

New Carrington Masterplan Kick Off Meetings

4th December 2023

- **Local Trafford Cllrs and Parish Councils | 10:00 – 11:30**
- **Landowners and Developers | 12:00 – 13:30**
- **Statutory and Non-Statutory Consultees | 14:30 – 16:00**
- **Local Community Groups and Representatives | 18:00 – 19:30**

Agenda

- 1. Tea/ Coffee, Welcome and Introductions**
- 2. Places for Everyone & Main Modifications Update**
- 3. Introduction and Approach to the New Carrington Masterplan**
- 4. Purpose of the Project Group and Terms of Reference, Membership and Contacts etc.**
- 5. New Carrington Masterplan Overview and Procurement Update**
- 6. Timetable**
- 7. Questions and Answers**
- 8. AOB**

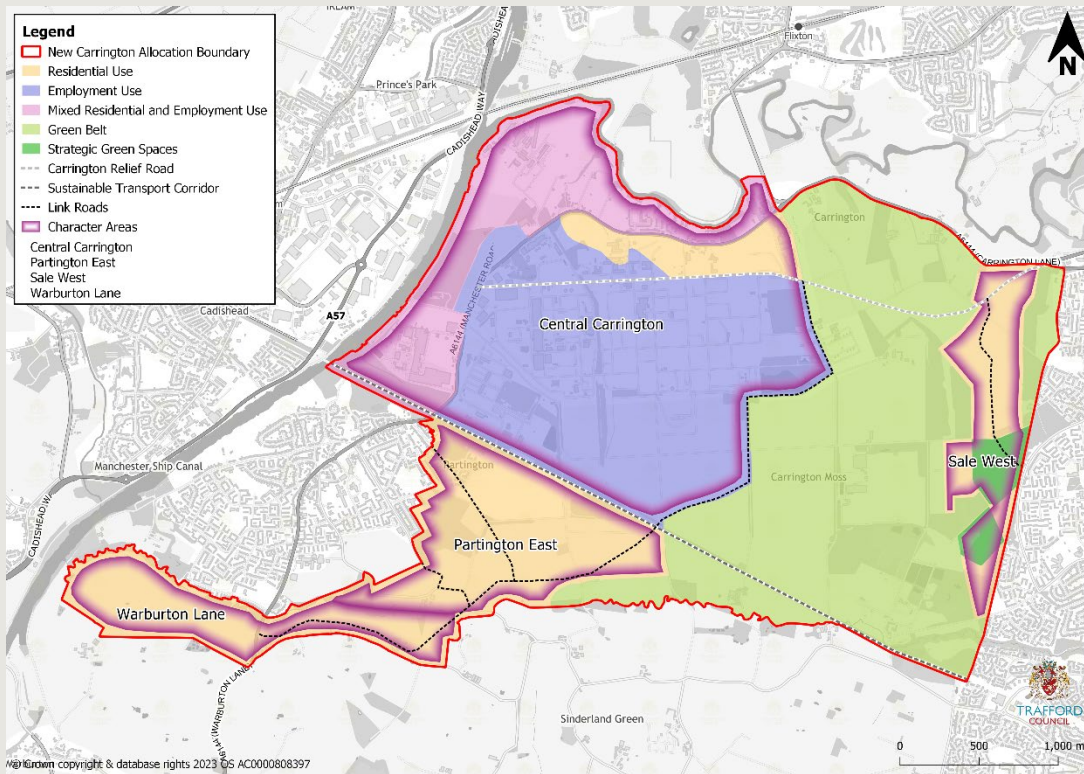
Welcome and Introductions

- **Opening Address**
- **House Keeping**
 - Fire Alarm/ Emergency
 - Facilities
 - Attendance Sheet
- **Introductions**
 - Name
 - Organisation
 - Involvement/ Interest in New Carrington Masterplan

Places for Everyone & Main Modifications Update



New Carrington Allocation JPA 33



- **1,153ha – greenfield and brownfield**
 - 400ha of Green Belt retained
- **Sustainable new community of**
 - 5,000 homes – Min. 15% affordable across site
 - 350,000 sqm employment floorspace
 - Local centre and neighbourhood centres
- **Helping address local social, economic and environmental issues**
- **Requiring**
 - Significant transport, social and green infrastructure e.g. Carrington Relief Road, new Active Travel Routes, school places, health services etc.

New Carrington Allocation – Criteria (c.38)

Residential
Development

Employment
Development

Transport,
Integration and
Accessibility

Community
Facilities

Green Belt

Green
Infrastructure

Natural
Environment

Landscape

Design

Historic
Environment

Utilities,
Environmental
Protection and
Climate Change

Main Modifications Consultation – 11 October - 6 December 2023

- **Only concerned with the Main Modifications (schedule)**
 - Required to make the plan 'sound' and/or legally compliant
- **Consequential effects/ impacts of the Main Modifications – also consulted on**
 - Changes to the policies map associated with the Main Modifications
 - Updated Sustainability Appraisal
 - Updated Habitat Regulations Assessment
- **Additional Modifications (schedule) and un-changed elements of the Plan not being consulted on**
 - Not required to make the plan 'sound' and/or legally compliant
- **Composite Plan – showing ALL modifications produced to aid understanding**

After Main Modifications Consultation

- **Representations sent to Programme Officers**
 - Summary of the representations and brief response of the relevant points submitted
- **Inspectors consider all relevant representations on the Main Modifications**
- **Finalise and issue their examination report recommending whether the plan should be adopted and with what Main Modifications**

Indicative Places for Everyone Timescales

Plan Stage	Expected
8-week Public Consultation on PfE Main Modifications	Oct – Dec 2023
Receipt of The Inspectors' Report	Jan / Feb 2024
Approval of PfE by all 9 Local Authorities	Jan / Feb 2024
Adoption of PfE by Trafford Council	Feb / March 2024

Introduction and Approach to the New Carrington Masterplan

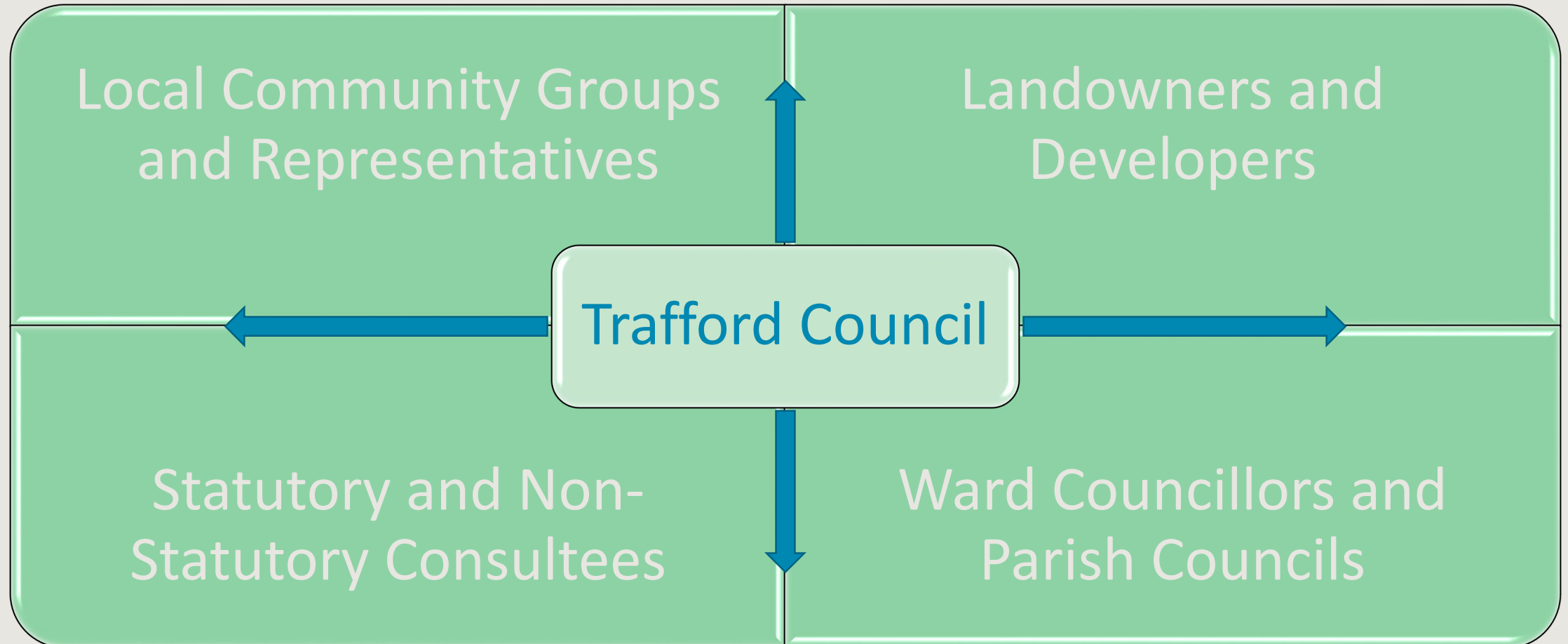


First and Principal Criteria of Policy JPA 33

Development of this site will be required to:

- Be in accordance with a masterplan that has been developed in consultation with the local community and approved by the Local Planning Authority. The masterplan must include a phasing and delivery strategy, as required by policy JP-D1. Central to the masterplan shall be the consideration of opportunities to restore habitats, strengthen ecological networks, and manage the carbon and hydrological implications of development. It should also have regard to the anticipated Hynet North West Hydrogen pipeline (as relevant). The masterplan will be prepared in partnership with key stakeholders to ensure the whole allocation site is planned and delivered in a coordinated and comprehensive manner with proportionate contributions to fund necessary infrastructure

Community and Stakeholder Engagement



Project Groups

Ward Councillors and Parish Councils	Landowners and Developers
<ul style="list-style-type: none">• All councillors from:<ul style="list-style-type: none">• Bucklow St Martins• Bowdon• Broadheath; and• Manor wards• Parish Councillors/ members of:<ul style="list-style-type: none">• Carrington Parish Council• Warburton Parish Council• Partington Parish Council; and• Dunham Massey Parish Council	<ul style="list-style-type: none">• Wain Estates• Peel• National Trust• United Utilities• Redrow• Burford Carrington• National Grid• Air Products Ltd• MUFC• Network Rail• Lordstone Developments• The Manchester Ship Canal Company

Project Groups

Statutory and Non-Statutory Consultees

- Active Travel England
- Natural England
- Environment Agency
- Historic England
- Homes England
- National Highways
- Transport for Greater Manchester
- Trafford Clinical Care Commissioning Group
- National Grid
- Electricity North West
- National Gas Transmission
- United Utilities
- CPRE
- Sport England
- Cheshire Wildlife Trust
- Sustrans
- Trans Pennine Trail

Local Community Groups and Representatives

- Positive Partington
- Positive Partington Partnership
- Our Sale West
- Friends of Carrington Moss
- Voluntary & Community Action Trafford
- Senior Community Action
- Peak and Northern Footpaths Society
- GM Coalition of Disabled People
- Age UK Trafford
- blueSCI
- Trafford Wildlife
- Ramblers Association (Manchester & High Peak)
- Sale Civic Society
- Friends of Dainewell Park

Community and Stakeholder Engagement

Early Input and Engagement via Project Groups

- Equal weighting for each group
- Prior to any options being explored/narrowed
- All views and opinions expressed and considered
- Collaborative approach
- Understanding of evidence and interpretation to help inform options
- Help to shape/ narrow options for formal public consultation
- Provide information and evidence as required to assist with Masterplan

Examples of Input (*may vary between groups*)

- Taking on board evidence and constraints where do groups think things should go and how should they be constructed/ look like
- Locations and specifications of infrastructure and development e.g., roads and busways, cycleways, pedestrian routes, local centre, school(s)
- Opportunities for habitat restoration and strengthening ecological networks
- Phasing and Delivery options
- Proportionate Contributions
- Viability and Affordable Housing

Community and Stakeholder Engagement

Full Public Consultation – Following Project Group Engagement

- **Formal public consultation on options shaped through early collaboration and engagement**
 - Maps, plans, strategies etc.
- **Ideas (and help) for methods, accessibility and publicity for consultation welcomed**
 - Online consultation portal
 - In person and virtual events wherever possible
- **May comprise several stages as Masterplan developed**
- **Combined with other consultations etc. where possible e.g. Carrington Relief Road**

Community and Stakeholder Engagement

- **Not all aspects require/ benefit from input and engagement from all or any project group**
- **Factual information/ evidence e.g.**
 - Ground investigations
 - Costings
 - Physical and policy constraints
- **Findings will be shared/ published (wherever possible) at completion of information**

Transparency



Transparent Collaboration

- Dedicated website created www.trafford.gov.uk/NewCarrington
- Project email address newcarrington.masterplan@trafford.gov.uk
- Meeting dates, agendas, presentations, documents and minutes published online
- Terms of Reference published online (not Appendix A)
- Evidence and relevant information published also
- All meetings arranged as close together as possible for fairness
- Community meetings to share venues for meetings between Carrington, Partington and Sale West wherever possible

Questions



Purpose of the Project Group(s) and Terms of Reference, Membership and Contacts etc.



Purpose of all the Project Groups

- a) Support the preparation of the New Carrington Masterplan in a timely manner.
- b) Provide local knowledge / information, as required, in the preparation of the Masterplan.
- c) Consider and provide input to the New Carrington Masterplan on the most appropriate location(s) for required key infrastructure, and a phasing delivery strategy to ensure that such infrastructure is sequenced in an appropriate manner to deliver the site in full accordance with PfE Policy JPA33.
- d) Collectively assist in the setting of an appropriate Proportionate Contribution for the infrastructure which will be required to support the development, based on the requirements of PfE Policy JPA33 and the New Carrington Masterplan evidence base.

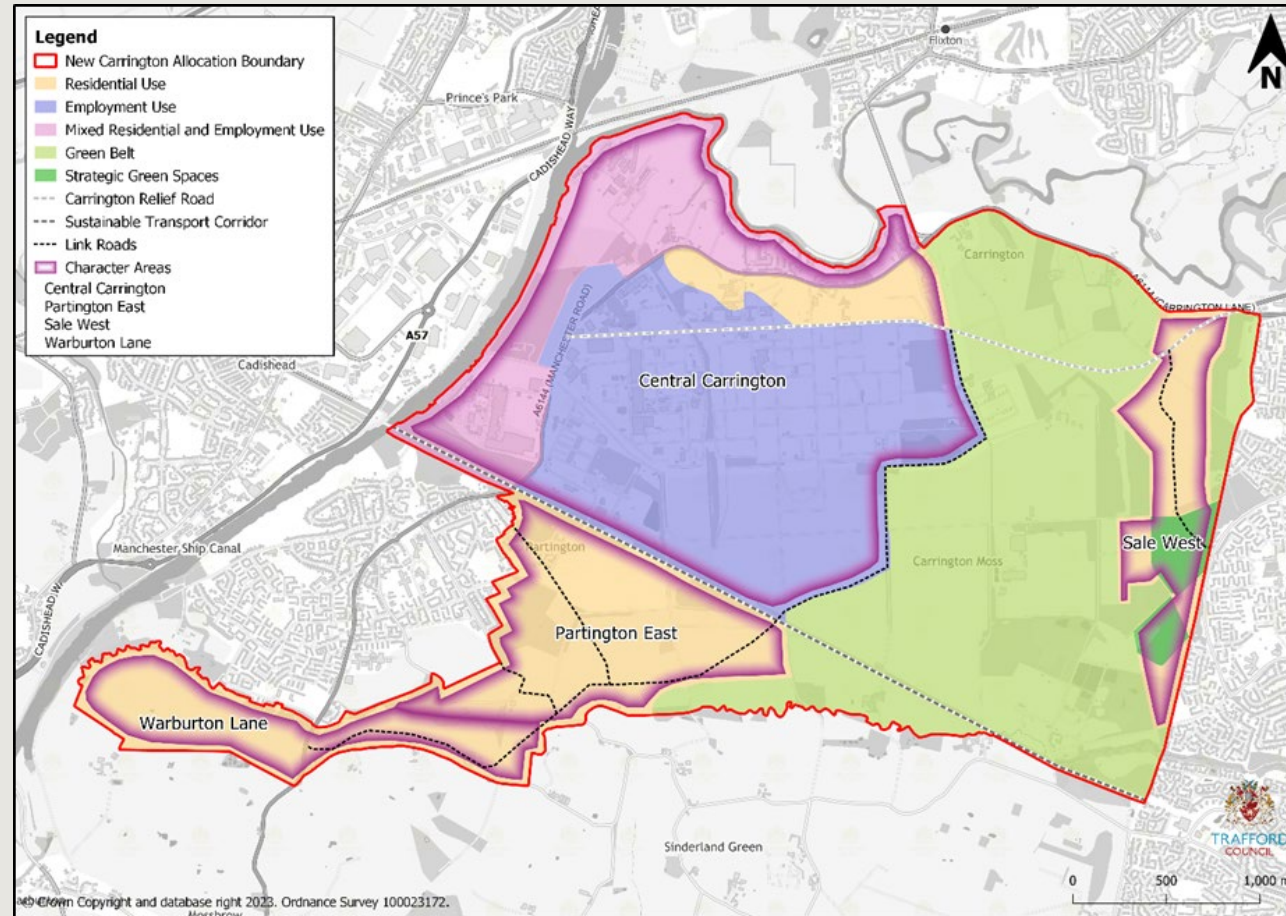
Terms of Reference (ToRs)

- **Discuss the draft ToRs circulated on 29 and 30 November 2023**
 - Clarifications
 - Amendments
 - Additions
 - Deletions
- **Final comments to be submitted to newcarrington.masterplan@trafford.gov.uk by 22nd December 2023**

Project Group Membership and Contact Details

- **Discuss the initial membership and contact details of the Project Group**
 - Clarifications
 - Amendments
 - Additions
 - Deletions
 - Movements
- **Final comments to be submitted to newcarrington.masterplan@trafford.gov.uk by 22nd December 2023**

New Carrington Masterplan Overview



First and Principal Criteria of Policy JPA 33

Development of this site will be required to:

- Be in accordance with a masterplan that has been developed in consultation with the local community and approved by the Local Planning Authority. The masterplan must include a phasing and delivery strategy, as required by policy JP-D1. Central to the masterplan shall be the consideration of opportunities to restore habitats, strengthen ecological networks, and manage the carbon and hydrological implications of development. It should also have regard to the anticipated Hynet North West Hydrogen pipeline (as relevant). The masterplan will be prepared in partnership with key stakeholders to ensure the whole allocation site is planned and delivered in a coordinated and comprehensive manner with proportionate contributions to fund necessary infrastructure.

Indicative Phased Approach to New Carrington Masterplan



New Carrington Masterplan Part 1

Delivery Strategy

Infrastructure Framework

Phasing and
Delivery

Infrastructure Costs

Proportionate
Contributions &
Funding Strategy

Viability & Affordable
Housing Sensitivity
Assessment

Infrastructure Framework and Phasing and Delivery Programme

- ‘Lead’ commission and will be responsible for drawing the various elements together into a final ‘Delivery Strategy’ document.
- The Infrastructure Framework will need to identify the key infrastructure requirements and their location within the masterplan area. It will then need to include a Phasing and Delivery programme, identifying trigger points for infrastructure delivery.
- This element of the Delivery Strategy will also lead on all engagement and consultation requirements.

Infrastructure Framework and Phasing and Delivery Programme

- **Task 1: Review and utilise the existing baseline / masterplan work for New Carrington and identify the infrastructure required to support the development**
 - Early engagement and collaboration with all Project Groups
- **Task 2: Identify and select appropriate infrastructure schemes**
- **Task 3: Develop preliminary designs for key infrastructure schemes**
- **Task 4: Prepare a Phasing and Delivery Programme**
- **Task 5: Produce the Final Delivery Strategy Document**

Infrastructure Costs

- **Civils Infrastructure**

- Infrastructure Costs will be required for the interventions identified in the Infrastructure Framework. Amey LG Ltd via the One Trafford Partnership will undertake this element of the Delivery Strategy for all civils infrastructure (e.g., roads, cycle routes and paths etc.)

- **Buildings and Social Infrastructure**

- Costings for buildings and other types of required infrastructure such as schools, medical facilities, community facilities, combined heat and power network(s), local centres containing retail and/or commercial uses, parks and playgrounds etc. will also be required for each infrastructure scheme/typology identified in the Infrastructure Framework.

Proportionate Contributions and Funding Mechanism Strategy

- To ensure the New Carrington allocation is delivered in a sustainable way, alongside the required infrastructure, developments are required to make proportionate contributions to infrastructure.
- The Delivery Strategy will need to identify a proportionate infrastructure contribution for the residential and employment development within the allocation area. This will be based on the Infrastructure Framework and Costs elements.

Proportionate Contributions and Funding Mechanism Strategy

- **Task 1: Calculate an appropriate proportionate infrastructure contribution**
 - Early engagement and collaboration
- **Task 2: Management of Infrastructure Funds**
- **Task 3: Funding Mechanism Strategy**

Viability and Affordable Housing Sensitivity Assessment

- Places for Everyone Policy JPA 33: New Carrington requires development within the allocation to *“make provision for a minimum of 15% affordable housing across the allocation to be provided in accordance with local policy requirements”*.
- This level of provision has been subject to viability assessment as part of the preparation of Places for Everyone and has been subject to examination by an independent panel of three appointed inspectors. The frontloading of viability into the plan making process stipulated by national policy and guidance, therefore makes the minimum requirement of 15% affordable housing provision the starting point for the masterplan and all future planning applications.
- A sensitivity assessment of the detailed requirements of the allocation is therefore necessary to ensure that the minimum 15% affordable housing provision remains achievable across the site.

Viability and Affordable Housing Sensitivity Assessment

- **Task 1: Liaison with landowners and developers**
 - Early engagement and collaboration
- **Task 2: Viability and Affordable Housing Sensitivity Assessment**
- **Task 3: Identification of areas where more and less than 15% affordable housing is likely**

Masterplan Procurement Update



Brief for New Carrington Masterplan Part 1

- **Out to tender Friday 1st December 2023**
- **Exclusions from Tender Process**
 - Tenders from any consultant team(s) for any of the Masterplan **will not be accepted** if they have acted on behalf of a promoter or objector on any aspect of the proposed allocation of New Carrington under policy JPA 33 of the Places for Everyone plan as part of, or since the Regulation 19 version of the plan was published August 2021.
- **Bid returns by 12th January 2024**
- **Appointment and Inception January/ February 2024**

Timetable



Indicative Timetable: New Carrington Masterplan Part 1

Stage	Month
Procurement	December 2023/ January 2024
Appointment(s)	February 2024
Project inception meeting	February 2024
Review baseline / Initial engagement with local community and key stakeholders (i.e. prior to pre-election period)	February - April 2024
Undertake all elements of Delivery Strategy	April – November 2024
Produce final Delivery Strategy	December 2024

New Carrington Masterplan Part 2

- Needs to be informed by up-to-date Ground Investigations
 - Scope to be set by TC
- Procure ASAP in 2024 when data across whole development area is available
- Part 3
 - Design Code SPD



Questions and Answers



