.

Meeting 4: Statutory and Non-Statutory Consultees

Tuesday 26th March (14:00 – 16:00) @ Trafford Town Hall

Utilities Cont.

Key points:

- It was acknowledged that there are plans for new infrastructure development, but certainty that development will proceed, and infrastructure will not be underutilised is important.
- It was noted by Deloitte, that the masterplan development provides the opportunity to define (within what is reasonable) how utility provision is approached and ensure it is sufficient both at boundary and policy level.
- The Council and Deloitte noted that the current work seeks to provide stakeholders confidence that landowners are committed to development, the issues of the site are understood and that there is an appropriate delivery strategy.
- Private sub-station in the area, but its capacity needs to be considered.
- ENW would fund any multi-user primary substation, developers would pay for sole use asset if they want to connect to electricity network.
- The future use of the new hydrogen facility was flagged, emphasising the impact of its use for the electricity requirements of the area.
- If the power requirement is known, this will be considered within future business plans to get the appropriate sign offs and funding.
- ENW require whole phase information on requirements so the appropriate investment decisions will be made, and timescales allocated.
- There are significant overhead lines in New Carrington, developers would need to apply for diversion of these lines. Potential approval from Secretary of State for this (required for building but may be different for changes). It is acknowledged that these overhead lines are a constraint which must be dealt with.
- Land would be required to build an additional substation (if needed for capacity), impact of this on landowners needs to be considered.

Ecology

Key points:

- Parties are keen to minimise development on peat land and maximise restoration.

- Natural England and others want to understand the footprint of the restorative peat and want access to the borehole survey information which has been carried out to date to fully confirm what could be available for restoration.
- Questions were raised about why infrastructure and spatial analysis is being carried out ahead of biodiversity survey work.
- Without evidence related to peat, value of restoration will not be known. Sources include - 1990s wetland survey, a piece of work carried out by Salford archaeology to understand the extent of peat, Natural England peat map.
- Suggested that a new peat map would be available in 2025.
- The site includes below ground archaeology, built heritage and landscape features. Part of Warburton parish was previously a Medieval deer park, features identified include a rabbit mound and x3 salters (deers).
- Manchester Road Carrington has been a settlement for a long time. There will be a series of recommendations around pre-application stage, mitigation and GMAAS encourage the use of existing routes where possible.
- Biodiversity net gain (BNG) - Biodiversity and green infrastructure needs to be planned.
- There are SUDs / swale requirements, BNG needs to be built in and compensation strategy for loss of peat. This compensation and BNG will be calculated per site. Note – this will not be calculated in this phase of work.
- Density was questioned. Higher density will mean more GI to meet BNG / compensation strategy. Note - officers confirmed that mitigation / compensation will be determined via individual application EIAs.
- Stakeholders requested full site EIA and survey work so that BNG can be addressed site wide. This would help to identify areas for BNG off setting outside development plots.
- Consultees emphasised that they want information to be able to make informed decisions and ensure pragmatic engagement. This is difficult while queries over survey work availability remain.
- Network of accessible green spaces required across site to mitigate pressure of footfall on peat / habitats.
- Noted that there is an orchard on the site - part of a former market garden.
- Surveys are required on the protected water voles on site. Number of ditches across the site which need to be factored into infrastructure design and avoided.
- Site includes unrealised rather than designated assets and habits.
- The site includes the TransPennine trail link route. There are further green infrastructure opportunities and chance to create holistic network of green routes and bio-diversity corridors.
- CWT notes the need for skylark and farmland bird habitat mitigation. Peat potential is unrealised. Opportunity for mitigation on land offsite to the south of Dunham was flagged.

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

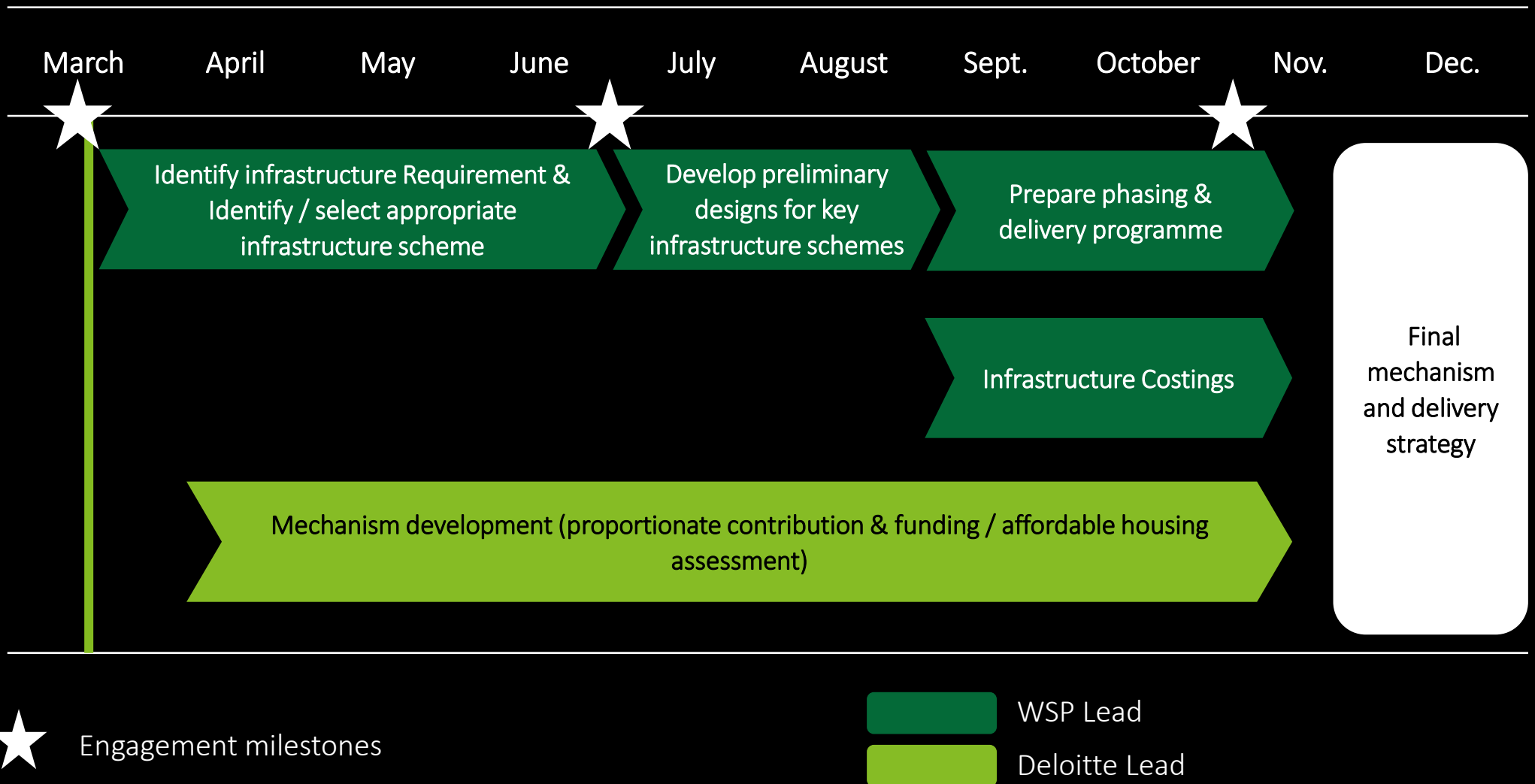
Lot 1 – Infrastructure Framework and Phasing and Delivery Programme

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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