

Places for Everyone Joint Development Plan Document

Statement of Common Ground

Policy JP Allocation 33 – New Carrington

February 2023

1. Purpose

- 1.1. This Statement of Common Ground (SoCG) has been jointly prepared by Trafford Council on behalf of GMCA and Wain Estates (Carrington) Ltd (formerly HIMOR (Carrington) Ltd) in respect of Matter 23 and the proposed draft allocation JP Allocation 33, New Carrington for residential and employment development in the submitted Draft Places for Everyone Joint Plan (PfE) (2021-2037).
- 1.2. The purpose of this Statement of Common Ground (SoCG) is to inform the appointed Inspectors and other parties about further information on areas of peat within the allocation area following research carried out by Arup and Tyler Grange on behalf of Wain Estates that has been shared with Trafford Council.
- 1.3. This SoCG is intended to bring the Inspectors up to date on matters of agreement between the parties in relation to peat.

2. Background

- 2.1. The New Carrington allocation covers an area of approximately 1,150 ha, this includes a significant Green Belt area through the allocation.
- 2.2. Wain Estates is the majority landowner within the New Carrington allocation.

3. Natural England Deep Peaty Soils data

- 3.1. The New Carrington allocation contains an area classified by Natural England (“NE”)/DEFRA as being comprised of or containing ‘deep peaty soils’. Appendix 1 shows the deep peaty soils area within the New Carrington allocation, overlaid on the New Carrington Indicative Allocation Plan (PfE JPA33, Map 11.46).
- 3.2. The ‘deep peaty soils’ identified by NE/DEFRA cover an area of approx. 400 ha within the allocation boundary (approx. 35% of the allocation area), approx. 200ha of this is within the retained Green Belt area.
- 3.3. The NE ‘Peaty Soils Location (England)’ layer was published on the NE website on 09 July 2021. The data was produced by Natural England during June - October 2008, with the aim of identifying the extent of three classes of peaty soils for the purposes of the Partnership Project to Protect and Enhance Peat Soils. The three classes of peaty soils utilised by NE are: Deep Peaty Soils,

Shallow Peaty Soils and Soils with Peaty Pockets – there is only deep peaty soil within the New Carrington allocation.

4. Wain Estates Peat Investigation 2022

- 4.1. Since the preparation of the initial New Carrington masterplan Wain Estates have commissioned further detailed investigation work on the extent of peat. Appendix 2 shows the inferred extent of peat at New Carrington as a consequence of the detailed investigations, overlaid on the New Carrington Indicative Allocation Plan (PfE JPA33, Map 11.46).
- 4.2. The 'inferred peat extent' covers an area of approx. 280 ha within the allocation boundary, approx. 140 ha of this is within the proposed development parcels, some of which is previously developed land.
- 4.3. The inferred peat extent is based upon extents shown on historical Ordnance Survey and published geological mapping and has been refined utilising data from extensive ground investigations across the allocation (both historical and those instructed by Wain Estates) on the site. Isolines for peat thickness have been determined through interpolation of reported peat thickness at ground investigation locations using GIS software, with manual assessment where contour lines extend beyond the known maximum extent of peat. The analysis carried out on behalf of Wain Estates was more detailed and up-to-date than the exercise which led to the NE/DEFRA classification and extent of peat within the allocation.

5. Conclusion

- 5.1. Wain Estates and Trafford Council agree the Inferred Peat Extent as shown in Appendix 2. This shows that much of the proposed development area does not contain significant deposits of peat.
- 5.2. It is agreed that the potential for peat restoration and/or wetland habitat creation, and minimisation of impacts upon the peat through construction techniques and layout, can be considered further through the masterplanning process and planning applications. However, this work should not prevent the allocation of the site through Places for Everyone.
- 5.3. Trafford Council and Wain Estates agree to work together on this issue, alongside other affected landowners.

Signed for Trafford Council on behalf of the nine PfE districts

Name: Adrian Fisher

Position: Director of Growth and Regulatory Services

Date: 22 February 2023

Signature: 

Signed on behalf of Emery Planning for Wain Estates

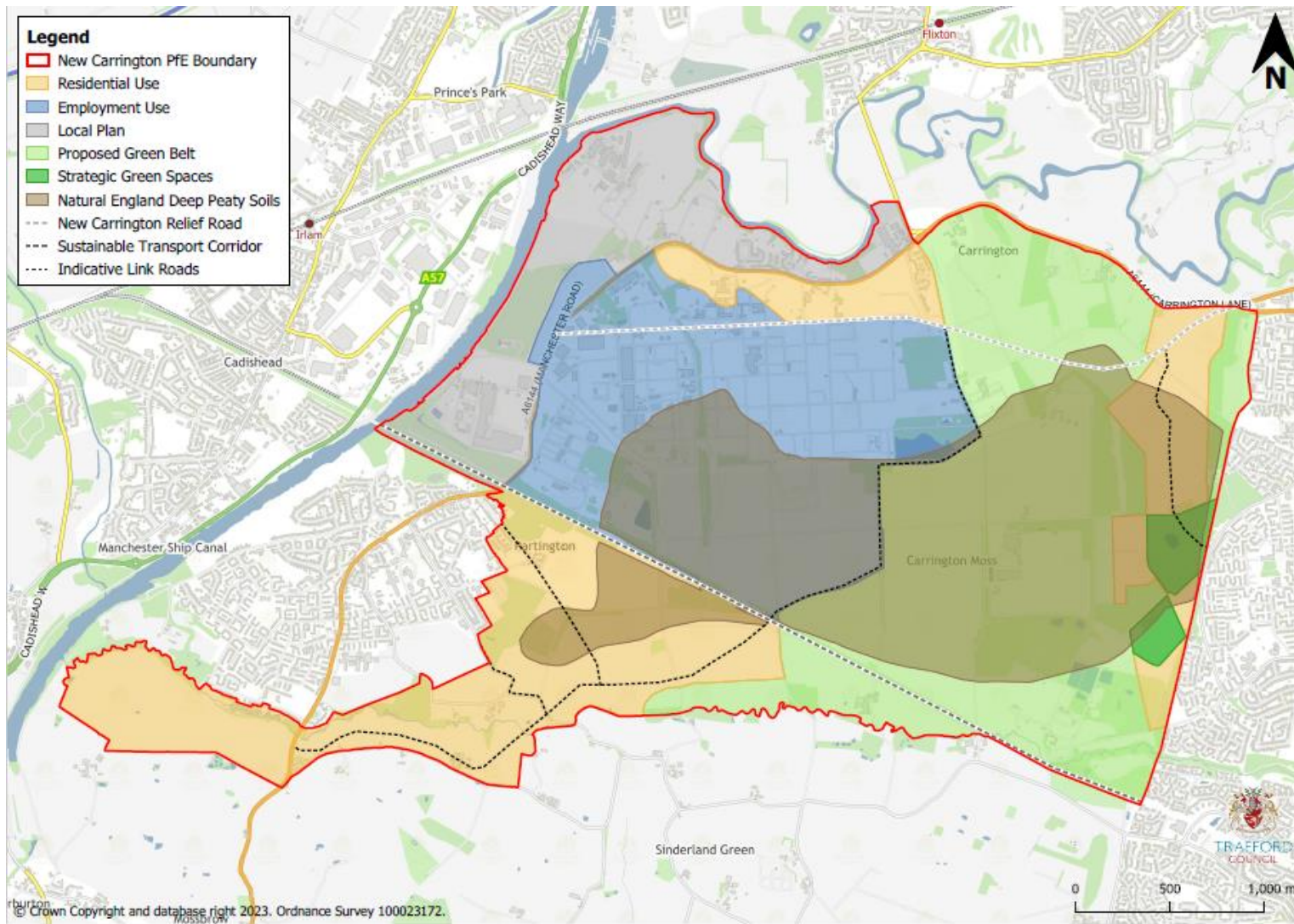
Name: John Coxon

Position: Director

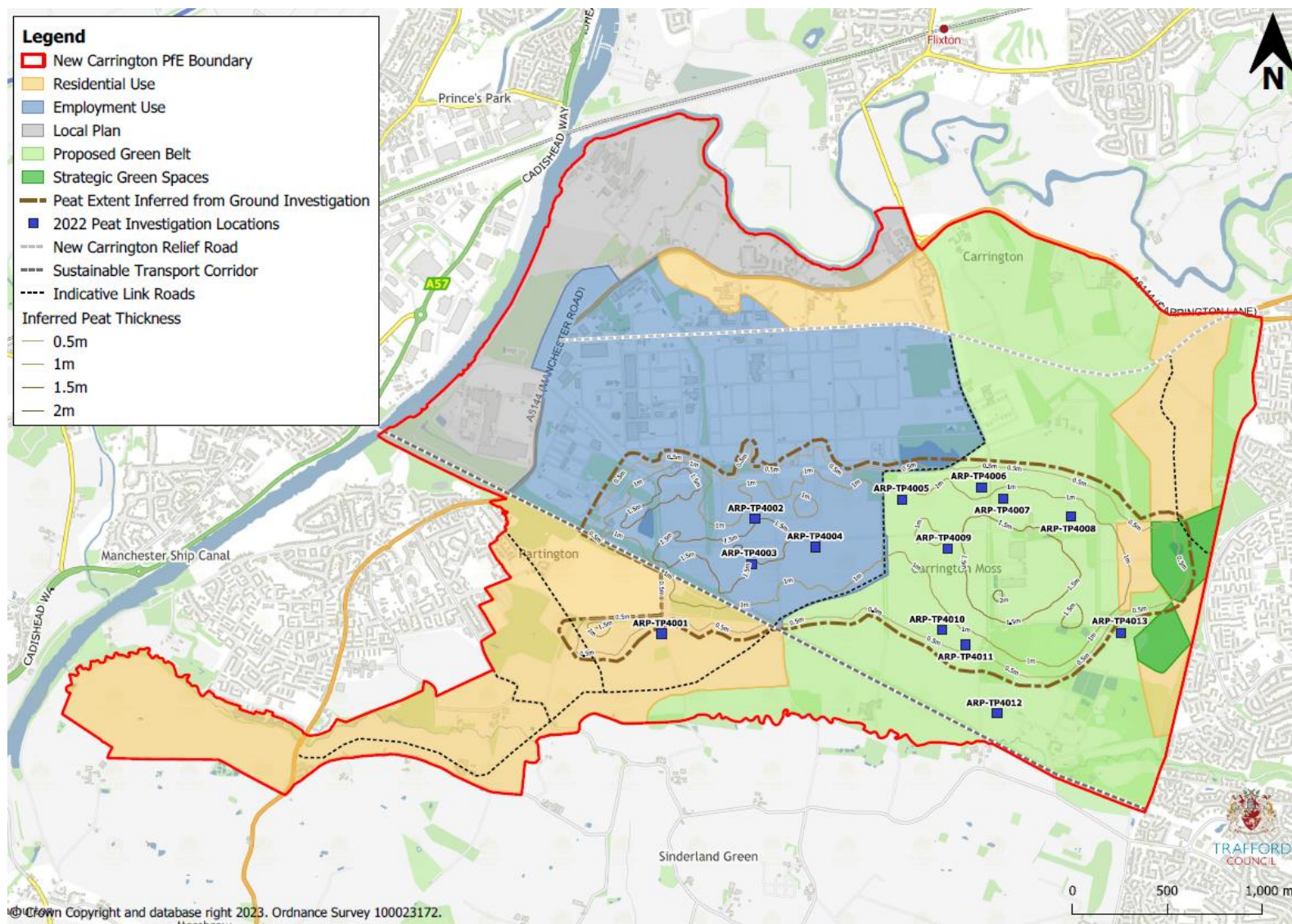
Date: 22 February 2023

Signature: 

Appendix 1: New Carrington Allocation Policy Plan with Natural England Deep Peaty Soils data



Appendix 2: New Carrington Allocation Policy Plan with inferred peat extent from Wain Estates investigations



Trial Pit	Nightsoil				Peat					
	Description (Engineers Log)	Description (Laboratory)	Depth to top (m)	Thickness (m)	Description (Engineers Log)	von Post (log)	Description (Laboratory)	von Post (lab)	Depth to top (m)	Thickness (m)
ARP-TP4001	Soft to firm dark brown mottled brown decomposed fibrous material	Dark brown pseudo fibrous peat. Very slightly decomposed and plant remains still easily identifiable.	0.35	0.37	-3	-3	-3	-3	-3	-3
ARP-TP4002	Soft, dark brown with orange partings, decomposed fibrous material	Brown pseudo fibrous peat. Very slightly decomposed peat and plant remains still easily identifiable.	0.40	0.30	Very soft, orange brown and red brown, mottled fibrous peat, spongy texture, putrid odour	H2	Brown pseudo fibrous peat. Very slightly decomposed peat which. Plant remains still easily identifiable. No amorphous material present. [B, 0.5m] Soft to firm black mottled brown pseudo fibrous and fibrous peat. Slightly decomposed peat and plant remains have lost some identifiable features. [BLK, 1.4m]	H3 H4	0.70	1.40
ARP-TP4003	Soft, dark brown with orange partings, decomposed fibrous material	Brown fibrous peat. Almost entirely decomposed peat and plant remains still easily identifiable.	0.30	0.20	Very soft, orange brown and red brown, mottled fibrous peat, spongy texture and putrid odour	H2	Black pseudo fibrous peat. Moderately decomposed peat with a small amount of amorphous material. [BLK, 1.4m]	H5	0.50	1.20
ARP-TP4004	Soft, dark brown with orange partings, decomposed fibrous material	Dark brown and brown fibrous peat. Almost entirely undecomposed peat and plant remains easily identifiable.	0.25	0.35	Very soft, orange brown and red brown mottled fibrous peat, spongy texture and putrid odour.	H2	Dark brown and black fibrous peat. Moderately decomposed peat. Plant remains still easily identifiable. [B, 0.35m] Soft black pseudo fibrous and amorphous. Moderately decomposed peat with small amount of amorphous peat. [BLK, 1.5m]	H2 H6	0.60	0.90
ARP-TP4005	Soft, dark brown with orange partings, decomposed fibrous material	Dark brown and black fibrous peat. Almost entirely decomposed peat and plant remains still easily identifiable	0.25	0.15	Very soft, brown becoming orange brown and red brown, mottled fibrous peat, spongy texture and putrid odour	H2	Black pseudo fibrous peat. Moderately decomposed peat with a small amount of amorphous peat. [BLK, 0.9m]	H5	0.40	1.60
ARP-TP4006	Soft, dark brown with orange partings, decomposed fibrous material, with fine grained sand. Trace ceramic, glass and metal fragments.	-1	0.40	0.40	Very soft, orange brown to red brown, fibrous peat, spongy texture, putrid odour	H3	-1	-1	0.80	0.95
ARP-TP4007	Soft, dark brown mottled brown, decomposed fibrous material	-1	0.30	0.45	Very soft orange brown to brown, fibrous peat, spongy texture, locally plastic, putrid odour	H3 to H4	-1	-1	0.75	1.35
ARP-TP4008	Soft, dark brown fibrous decomposed material, trace glass and ceramic fragments	-1	0.30	0.50	Very soft to soft, red brown to brown, fibrous peat, spongy, putrid odour	H3 to H4	-1	-1	0.80	1.0
ARP-TP4009	Soft to firm, dark brown mottled brown decomposed fibrous material, trace ceramic and glass fragments	-1	0.30	0.50	Very soft to soft, orange brown to brown, fibrous peat, spongy texture, putrid odour	H3	Black pseudo fibrous peat. Moderately decomposed peat with small amount of amorphous peat. [BLK, 0.9m]	H5	0.80	1.10

Trial Pit	Nightsoil				Peat					
	Description (Engineers Log)	Description (Laboratory)	Depth to top (m)	Thickness (m)	Description (Engineers Log)	von Post (log)	Description (Laboratory)	von Post (lab)	Depth to top (m)	Thickness (m)
ARP-TP4010	Soft to firm, dark brown mottled black and brown decomposed fibrous material	Dark brown pseudo fibrous and fibrous peat, Slightly decomposed peat and plant remains have lost some identifiable features.	0.30	0.50	Very soft to soft, brown fibrous peat, spongy, locally plastic texture, putrid odour	H3	Dark brown pseudo fibrous and fibrous peat. Slightly decomposed peat which. Plant remains have lost some of their identifiable features. [D, 0.35m] Soft to firm black mottled brown pseudo fibrous and fibrous peat. Slightly decomposed peat and plant remains. [BLK, 0.9m]	H4 H4	0.85	0.85
ARP-TP4011	Medium dense dark brown silty sand, fine grained with ceramic, metal and glass fragments	Loose black slightly gravelly sandy organic silt. Gravel includes glass and wood ¹ .	0.30	0.20	Firm, dark brown, fibrous peat, spongy, putrid odour	H2	Dark brown pseudo fibrous and amorphous peat. Moderately decomposed with a small amount of amorphous peat. [BLK, 0.55m]	H5	0.50	0.85
ARP-TP4012	- ²	- ²	- ²	- ²	- ²	- ²	- ²	- ²	- ²	- ²
ARP-TP4013	Soft, dark brown decomposed fibrous material, spongy texture	- ¹	0.45	0.15	- ²	- ²	- ²	- ²	- ²	- ²

Notes:

Information presented in this summary table is from 2022 ground investigation undertaken by Vertase only.

Laboratory descriptions are generally from large block samples taken from trial pits [sample type and depth shown]. BLK = large undisturbed block sample, B = bulk disturbed samples, D = disturbed sample

1. Sample not selected for geotechnical testing so laboratory description & von Post classification not available
2. Not encountered
3. Topsoil