

Date: 14 May 2025  
Our ref: 510889  
Your ref: 116141/VAR/25



Trafford Council

**BY EMAIL ONLY**

development.management@trafford.gov.uk

Customer Services  
Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ

T 0300 060 3900

Dear Trafford Council

**Planning consultation: Application under Section 73 of the Town and Country Planning Act 1990 (as amended) for variation of Condition 42 of planning permission 108032/VAR/22 (part full and part outline permission for residential development of up to 600 dwellings and associated works) to increase the number of dwellings that can be occupied prior to the Council giving notice that the Carrington Relief Road is to be delivered or prior to improvements to the Flixton Road junction being completed from 250 to 353 dwellings  
Location: Former British Gas Plc, Heath Farm Lane, Partington, Manchester, M31 4EH**

Thank you for your consultation on the above dated and received by Natural England on 24 April 2025.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

### **Variation of Condition 42**

Natural England have previously provided further comment relating to the Environmental Impact Assessment (EIA) Scoping Opinion under our reference 508535 on 16 April 2025 which equally applies to the variation of Condition 42. This has been summarised below:

Places for Everyone Policy JPA 30, New Carrington requires development of the allocation site to undertake peat investigations to establish areas of restorable peat presence to its avoid loss and deterioration. Peat presents opportunities for enhanced delivery of ecosystem services and wildlife corridors which can align with Local Nature Recovery Strategy and the Manchester Wetlands Nature Improvement Area.

Early engagement in relation to impacts to deep restorable peat would be highly beneficial to meet the requirements of the policy. We do not support delaying further ground investigations until Phases 6-9 of the scheme to ensure a tailored masterplan for the Site which follows policy wording, ensures earlier adjoining phases of the scheme do not impede hydrological ground connections within the peat, and consistency with the overall allocation masterplan.

Natural England have advised Trafford Council that a comprehensive assessment of peat is required to inform the overall allocation masterplan. This is essential in fully understanding the impacts of all proposals and to ensure that design avoids the loss and deterioration of restorable peat assets in the first instance. Development across the allocation, should firstly optimise areas where there is a lack of deep restorable peat. Only, where development is completely unavoidable on deep restorable peat, a detailed compensation strategy would be required.

In the absence of the allocation masterplan, there is a potential risk that as more developments

come forward, they will be unable to provide a suitable compensation scheme that address all on-site impacts to restorable peat due to its finite nature. Again, reiterating that Phases 6 – 9 may not be the optimum time to assess impacts on ground condition, ground water and ecology.

Compensation strategies can only be informed by the details of deep restorable peat both lost and retained on-site and within the wider allocation. Natural England recommend that should compensation be required; this is coordinated across the whole allocation to avoid other elements of the allocation development undermining efforts but also maximising output for nature.

Should the developer wish to explore options for avoiding or mitigating effects on the natural environment with Natural England, we recommend that they use our [Discretionary Advice Service](#).

Please send further correspondence to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk) quoting our reference.

Yours faithfully

Zoe Haysted

Sustainable Development Senior Officer  
Cheshire to Lancashire Area Team  
Natural England