



16<sup>th</sup> January 2026

Dear Planning Committee

### Planning Application 115154 Land West of Warburton Lane

We are shocked by Trafford's continued dismissal of policies within the Places for Everyone Plan that took 10 years and multiple millions of pounds of public money to agree.

Policy in that plan **requires** schemes in New Carrington to be in accordance with a Masterplan that has been developed in consultation with the local community. Clearly the word "requires" is meaningless in a planning context. Having already approved an application on very deep peat which also does not meet that and other important policy criteria, Trafford's approach means that there is a complete lack of certainty for communities, and their voices are totally unheard. Developers are not only driving the timetable but also the unavailability of land to provide opportunities to restore habitats and strengthen ecological networks across the allocation (another important policy requirement in PfE).

The Officer's assertions (paragraphs 15, 123, for example, in the Officer's Report) suggest that this application would not prejudice the New Carrington masterplan, the sustainability objectives or the wider delivery of the allocation. This is a very bizarre statement to make when work relating to the Natural Infrastructure Strategy to support the allocation has only just begun! This work has been subordinated by Trafford when considering aspects of the infrastructure needed and planning decisions for the allocation area seem to be being made solely on the basis of whether a developer agrees to pay the required contributions.

Whilst it anticipates that the allocation will be "*planned and delivered in a coordinated and comprehensive manner with proportionate contributions to fund necessary infrastructure*", there is nothing in New Carrington Policy that suggests the Masterplan requirement should be ignored if developers agree to meet their obligations!

Trafford has recognised that this allocation area is unsustainable and this planning application (and its contributions) will not make it sustainable. More consideration must be given to the fact that the allocation area has Trafford's highest concentration of natural capital assets and that means sites for mitigation and compensation must be provided, along with the proposed developments, to address the cumulative impact on current ecosystem services. It must also be remembered that the retained Green Belt (that may be considered for such mitigation and compensation) incorporates significant areas of previously developed land, including, for example, Manchester United's training ground, among many others. This means those remaining green areas will be attractive to developers for Grey Belt schemes, particularly if the Eastern part of the Carrington Relief Road is approved. Trafford should not, therefore, dismiss the "**requirement**" for the completed Masterplan so readily.

This particular application is low density car dependent sprawl, which is not making the best use of the land. The scheme could be enhanced to support land requirements for allocation-wide environmental and ecological mitigation and compensation. The developer should be asked to review the design, including in relation to density, alongside the creation of the New Carrington Natural Infrastructure Strategy to ensure sufficient land area is available to meet those requirements when they are determined.

Kind regards

Marj Pownar

Chair

Friends of Carrington Moss