



Homes
England

Date: 7 December 2022

Our Ref: RFI4056

Tel: 0300 1234 500

Email: infogov@homesengland.gov.uk

Making homes happen

By Email Only

Information Governance Team
Homes England
Windsor House – 6th Floor
50 Victoria Street
London
SW1H 0TL

Dear [REDACTED]

RE: Request for Information – RFI4056

Thank you for your request for information which was processed in accordance with the Freedom of Information Act 2000 (FOIA).

You requested the following information:

HIF – Carrington Relief Road, Trafford Council

Please can you send me the documentation you have received from Trafford in relation to the bid for funding?

Response

We can confirm that we do hold some of the requested information. Please find attached Annex A which contains documentation received from Trafford Council in relation to the bid for funding.

However, we rely on the following exemptions of the FOIA to withhold the information from disclosure.

Section 40 – Personal information

We have redacted information on the grounds that it constitutes third party personal data and therefore engages section 40(2) of the FOIA.

To disclose personal data, such as names, contact details, addresses, email addresses and personal opinions could lead to the identification of third parties and would breach one or more of the data protection principles.

Section 40 is an absolute exemption which means that we do not need to consider the public interest in disclosure. Once it is established that the information is personal data of a third party and release would breach one or more of the data protection principles, then the exemption is engaged.

The full text in the legislation can be found on the following link:

<https://www.legislation.gov.uk/ukpga/2000/36/section/40>

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Section 43 - Commercial interests

Under section 43(2) Homes England is not obliged to disclose information that would, or would be likely to, prejudice the commercial interests of any party.

The information requested relating to financial information engages section 43(2) of the FOIA as it is commercial in nature and its release would be likely to prejudice the commercial interests of Homes England and other interested parties to the information.

Homes England has identified that the information requested, if released, would be likely to prejudice the effective operation of the funding scheme.

Section 43 is a qualified exemption. This means that once we have decided that the exemption is engaged, Homes England must carry out a public interest test to assess whether or not it is in the wider public interest for the information to be disclosed.

Arguments in favour of disclosure:

- Homes England acknowledges there is a general public interest in promoting accountability, transparency, public understanding and involvement in how Homes England undertakes its work and how it spends public money.

Arguments in favour of withholding:

- The financial information should not be disclosed as this would impact the ability of Homes England, Trafford Council and potential developers to achieve value for public money. There is a high risk that disclosure would be likely to adversely impact the ability of these parties to negotiate effectively regarding procurement of services and land. This would not be in the public interest as interested parties could inflate the value of works, which would negatively impact public money;
- Private developers, home builders and landowners will be forced into direct competition which could jeopardise the progress of development of this site and future sites which will in turn affect future housing growth and infrastructure;
- Disclosure would result in the council's negotiating position being adversely affected. If other potential or confirmed sources of funding became aware of how much funding is likely to be provided and by whom it would be likely to result in Homes England having to pay a higher grant than would have otherwise been the case. This would result in greater cost to the public purse which would not be in the public interest;
- Releasing the information would be likely to negatively impact future funding processes and proposals as potential partners may be deterred from applying to Homes England for grant funding if they felt information related to their commercial and ongoing funding commitments would be released to the public domain. This would impact the ability of Government officials to make effective, informed decisions regarding allocation of public funds. This would not be in the public interest as public funds could be allocated in a way that would distort regional need for development;
- The information relates to a site where a third party (the council) is still undertaking works. If this information were released it would be likely to disadvantage the third party's commercial position and have a negative impact on the third party's ability to procure works for ongoing development at this site. The



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council would not be able to negotiate effectively as this information could be used by third parties to distort or otherwise prejudice the ability of the council being able to secure works for market value, resulting in damage to the public purse. This would also be likely to have the same negative effect on future commercial activity and other Homes England funding. This would not be in the public interest as it would put development at risk, inflate prices and damage Homes England's reputation as a partner. This would negatively affect public money and nullify work already undertaken; and

- Homes England has been unable to identify a wider public interest in disclosing the information requested.

Having considered the arguments for and against disclosure of the information, we have concluded that at this time, the balance of the public interest favours non-disclosure.

The full text of the legislation can be found on the following link:

<https://www.legislation.gov.uk/ukpga/2000/36/section/43>

Not in Scope

We have also redacted information contained within Annex A that does not fall within scope of your request.

Right to Appeal

If you are not happy with the information that has been provided or the way in which your request has been handled, you may request an internal review. You can request an internal review by writing to Homes England via the details below, quoting the reference number at the top of this letter.

Email: infogov@homesengland.gov.uk

The Information Governance Team
Homes England – 6th Floor
Windsor House
50 Victoria Street
London
SW1H 0TL

Your request for review must be made in writing, explain why you wish to appeal, and be received within 40 working days of the date of this response. Failure to meet this criteria may lead to your request being refused.

Upon receipt, your request for review will be passed to an independent party not involved in your original request. We aim to issue a response within 20 working days.

You may also complain to the Information Commissioner's Office (ICO) however, the Information Commissioner does usually expect the internal review procedure to be exhausted in the first instance.



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The Information Commissioner's details can be found via the following link:

<https://ico.org.uk/>
























Please note that the contents of your request and this response are also subject to the Freedom of Information Act 2000. Homes England may be required to disclose your request and our response accordingly.

Yours sincerely,

The Information Governance Team
For Homes England

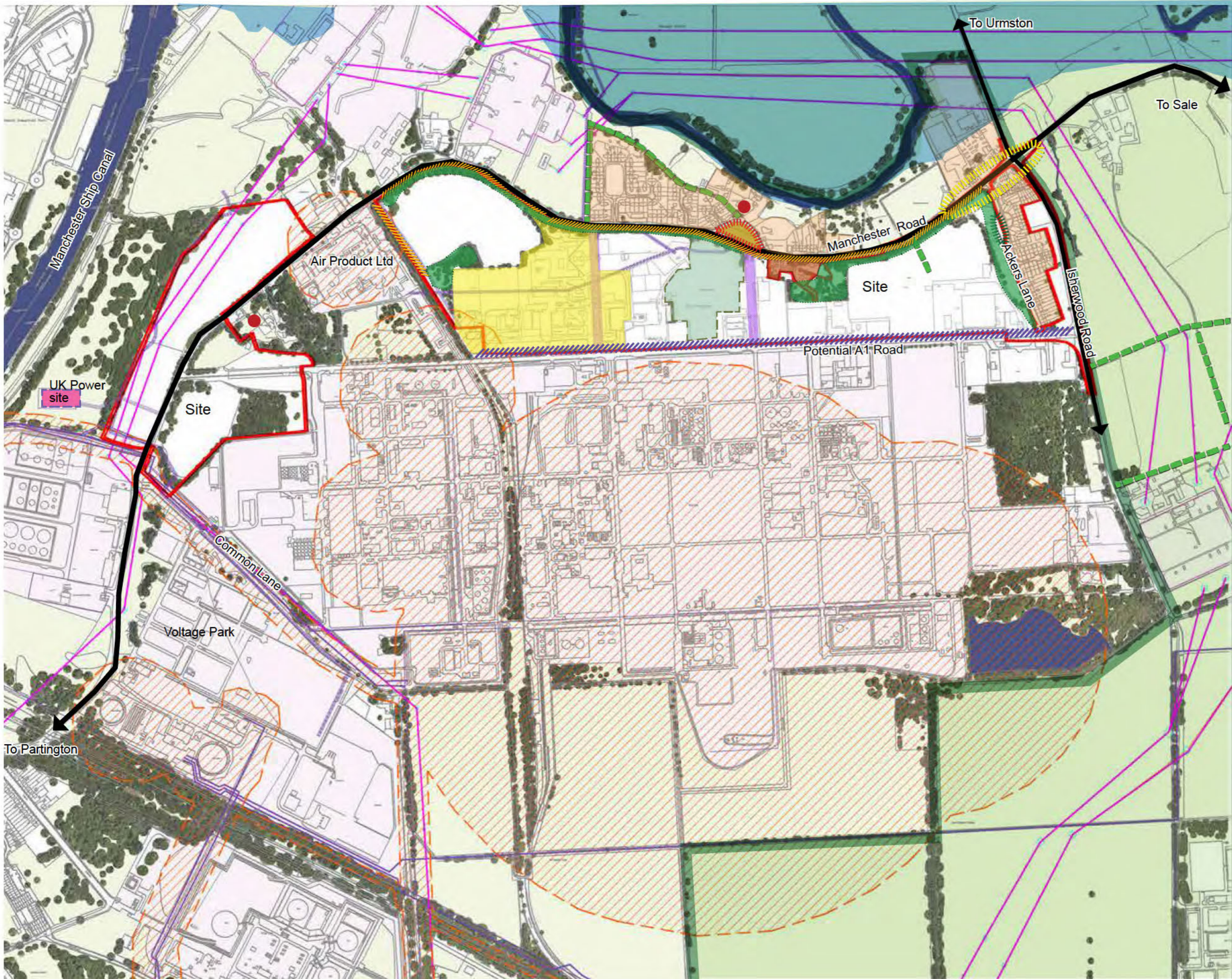
OFFICIAL

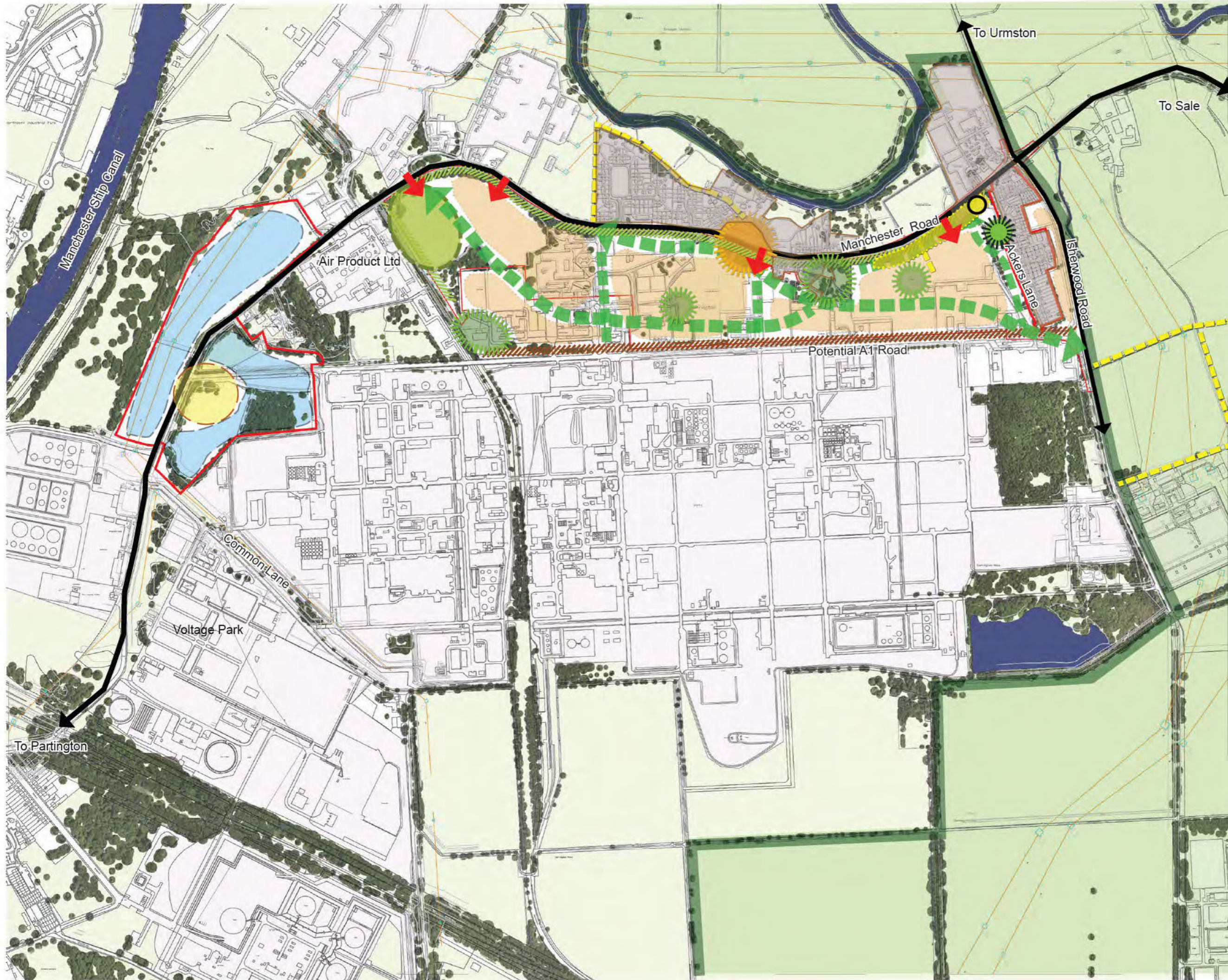
KEY

-  Application boundary
-  Over head power line
-  Underground service /utilities corridor
-  COMAH Inner Zone
-  No-built service corridor
-  Frontage with noise issue
-  Boundary to A1 Road, with potential noise issue, and views to employment areas
-  UK Power application site
-  Existing Carrington Business Park
-  Existing Rugby Club
-  Grade II Listed Building
-  Green Belt
-  Public Rights of Way
-  Water course / body
-  Flood Zone 3
-  Trees / woodlands
-  Principal highways
-  Historic settlement core (Trafford Urban Historic Landscape Characterisation, 2008)
-  Existing settlement area
-  Existing car boot sale area
-  Poor frontage definition
-  Existing play area
-  Existing hedgerows and trees with ecological value

HIMOR GROUP

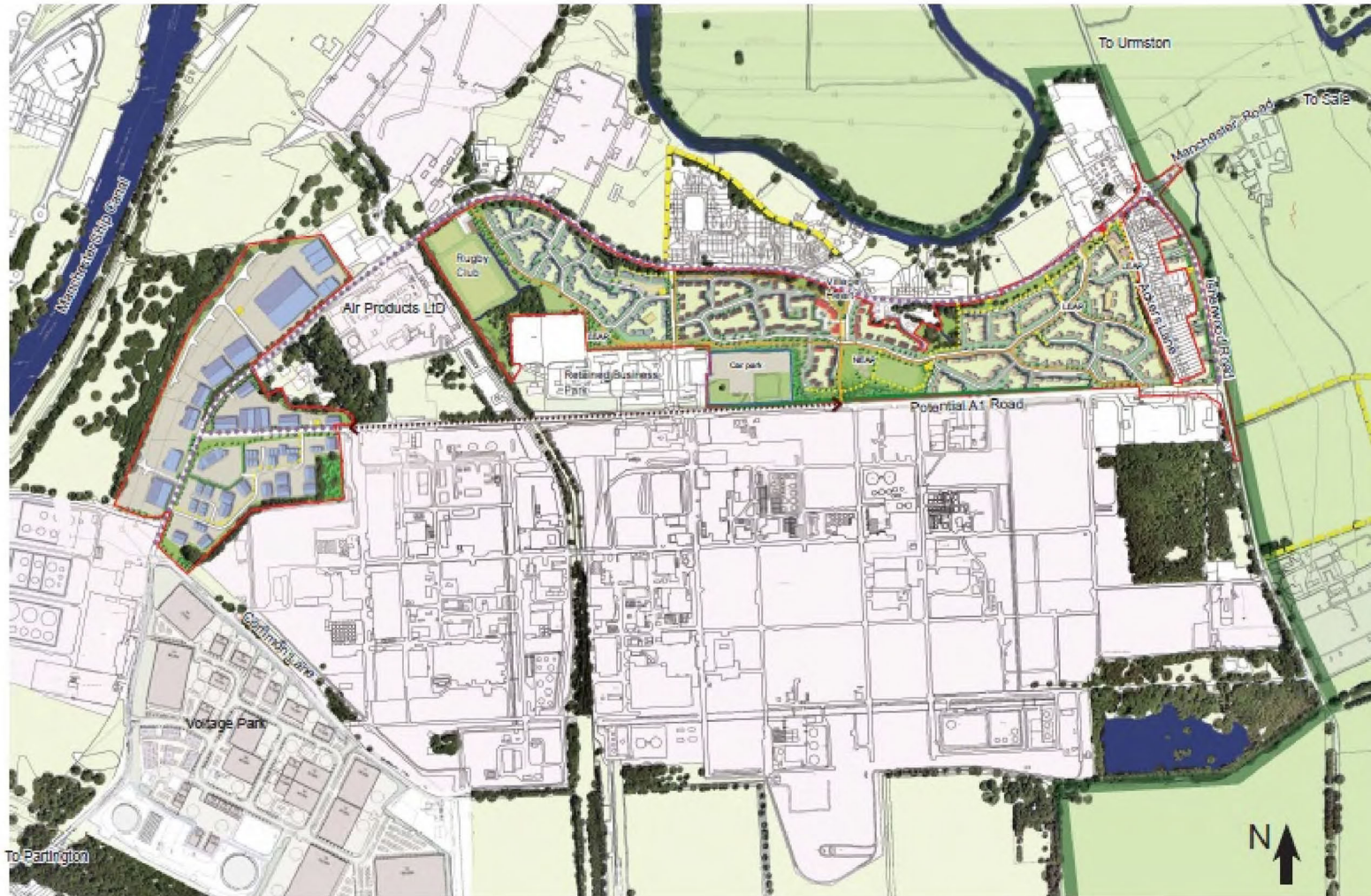
Carrington Village at Future Carrington
 Site Constraints Plan
 Drawing No. 01004A
 Scale: 1 / 2500 @ A1





KEY

- Existing
- Application boundary
- Green Belt
- Public Rights of Way
- Water course / body
- Trees / woodlands
- Principal highways
- Existing settlement area
- Opportunities
- Potential village core location
- Potential to relocate business park, to create a business gateway
- Potential employment area
- Potential to apply mitigation measures to reduce noise and provide visual screening along A1 Road
- Potential noise mitigation measures
- Potential to relocate Rugby Club
- Potential to create visually permeable entrance green
- Potential gateway building
- Potential to upgrade existing play area
- Potential key landscape node with play area
- Potential key landscape corridor with ecological and amenity value
- Potential site access point
- Potential residential area



KEY

- Existing**
- Application boundary
- Green Belt
- Public Rights of Way
- Water course / body
- Trees / woodlands
- Proposed**
- Public open space
- New trees
- New cycle/pedestrian route (off-road)
- Potential cycle route (on road)
- Recreational pedestrian link
- Indicative 'Eastern Neighbourhood' area buildings frontage
- Indicative 'Central Village' area buildings frontage
- 'Village Heart' area with small scale community uses
- Indicative 'Western Village' area buildings frontage
- Indicative employment area buildings
- Proposed car park for existing business park
- Indicative location for pumping station
- Potential 6m high acoustic barrier
- Potential new bus stop
- Potential 4m wide landscape buffer zone to A1 Road
- Proposed car parks for existing community
- Potential cycle link for future phase

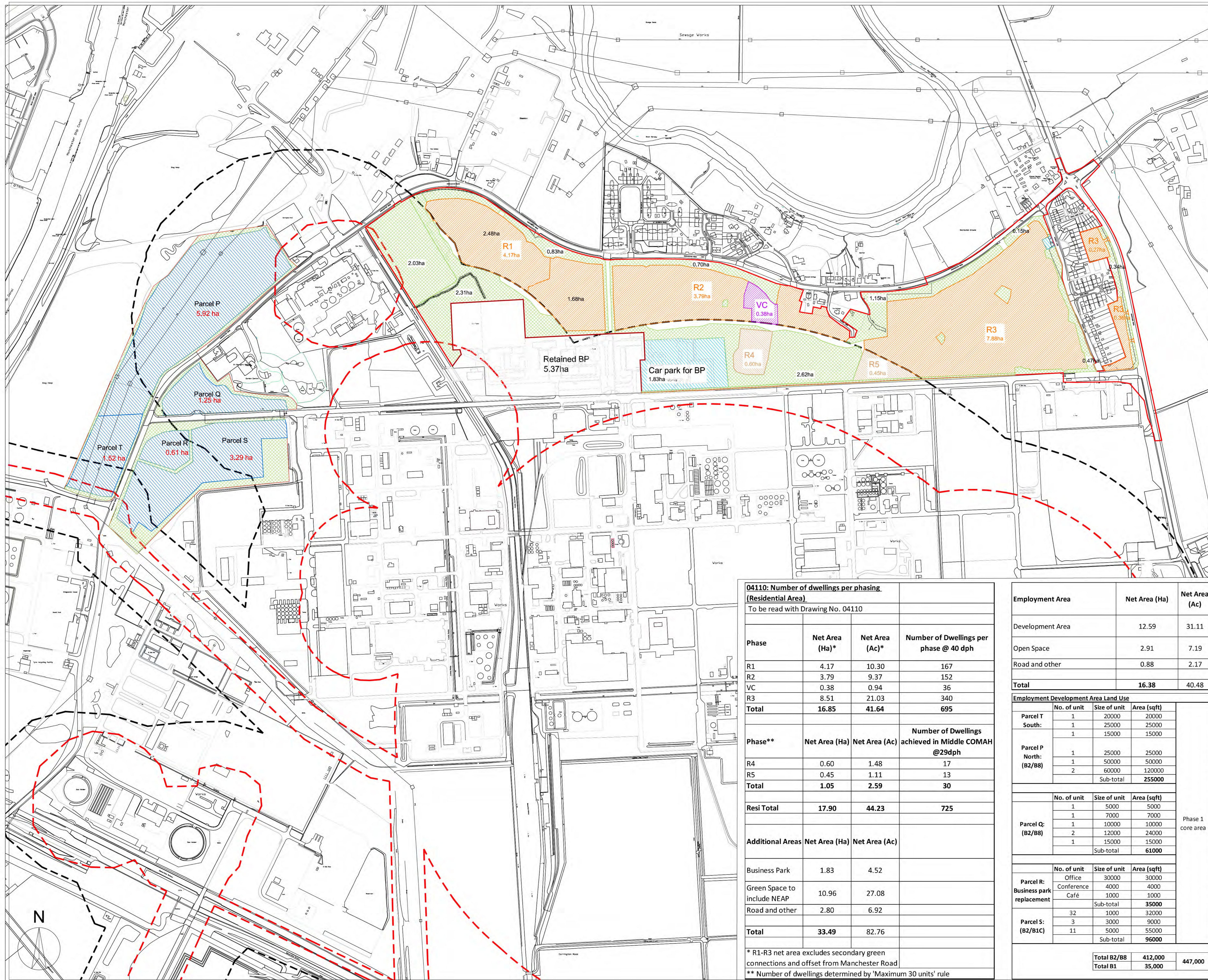
ORdnance Survey

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HIMOR GROUP

Carrington Village at Future Carrington
 Illustrative Masterplan
 Drawing No. 04085 Rev L
 Not to Scale



Key

- Residential Area within Middle COMAH Zone
- Residential Area within Inner COMAH Zone
- Proposed Car park
- Employment land use
- Open Space
- Middle COMAH Zone
- Inner COMAH Zone
- Retained Carrington Business Park

CHECKING/VERIFICATION

DRAWN:	WD	CHECKED:	WD
VERIFIED:	RG	DATE:	06/09/2016

ISSUE/REVISION

G	07/11/16	Parcel Q open space revised
G	27/09/16	Split R1
F	21/09/16	Employment area open space revised
E	19/09/16	Business area car park revised
D	15/09/16	Parcels in Middle Zone revised
C	14/09/16	Red line revised
B	12/09/16	Land use revised
A	06/09/16	Updated schedule
I/R	DATE	DESCRIPTION

SHEET TITLE

Revised_Land_Use_Plan

PROJECT NUMBER

60428959

SHEET NUMBER

04110

SCALE

1:2500 @ A0

DATE CREATED

30/08/2016

04110: Number of dwellings per phasing (Residential Area)			
To be read with Drawing No. 04110			
Phase	Net Area (Ha)*	Net Area (Ac)*	Number of Dwellings per phase @ 40 dph
R1	4.17	10.30	167
R2	3.79	9.37	152
VC	0.38	0.94	36
R3	8.51	21.03	340
Total	16.85	41.64	695
Phase**	Net Area (Ha)	Net Area (Ac)	Number of Dwellings achieved in Middle COMAH @29dph
R4	0.60	1.48	17
R5	0.45	1.11	13
Total	1.05	2.59	30
Resi Total	17.90	44.23	725
Additional Areas	Net Area (Ha)	Net Area (Ac)	
Business Park	1.83	4.52	
Green Space to include NEAP	10.96	27.08	
Road and other	2.80	6.92	
Total	33.49	82.76	

* R1-R3 net area excludes secondary green connections and offset from Manchester Road
 ** Number of dwellings determined by 'Maximum 30 units' rule

Employment Area	Net Area (Ha)	Net Area (Ac)	
Development Area	12.59	31.11	
Open Space	2.91	7.19	
Road and other	0.88	2.17	
Total	16.38	40.48	
Employment Development Area Land Use			
Parcel	No. of unit	Size of unit	Area (sqft)
Parcel T South:	1	20000	20000
	1	25000	25000
	1	15000	15000
Parcel P North: (B2/B8)	1	25000	25000
	1	50000	50000
	2	60000	120000
	Sub-total		255000
Parcel Q: (B2/B8)	No. of unit		Area (sqft)
	1	5000	5000
	1	7000	7000
	1	10000	10000
	2	12000	24000
1	15000	15000	
Sub-total		61000	
Parcel R: Business park replacement	No. of unit		Area (sqft)
	Office	30000	30000
	Conference	4000	4000
	Café	1000	1000
	Sub-total		35000
Parcel S: (B2/B1C)	No. of unit		Area (sqft)
	32	1000	32000
	3	3000	9000
	11	5000	55000
Sub-total		96000	
Total B2/B8	412,000	447,000	
Total B1	35,000		

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s. 40(2)

From: s. 40(2)
Sent: Wed, 1 Mar 2017 13:30:24 +0000
To: Development Management (Planning)
Subject: 88439/HYB/16

Good afternoon,

I'm emailing in regards to the Future Carrington development reference number 88439/HYB/16.

I'd like to state on record my appreciation that Trafford Planning are looking into the plans to help Future Carrington become a reality. There's much needed homes within the Trafford Area and developments like this will provide much needed affordable housing in the area.

I would also like to state on record my support for the development of the Flixton Park/William Wroe Golf Course which has recently been announced. As a resident of Flixton for over 17 years I think it's important that we allow development of this space to help bring affordable housing to the area and secure a good quality of life for the people who have lived in Flixton but have not been able to buy property there.

Should you want to discuss anything with me directly, I'd be open to any discussion.

Kind Regards,

s. 40(2)

From s. 40(2)

Sent: Tue, 28 Feb 2017 15:41:48 +0000

To: Development Management (Planning)

Subject: 88439/HYB/16 - Support

Hi there,

I currently work at Carrington Business Park and would like to offer my support for this plan! I think it's a great addition to the region and personally am very interested in the houses due to be developed.

Are there any indicators as to price on the houses? And any incentive schemes for people who want to buy before build?

Thanks

s. 40(2)

From: s. 40(2)
Sent: Fri, 10 Mar 2017 21:13:58 +0000
To: Development Management (Planning)
Subject: 88439/HYB/16

To whom it may concern

I am writing to you today in support of the Future Carrington proposals.

We have lived in Sale, in rented accommodation for the last 2 years and are desperate to own our own home.

The barriers we are facing are, the lack of 2 bed or small 3 bed semi detached houses in and around the area, the high prices and when one does appear on the market, it's snapped up within a matter of days.

When I first heard of this development, I thought, finally this might be the life line we have been looking for.

I get the issue with Manchester Road and believe Himor have now addressed this in their revised plans however I cannot believe anyone objecting to a new Community, new jobs and new houses being built for those who are desperate to get out of rented and into their own home.

Yours sincerley
s. 40(2)



HOUSE OF COMMONS

Dear Sir/Madam

NPIF: Carrington A1 Project

I am pleased to write to you in support of the submission by the Greater Manchester Local Authorities on behalf of Trafford Council and Himor (Carrington) Ltd to the National Productivity Investment Fund (NPIF) for the Carrington A1 project.

Himor, the owner of the Future Carrington site, are working in partnership with Trafford Council and the local community to bring forward a unique opportunity for the delivery of a high quality mixed use development.

Trafford and Greater Manchester have ambitious growth plans over the coming 25 years and the Future Carrington site will support the housing and employment needs of the growing Manchester City Region. In achieving the level of transformational growth sought it is recognised that a number of challenges will need to be overcome; in particular providing improved accessibility and ensuring sufficient traffic capacity.

The Carrington A1 project would see the re-opening of the currently private A1 site road to facilitate the early delivery of new homes and employment space, address congestion on the highway network, and improve the connectivity of the existing Partington and Carrington communities to the rest of Trafford and GM.

I would be delighted to see the delivery of the Carrington A1 project through the NPIF and the realisation of its significant associated benefits.

Yours Sincerely

s. 40(2)

Kate Green MP
Labour Member of Parliament for Stretford and Urmston

HOUSING INFRASTRUCTURE FUND - ECONOMIC CASE 'READY RECKONER'

Notes and Instructions

This is a tool for calculating the approximate economic benefits generated by new housing development. It makes use of broad assumptions, and will not be able to account for site specific characteristics. It is not a substitute for a full economic case incorporating site specific valuations. However, it will provide an approximate measure of the economic benefits and costs of a project applying for the Housing Infrastructure Fund. Please note this also does not cover the other main assessment criteria on taking a strategic approach and the delivery of the scheme and homes.

To Use: complete all sections in red. The economic benefits are estimated using the residential land value of a typical site in each local authority, and the current use values of agricultural or industrial land at a regional level. The option is provided to use a site specific estimate of land value, if one is available. House prices are calculated from the UK house price index as of January 2017.

This tool assumes that there is a clear market failure on the site that justifies government intervention. It does not take account of any other central government investment in the project, which would affect the value for money of the project. Detailed guidance on how to appraise developments can be found in the DCLG Appraisal Guide.

Summary

Present Value Benefits (£m)	15
Present Value Costs (£m)	8
Net Present Public Value (£m)	8
Indicative Benefit-Cost Ratio	2.01
Indicative Value for Money (VfM) Category	Good
Additionality level required to give BCR above 1	12%

Data input

Select lower tier authority from dropdown Trafford

Gross housing unlocked by infrastructure (units) 725

Use local estimate of land value? No

Land value estimate based on Valuation Office
Agency data

Local estimate of land value

Estimated current use land value of sites (£m)
Estimated residential land value of sites (£m)
Estimated land value uplift (£m)

s. 43

Note on use of local land value estimates: *The current use value should reflect the value of the land as it is currently used, excluding any hope value or value derived from expected future development.
The residential land use value will be equal to the gross development value of the site, minus the construction costs, the developer's profit, and any fees imposed by the planning system.*

Year	HIF funding required (£m, nominal terms)	HIF funding required (£m, real terms)	Dwellings completed (units)	Estimated economic benefits (£m)
2017/18	4.4	4	50	2
2018/19	4	4	165	8
2019/20	0	0	170	8
2020/21	0	0	170	8
2021/22			170	8
2022/23				0
2023/24				0
2024/25				0
2025/26				0
2026/27				0
2027/28				0
2028/29				0
2029/30				0
2030/31				0
2031/32	<i>HIF funding not available beyond 2020/21</i>			0
2032/33				0
2033/34				0
2034/35				0
2035/36				0
2036/37				0
2037/38				0
2038/39				0
2039/40				0
2040/41				0
2041/42				0
Total (undiscounted)	8.4	8	725	34
HM Treasury Discount Rate	3.5%			

Additionality estimate

Select planning additionality Low

Planning additionality guidelines

Unlocking this site will increase overall land supply in

Hrb

Local area average house prices (January 2017)	£255,439	'ny'	the LA over the counterfactual.
Risk of market displacement	Low	Medium	Unlocking this site will displace some sites elsewhere in the LA.
Estimated overall additionality	25%	Low	Unlocking this site will have little net impact on the quantity of housing land supply in the LA.
Additionality to use in calculation of the benefit cost ratio	50%		This may be higher or lower than the recommended additionality, dependent on local site specific factors.

Sources

Land Value Estimates <https://www.gov.uk/government/publications/land-value-estimates-for-policy-appraisal-2015>
House Prices <http://landregistry.data.gov.uk/app/ukhpi/explore>
DCLG Appraisal Guide https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/576427/161129_Appraisal_Guidance.pdf

Trafford

Enquiry reference	Scheme Name	No of Homes	Housing starts 2017/2018	Housing starts 2018/2019	Housing starts 2019/2020	Housing starts 2020/2021	Starts to be reprofiled	Housing starts 2021/22	Housing starts 2022/23	Housing starts 2023/24	Housing starts 2024/25	Housing starts 2025/26	Housing starts 2026 to 2030	Housing starts 2031 to 2035	Housing starts future years	MUST BE TRUE
HLF/MV/127	Future Carrington - Phase 1	725	50	165	170	170	170	50	50	50			0	0	0	TRUE

not in scope

Future Carrington: Housing Infrastructure Fund Update November 2018

1. Evidence of Wain Homes commitment to Phase 1

- Reserve matters application for 277 residential units was lodged with Trafford Council on 25/05/18, targeted to go before committee in December 2018
- A development agreement between Basell and HIMOR is being finalised; its form is agreed and will be executed once Reserve Matters approval is received.
- HIMOR have served notice to its tenants across the Wainhomes parcel, enabling VP to be delivered in December 2018 – the tenants process to vacate has commenced.
- Wain Homes have provided a letter expressing their commitment to Carrington Village.

2. Remediation programme and plan with latest cost estimate

- HIMOR have appointed AEG to carry out the ground investigations across the estate managed by ARUP, interpretive reports and modelling by ARUP will be undertaken in January 2019 with a remediation strategy then produced.

3. Rationalisation programme and plan with latest cost estimate

- Rationalisation Works is in a period of due diligence and HIMOR expect to be in receipt of the outputs of this in December 2018. The outputs will give HIMOR a greater degree of cost and programme certainty for the deliverability of the works and is required before HIMOR will commit to them.
- Rationalisation Works is the termination /removal of Basell's redundant services and relocation of Basell's live services across an area of the estate that Basell hold leases but don't have any business operations in these areas. On completion of the works Basell will surrender leases so enabling development. The works are budgeted at £s. 43 and 2 years to achieve the outcome and the process / obligations to facilitate the works and surrenders is defined within a Strategic Partnership Agreement, a legal contract HIMOR holds with Basell.
- The Works are progressed by HIMOR serving Basell notice to commence them, a decision HIMOR could take once the due diligence is completed but will only take alongside other investment decisions within the Relief Road Programme.
- The decision to progress the Rationalisation Works is linked to the decision to progress the delivery of Road on the premise the Rationalisation is a barrier to the road delivery.

4. Delivery plan for obtaining reserved matters planning consent

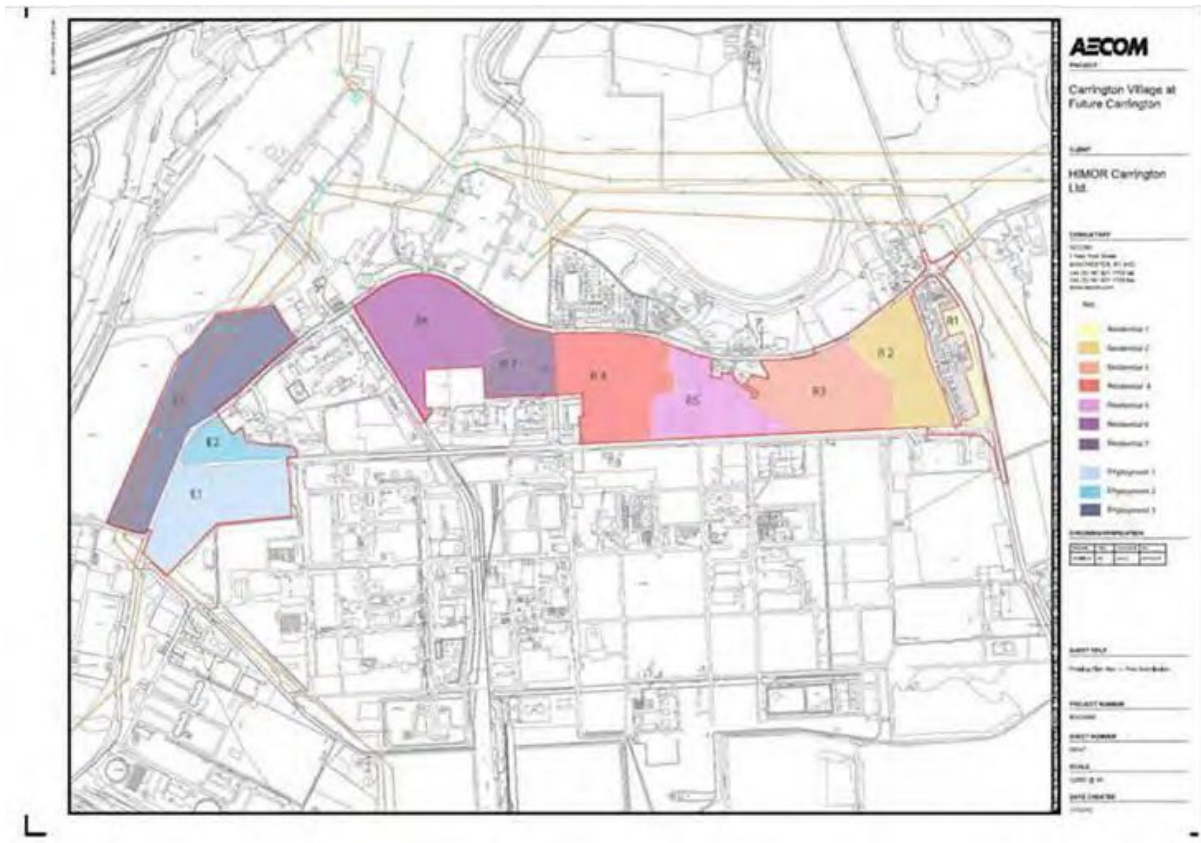
- 277 residential units across parcels R1 to 3 of 7 parcels within the Village outline is targeted to go in front of committee in December 2018.
- First opportunity to bring forward parcels R4 & 5 c250 once Basell Leases are extinguished and so once Rationalisation is complete in January 2021, the point when HIMOR/others could start on site so RM would be lodged in August 2020 ahead of this.
- Parcels R6 & 7 aren't constrained by Basell leases, however they are likely to be affected by the contamination so may need remediation to bring forward. This won't be clear until the end of the year, see remediation note above.
- Parcels E1&2 (Carrington Gateway) has secured its RM consent for 6 commercial units totalling 212,000 sqft.

- More residential units are enabled by delivery of the Road at Redrow's Partington Scheme and THT's JV scheme with Linden (both currently in the planning process).

5. Current delivery rates for phase 1 – including dates for first completions

- Forecast 35 per annum from first occupation Q4 2019

6. Phase 1 Parcel Plan



s. 40(2)

Subject: HIF - Business Cases

From: s. 40(2)
Sent: 28 September 2017 14:29
To: s. 40(2)
Subject: RE: HIF - Outline Business Cases

Hi s. 40(2)

I have reviewed the ^{not in scope} bids for Carrington, ^{not in scope} and can confirm agreement and that the grant terms and conditions will be complied with in the event of the bid(s) being successful.

Regards

s. 40(2)

Financial Management
 First Floor Extension
 Trafford Council
 Trafford Town Hall
 Talbot Road, Stretford
 M32 0TH

Tel – s. 40(2)
 Email – s. 40(2) [@trafford.gov.uk](mailto:s.40(2)@trafford.gov.uk)

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From: s. 40(2)
Sent: 26 September 2017 15:32
To: s. 40(2)
Subject: FW: HIF - Outline Business Cases
Importance: High

Hi s. 40(2)

Apologies for the short notice on this but we are due to submit ^{not} Housing Infrastructure Fund bids on Thursday 28 September:

^{not in scope}
 Carrington Marginal Viability Fund - £8.4m
^{not in scope}
^{not in scope}

There is no financial contribution or match funding from the Council to any of these schemes. However as part of the submission process we are required to show S.151 officer sign off. Would you be able to send across an email to the effect that Trafford's S.151 officer has approved the Council's submissions to the Housing Infrastructure Fund.

Please let me know if there are any issues.

Many Thanks,

s. 40(2)

Strategic Growth Team
Trafford Council
Trafford Town Hall
Talbot Road
Stretford
M32 0TH

Tel: s. 40(2)
Mobile: s. 40(2)
Email: s. 40(2) [@trafford.gov.uk](mailto:s.40(2)@trafford.gov.uk)

Trafford Council is a well-performing, low-cost council delivering excellent services to make Trafford a great place to live, learn, work and relax.

You can find out more about us by visiting www.trafford.gov.uk, or follow us on twitter [@TraffordBiz](https://twitter.com/TraffordBiz) for the latest business news and information.

From: s. 40(2)
Sent: 26 September 2017 14:56
To: s. 40(2)
Subject: HIF - Outline Business Cases

s. 40(2)

For sign off

thanks

s. 40(2)

Trafford Council
Strategic Growth Team
Trafford Town Hall
Talbot Road
Stretford
M32 0TH

s. 40(2) [@Trafford.gov.uk](mailto:s.40(2)@trafford.gov.uk)

Tel: s. 40(2)

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You can find out more about us by visiting www.trafford.gov.uk or follow us on twitter [@TraffordBiz](https://twitter.com/TraffordBiz) for the latest business news and information.

Housing Infrastructure Fund - enquiry

Bid details	Primary Local Authority Project type	Trafford Marginal viability funding
Contact details	<p>s. 40(2) [REDACTED] [REDACTED]@trafford.gov.uk s. 40(2) [REDACTED] Lead details</p>	
Scheme details	<p>Scheme name Scheme description</p> <p>Physical infrastructure Site plan(s)</p>	<p>Future Carrington - Phase 1 The Future Carrington site in Trafford presents a unique development opportunity for the delivery of a high quality mixed use community. The scale and strategic location of the site can make a significant contribution to meeting the housing and employment needs of the growing Manchester City Region. The site is the largest single ownership development site in Greater Manchester (GM) consisting of 670 hectares of former petrochemical plant and agricultural land. The site is a strategic location in the adopted Core Strategy and has an allocation for 1,525 new homes. Subject to the GMSF, the site is eventually capable of delivering c11,500 homes, made possible by provision of vital infrastructure and land remediation required from previous use. The site has phase 1 approval for 725 units and these can be brought forward at an accelerated pace with funding to support land remediation and the bringing back into use of an existing highway (A1 road) formally used by the industrial site. Road/highway, Land remediation, Public realm works Masterplan (file: Masterplan.jpg) Opportunities (file: 88439_HYB_16-OPPORTUNITIES_PLAN-270527.pdf) Land Use (file: 88439_HYB_16-REVISED_LAND_USE_PLAN-270529.pdf) constraints (file: 88439_HYB_16-88439-Constraints_Plan.pdf-188648.pdf) Full Masterplan (file: Info_Site Masterplan_full.png) Further info (file: Info_card.png)</p>
Options appraisal	<p>Problem being addressed</p> <p>Options considered</p>	<p>A large proportion of the Carrington site is situated upon contaminated Land due to previous land use of a large scale petrochemical works and therefore it needs adequate remediation to allow residential units to be built on site. Also, access into and through the site, for both construction and final use, due to the low capacity and isolation of local road infrastructure is a key missing link in the viability of this site.</p> <p>Land treatment and remediation would be done on the site to the required standard, no other options or alternatives are considered as this process needs to be done before any construction of homes takes place. With regards to local road infrastructure it was considered to make improvements to the existing highway infrastructure, however local highways are constrained by proximity of the river Mersey and existing</p>

structures. The option that this application wishes to take forward brings an existing (former site road called the 'A1 Road') route back into use as a public highway, considerably reducing the cost and disruption of upgrading the existing local network. The A1 road is of a significant size and location to assist in taking pressure of the local network and providing a new link to the Carrington development and links to the Carrington Spur that connects to the M60. The A1 road needs upgrading and works to bring it up to the specification required of a public highway.

If funding not secured

The site would struggle to get local support from residents and local highway capacity would be further congested and exceptionally slow, adding to journey times and desirability. The other solution would be to use the existing constrained highways and see what finance could be raised to support any further improvements, this would however take a significantly long time and housing delivery would be significantly impacted and delayed.

Strategic approach

Demonstrate strong local leadership

Carrington is identified in Trafford Council's adopted Core Strategy as one of the borough's 5 Strategic Locations. Phase 1 is consistent with existing planning policy. The Greater Manchester Spatial Framework (GMSF), which identifies the site as a strategic allocation, will provide the policy context for the delivery of all future phases. Outline planning for Future Carrington Phase 1 comprising up to 725 new homes and 93,000 sq.m of employment floorspace has been granted by Trafford Council. Carrington has the full backing of the Council leader and local MP as it is a site of regional significance.

The scale and location of the Future Carrington site means it can support major inward investment and provide significant economic and housing growth delivering c745,000 sq.m of employment floorspace and c11,500 new homes. Once completed it is anticipated Future Carrington will provide over 14,000 new jobs and contribute over £720m GVA per annum.

Trafford has a strong and resilient housing market which is focused on home ownership. Housing in Trafford is of a higher value compared with other areas in GM. Current performance in the market is strong, with it being described by agents as being busy and buoyant. In addition to this, rents achieved in the rental market are increasing and the associated time taken to let a property is reducing. There is an affordability ratio in Trafford of 8.35, vastly exceeding the generally accepted maximum ratio of income to property value that would constitute a property being affordable, and this is a major problem for us. These vital new homes will ensure a steady housing supply for Trafford and help to provide more affordable homes in the borough. The remediation of the site and new highway provision will bring more land through for housing development and improved access and egress will accelerate delivery and connectivity to the regional transport network and the communities of Salford and Sale West.

Demonstrate unlocking new & better homes

The Carrington site is strategic in its size and scope and has the potential to unlock vast numbers of new homes. The scheme would enable the build out of the consented phase 1 (750 units) to be significantly brought forward and accelerated due to a speed up in the remediation of the site and achieving better site access for both construction and for end users. The local housing market is weak, with it being characterised by a small

pocket of social housing with some private ownership, the construction of Carrington phase 1 would significantly improve the housing market (better homes) and make Carrington a desirable destination to live in. Carrington is a great opportunity to create a dynamic new residential area in Trafford that will be attractive to all aspects of the housing market.

Demonstrate diversifying housebuilding market

HIMOR and Trafford Council are committed to a step change in the housing market in Carrington and the surrounding area and it is HIMORs intention going forward to package individual development areas within the overall Carrington site, hereby opening the door to wider participation by developers / builders in taking forward the scheme through a phased approach.

Local MP(s)

Yes
MP support (file: Appendix 6 - Kate Green MP, Letter of Support (Carrington A1 Project).pdf)

Your upper tier authority

Not applicable

Combined authority

Yes
Mayor (file: Letter of Support - Mayor MVF.pdf)

All supporting Local Authorities

Yes
support from GM LA's (file: Housing Infrastructure Fund Leaders 19092017 (Final) Post meeting amendment v02.docx)
CMCA_LAs (file: HIF FF submissions.msg)

Local Enterprise Partnership(s)

Yes
LEP (file: LEP HIF MV - Sept 17.doc)

Local community

Yes
Rep (file: 88439_HYB_16-REFs_40(2) [REDACTED] 288913.pdf)
Rep (file: 88439_HYB_16-REFs_40(2) [REDACTED] -285681.pdf)
Rep (file: 88439_HYB_16-REFs_40(2) [REDACTED] -285974.pdf)

Dev partner(s) (Infrastructure)

No
Infrastructure would be brought through with the Councils Strategic Partner AMEY (one Trafford Partnership) to deliver the highways aspects to facilitate the build.

Dev partner(s) (Housing)

No
HIMOR are currently in discussions with various house builders who have expressed an interest in developing the Carrington site.

Plan status

Plan adopted or submitted
Date adopted or submitted
Actions to review the plan

Yes
25/01/2012
In light of the pause of the GMSF the local plan will be reviewed in 2018. Carrington will stay as our primary strategic site for significant volumes of new homes across both the local plan and GMSF plan periods.

Web addresses to relevant documents

<http://www.trafford.gov.uk/planning/strategic-planning/local-development-framework/local-plan.aspx>

Economic case

Number of sites
Who controls the site

1
HIMOR own and control the site. The site is in single ownership.

Total size of site	670 ha
Area on brownfield	258 ha
Percent is housing	60 %

Local Authority	Number of Homes
Trafford	725

Total number of homes	725
Percent homes affordable	5 %
Projected housing delivery 2017 / 2018	50
Projected housing delivery 2018 / 2019	165
Projected housing delivery 2019 / 2020	170
Projected housing delivery 2020 / 2021	170
Projected housing delivery 2021 - 2025	170
Projected housing delivery 2026 - 2030	0
Projected housing delivery 2031 - 2035	0
Projected housing delivery future years	0
Full / Detailed	0
Outline	725 (88439/HYB/16)
Planning in principle	0
Allocated	0
None	0
Homes delivered if without funding	725
Explanation for number delivered	The 725 units would still be delivered, however the rate of delivery would be significantly reduced and phase 1 would not be completed until after 2030.
Providing site valuations	No

Financial case	Funding amount	£8,400,000
	2017/2018	£4,400,000
	2018/2019	£4,000,000
	2019/2020	£0
	2020/2021	£0
	Total scheme costs	£5.43
	Land	£5.43
	Infrastructure (including sunk costs)	£5.43
	Construction	£5.43
	Abnormals	£5.43
Professional Fees	£5.43	
Finance Costs	£5.43	
Allowance for developer profit	£5.43	
Other	£5.43	

Evidence of assumed scheme costs

Figures provided by the land owner as they will be taking the scheme forward initially, they have spoken to the relevant service providers and constructors. The site is an isolated housing market therefore making comparisons is difficult. The figures quoted are for infrastructure to facilitate the housing build, the cost for housing construction hasn't been entered as we need to provide confidence in the site before construction

	can be discussed.
Gross development value	£s. 43
Private sale / rent income	£s. 43
Affordable sales income	£s. 43
Commercial income	£s.
Other income	£s.
Evidence of assumed GDV	The housing market at this location does not operate normally, due to isolation, therefore GDV is exceptionally hard to quantify and compare. The closest area that TW could be compared to is Partington, which has is predominantly social housing with low values. For this scheme it is appropriate to use the average local house price of £130,307 when looking at assumed GDV, based on the following premise 'The expected property value, all circumstances being 'normal', when sold to a willing buyer'
Previous Funding Application	Yes
Previous Funding Application Details	Public funding of £6m has been secured via the Local Growth Fund. A further application for £5m has been made to the National Productivity Infrastructure Fund.
Local Authority investment (inc. LGF funding)	Total: £6,000,000 Secured: £6,000,000
PWLB loan	Not applicable
Other public sector investment	Not applicable
CiL/S.106 contribution	Total: £952,875 Secured: £952,875
Private sector investment (inc debt finance)	Total: £s. 43 Secured: £s. 43
Indicative public sector investment	68 %
Aim to recover funding	No
Cashflow plan	File: Carrington MVF.xlsx Desc: Economic Case - no cashflow available from owners currently as site needs remediated to progress

Milestones & delivery	Infrastructure planning permission granted	01/06/2018
	Outstanding statutory consents received	01/07/2018
	Infrastructure contractor(s) appointed	01/06/2018
	Residential contractor(s) appointed	01/02/2018
	Infrastructure works started	01/07/2018
	Infrastructure works completed	01/07/2019
	First residential units commenced	01/03/2018
	First residential completions	01/12/2018
	Infrastructure planning references	Subject to funding the plans and programme of works can be finalised in a very short period of time, as HIMOR have a PPA in place with Trafford for the duration of his project
	Engagement with contractors and procurement	HIMOR have their own contractors to undertake some of the work, and they will have access to the Trafford procurement services if required to select contractors.
Statutory powers obtained	N/A	
Statutory powers outstanding	N/A	

Approach to delivery

Outline delivery plan
Plans to deliver infrastructure

ODP (file: HIF_Outline_Delivery_Plan_MVF_Carrington.docx)
Due to the former use of the site (petrochemical) the site needs remediation as a priority to make contaminated land safe. While a small number of units can start on site without this, to unlock the large scale of the site funding is required to make the land suitable for construction and also to give house builders confidence in investing in the site. The remediation of the site is a priority and the access for construction and end users is also important here, so the former site road for the petrochemical plant (A1 Road) will be brought back into full and public use to take the pressure of the existing local highway network and add capacity, this road has never been a public highway so funding is required to bring it up to the required standard of use.

Link between infrastructure and homes

Without the infrastructure the homes would be delivered at a much slower pace, therefore not meeting the demand for high quality new homes in Trafford and Greater Manchester. The key to the site is the remediation of the land (necessary due to previous use) which will allow the construction of new homes, this is the clear link to the provision of infrastructure and the significant acceleration of delivery of new homes. The provision of the new highway infrastructure would also facilitate the acceleration of house building at Carrington by taking pressure of the local highway network, the knock on affect for this also would be a greater acceptance by the local community and surrounding areas of the significant new community being developed.

Delivery partners working together

HIMOR and Trafford Council will deliver this strategically important site following on from the successful planning process for the phase 1 scheme. HIMOR and Trafford continue to have high level regular working groups to influence the site and progress how it can be moulded to yield the biggest impact, on a regional scale, and provide the vital new homes that Trafford needs.

Management case

Governance and oversight

Trafford Council already have oversight of the scheme as it has been through planning for the first phase. Trafford work closely with HIMOR on all aspects of this scheme and will work towards achieving the 'vision' set out for the site - to create a lasting legacy with HIMOR making an enduring commitment to the area to deliver transformational change and unlock significant economic and regeneration benefits. There are regular monthly meetings for the Carrington scheme that takes in all the Council services, elected members are also involved in the governance and oversight of the scheme and updates are taken regularly to the Councils exec meetings.

Resourcing for scheme

Trafford Council have already in place a Planning Performance Agreement (PPA) for the Carrington site and this resource will be continued for the duration of the process. Trafford Council have buy in from the local members, leader and Chief Exec who will ensure that any further resources required can be met.

Management and monitoring

The scheme is monitored through regular meetings with HIMOR and their associates with Trafford Council, this would pick up all contractual agreements and provide the baseline for monitoring. Where appropriate monitoring of delivery will be reported to the Council and escalated to DCLG when required for grant purposes.

Risk	Mitigation
Land contamination is worse than expected	More investment would be required in remediation
Housing location unattractive to builders	Use phased approach and parcels of land to build confidence
Remaining industrial uses leave the wider site, causing disruption to cash flow for HIMOR	Bring forward commercial aspects of the scheme to create new income streams

Project dependencies

Nothing critical. The delivery of new highway infrastructure is the key issue here outside of the site remediation. Links to other studies (M60 NW Quadrant) and potential investment in national highways (M60 etc) and public transport (metrolink) would enable the site to move forward quicker.

Section 151 officer sign off

File: HIF - Business Cases.msg
Desc: S151 SO

Supporting documents

Section 151 officer sign off

File: HIF - Business Cases.msg
Desc: S151 SO

Cashflow plan

File: Carrington MVF.xlsx
Desc: Economic Case - no cashflow available from owners currently as site needs remediated to progress

Outline delivery plan

File: HIF_Outline_Delivery_Plan_MVF_Carrington.docx
Desc: ODP

Site plan(s)

File: Masterplan.jpg
Desc: Masterplan
File: 88439_HYB_16-OPPORTUNITIES_PLAN-270527.pdf
Desc: Opportunities
File: 88439_HYB_16-REVISED_LAND_USE_PLAN-270529.pdf
Desc: Land Use
File: 88439_HYB_16-88439-Constraints_Plan.pdf-188648.pdf
Desc: constraints
File: Info_Site Masterplan_full.png
Desc: Full Masterplan
File: Info_card.png
Desc: Further info

History

Submitted date

28/09/2017





Department for Communities and Local Government
2 Marsham Street
London
SW1P 4DF

Ref: LEP/HIF/MVF

22 September 2017

To whom it may concern,

On behalf of the Greater Manchester Local Enterprise Partnership, I am pleased to offer support for this bid for Marginal Viability funding through the Housing Infrastructure Fund.

The LEP is fully supportive of the new Greater Manchester Strategy, which was approved at our meeting on 17 July. The importance of housing delivery as part of our strategy for inclusive growth of the city region's economy is clear, and the additional leverage available through the Housing Infrastructure Fund to support schemes such as this around Greater Manchester as a whole is a welcome contribution to that delivery.

Yours sincerely,

s. 40(2)

s. 40(2)

Chair of the Greater Manchester Local Enterprise Partnership

GMCA **GREATER
MANCHESTER
COMBINED
AUTHORITY**

ANDY BURNHAM
**MAYOR OF
GREATER
MANCHESTER**

Department for Communities and Local Government
2 Marsham Street
London
SW1P 4DF

Ref: GMCA/HIF/MVF

27 September 2017

To whom it may concern,

On behalf of GMCA, I am happy to confirm our support for this bid for Marginal Viability funding through the Housing Infrastructure Fund.

Our newly refreshed Greater Manchester Strategy, approved by the Combined Authority in July, maintains the high priority we have repeatedly set for delivering the new homes that our growing population will need. The Housing Infrastructure Fund offers the potential to unlock additional sites for housing which have previously been rendered unviable by a range of infrastructure and related issues. It is crucial that we are able to deliver additional new homes around the city region, and we are therefore happy to offer our support for this bid.

Yours sincerely,

s. 40(2)

Andy Burnham
Mayor of Greater Manchester