



Friends of Carrington Moss <friendsofcarringtonmoss@gmail.com>

Heath Farm Lane Reserved Matters Application 114628

1 message

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22 October 2024 at 13:33

To: "Development Management (Planning)" <development.management@trafford.gov.uk>

Cc: "Gore, Richard" <Richard.Gore@trafford.gov.uk>

Bcc: Marj Powner <marj.powner@gmail.com>, Friends of Carrington Moss <friendsofcarringtonmoss@gmail.com>

Whilst we recognise that the principle of development has been approved at Heath Farm Lane, and that there are a number of positive aspects to this overall scheme, we would like to highlight our concerns with this reserved matters application:

- Lack of engagement with the public and parish councils - whilst the document asserts that the Council's SCI has been followed, there has been no consultation for this phase of the scheme (unless it has been extremely limited) - there clearly has been significant engagement with Trafford Council
- Lack of consideration of the policies within PfE (which gets a very minor mention despite it now superseding Core Strategy Policies), there is no mention, for example, that development in the JPA30 allocation area must be "*in accordance with a masterplan that has been developed in consultation with the local community and approved by the local planning authority*" - whilst the masterplan is evolving, there has, as yet been no discussion about the natural infrastructure requirements and the compensation proposal for the damage/destruction of peatland habitats has not yet been published - the application does not, therefore, comply with the Plan Policies
- We are surprised that the Council concluded that that was no requirement for an EIA, given the significant environmental harm that is likely to result from the development:
 - the original application highlighted that peat of 2.2m thickness was found on the site (no compensation for damage/destruction is proposed, peat is not even mentioned in the documents)
 - the site is in close proximity to 3 SBIs (with many more in and around the allocation area)
 - there is a presence of red listed birds and endangered wildlife in and around the site (many with severely declining populations, including the water vole present in the ditch beyond the north boundary)
- Sustainability is about more than the materials the buildings are constructed with - despite highlighting the availability of regular bus services to various locations from the site and the promotion of pedestrian and cycle links, the amount of car parking provision suggests that this will be car-dependent sprawl
- Given the proximity to several hazardous businesses in Carrington, what provision has been made for the evacuation of residents should a disaster occur?

Thanks

Marj

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Kind regards

Marj Powner

Chair, Friends of Carrington Moss (<https://friendsofcarringtonmoss.com/>)Vice Chair, Save Greater Manchester Green Belts Group (<https://www.savegmgreenbelt.org.uk/>)Vice Chair, Community Planning Alliance (<https://www.communityplanningalliance.org/>)