



# welcome to our exhibition



## TODAY'S EVENT | STILL LISTENING TO THE COMMUNITY

HIMOR has made a commitment to keep the community updated and listen to feedback throughout the wider redevelopment of the former Carrington Shell site. This event today is part of us keeping this promise, by giving local people an opportunity to find out about and comment on the two reserved matters applications.

## WHAT HAS BEEN AGREED SO FAR

**Outline planning permission for the 'Carrington Village' development was granted in August 2017. This approved the general principles of how the site is to be developed. The outline approval is for up to 725 houses and 500,000 sq. ft of new employment uses.**

Our aim is to connect existing housing areas in Carrington and to help meet the need for new family homes and jobs in the area. This will support local shops and services, making Carrington a more sustainable place to live and work. In time, the development also proposes a 'village heart' and new facilities for Carrington Rugby Club. The outline approval includes requirements that significant improvements are made to local road junctions, that at least 5% of the houses are affordable for those in housing need, and contributions are made to social infrastructure such as schools and public transport.

## CARRINGTON VILLAGE | BUILDING ON WHAT HAS BEEN AGREED

After the principles of development are established through an outline approval, a reserved matters application needs to follow. This includes additional details on a range of matters, including site layout, roads and footpaths, house design, landscaping and open spaces. The reserved matters application does not reconsider the principle of development, but rather builds on it by providing more detail.

Two reserved matters applications are now being prepared. The first is for 269 homes and covers the eastern end of the site of the outline approval, including land along Isherwood Road and a larger parcel of land to the west of Ackers Lane. This will be known as Carrington Garden Village. The second is for 211,000 sq. ft of employment development to be called Carrington Gateway and is located either side of the A1 road at its junction with Manchester Road.



**FUTURE  
CARRINGTON**  
DELIVERING A VISION

  
**CARRINGTON**  
GARDEN VILLAGE

## a variety of homes to meet the range of local need



**Carrington Garden Village will be developed by Wainhomes (NW) Ltd a sister company of HIMOR, which owns the site. This means that new homes in the Village will be built by Wainhomes, although HIMOR remains deeply involved and responsible for how Carrington Garden Village integrates into the wider vision for the area.**

The vision for the site is to provide a distinctive and high-quality development which adds to the overall character and delivers an integrated village plan as part of the wider regeneration of Carrington.

Wainhomes is the largest privately-owned housebuilding company in the region. The Company has an excellent and proven track record for delivering successful developments in Cheshire, Cumbria, Greater Manchester, Lancashire and Merseyside. With our recently achieved levels of housing completions, in the region of 500 dwellings per annum, Wainhomes are expecting this figure to rise to over 700 completions per annum over the coming years.

Quality is not only a byword at Wainhomes, but also the foundation stone on which we build both our distinguished properties and our well-established reputation. We have approximately 30 active sites currently ongoing across the North West, with many more due to come in the very near future.

### DESIGN OBJECTIVES

The vision responds to the current conditions and future needs, with the overall aim of providing a high quality residential community. Wainhomes have worked in partnership with Trafford Metropolitan Borough Council to formulate a vision for the 'Garden Village' which follows the key design objectives below.

- ▲ To deliver a high-quality community that is sustainable, safe and attractive, that fits into the local area;
- ▲ To deliver up to 269 homes, in a range of sizes from 1 to 4-bedroom, and in a range of styles, from apartments to detached family homes;
- ▲ To provide 5% of affordable housing;
- ▲ To provide public open spaces and new play facilities;
- ▲ To provide connections through the village, that use the existing public footpaths, whilst creating new footpaths, bridleways and cycle routes;
- ▲ To adopt inclusive design, by making places accessible to all; and
- ▲ To promote environmental improvements.

### VISUAL APPEARANCE

The overall concept for the visual appearance of the proposals is as a natural extension of the village, with the development reflecting typical characteristics of areas found elsewhere in Cheshire.

Aspects of the design which will assist in delivering this include:

- ▲ Local use of materials including red Cheshire brick;
- ▲ The formation of feature buildings at key junctions and focal points;
- ▲ The use of varying street widths and surface materials;
- ▲ The use of architectural features to vary the look of the street scene or character area such as roof pitch, window scale and proportion, chimneys, facade detailing and material finish.

### AFFORDABLE HOUSING

In line with the outline approval already granted by Trafford Council, 5% of units in the reserved matters proposal (13 in total), will be affordable homes that are made available to those on Trafford Council's list of local people in housing need, at 80% of open market value.

  
**WAINHOMES**  
BUILDING BRITAIN'S HERITAGE



# street frontage

Street Scene A-A Plots 7,19-16/31



Street Scene B-B Plots 93-87



Street Scene C-C Plots 207-200



## Manchester Road Carrington

Illustrative Street Scenes | Drawing Number: WHOOF-0501 | Date: MARCH 2018 | Scale: 1:1000BAT



STREET SCENES FOR ILLUSTRATION PURPOSES ONLY.

All our homes will have private gardens, which will be in keeping with the character of the local area. Streets will provide space for tree planting and gardens will be enclosed with low walls, railings, hedges and shrubs.

### GREEN INFRASTRUCTURE

- ▲ New footpaths, bridleways and cycle routes that provide improved links to the existing Carrington Village and public Right of Way network.
- ▲ Improved access to a children's play area, including a new public footpath and cycle routes.
- ▲ Amenity and Greenspace provision of 1.63 hectares, significantly exceeding Council guidance.

### MANAGEMENT & MAINTENANCE

Trafford Council will ultimately take on responsibility for maintaining the principal roads, as is entirely usual for this sort of development. All other public areas, including green open spaces and landscaping, will be maintained by a special management company answerable to HIMOR. No existing Carrington residents will be asked to make a financial contribution to the new management company, although residents of the new homes will likely need to pay a small annual fee, as is common practice throughout the country.





# the carrington gateway scheme

The Carrington Gateway Scheme will bring new businesses and hundreds of new jobs and training opportunities to the local area, by delivering 211,000 sq ft of new industrial development. Following detailed market advice from commercial property agents, this development will comprise 6 buildings ranging in size from 11,500 sq. ft to 100,000 sq. ft. These buildings will be on either side of the A1 Road, at its junction with Manchester Road.

This development will be delivered by HIMOR, owners of the Future Carrington site. HIMOR is an experienced and responsive commercial landlord that develops, owns and manages a wide range of commercial property locations. These include Carrington Business Park, Bradley Hall Trading Estate in Wigan and the Village Square Shopping Centre in Bramhall.

## DESIGN PRINCIPLES

The design for Carrington Gateway 1 & 2 aims to create a recognisable architectural building that will set the benchmark and form the 'rules' for future industrial development in the wider area. Whilst harnessing the typical style of agricultural buildings which would be typical in the surrounding Cheshire farmland, reference will be given to the current industrial heritage.

The design will be:

- Scalable and flexible to suit different building sizes and heights.
- Include a unifying palette of materials that will be consistent across the estate.
- Recognise and enhance the existing landscape as an important part of the scheme.



## BUILDING FORMS & FINISHES

Carrington Gateway will be sensitively designed to reflect the character of the local area. The main building will be framed to give a feel of arrival and prominence, with the remaining buildings given a farm style achieved through a simple change in colour.

The design will be:

- ▲ Honest to agricultural architecture.
- ▲ Feature gable 'roof sweep' that defines and frames the entrance.
- ▲ Use contrasting materials to create crisp details and visual interest.

## LANDSCAPING

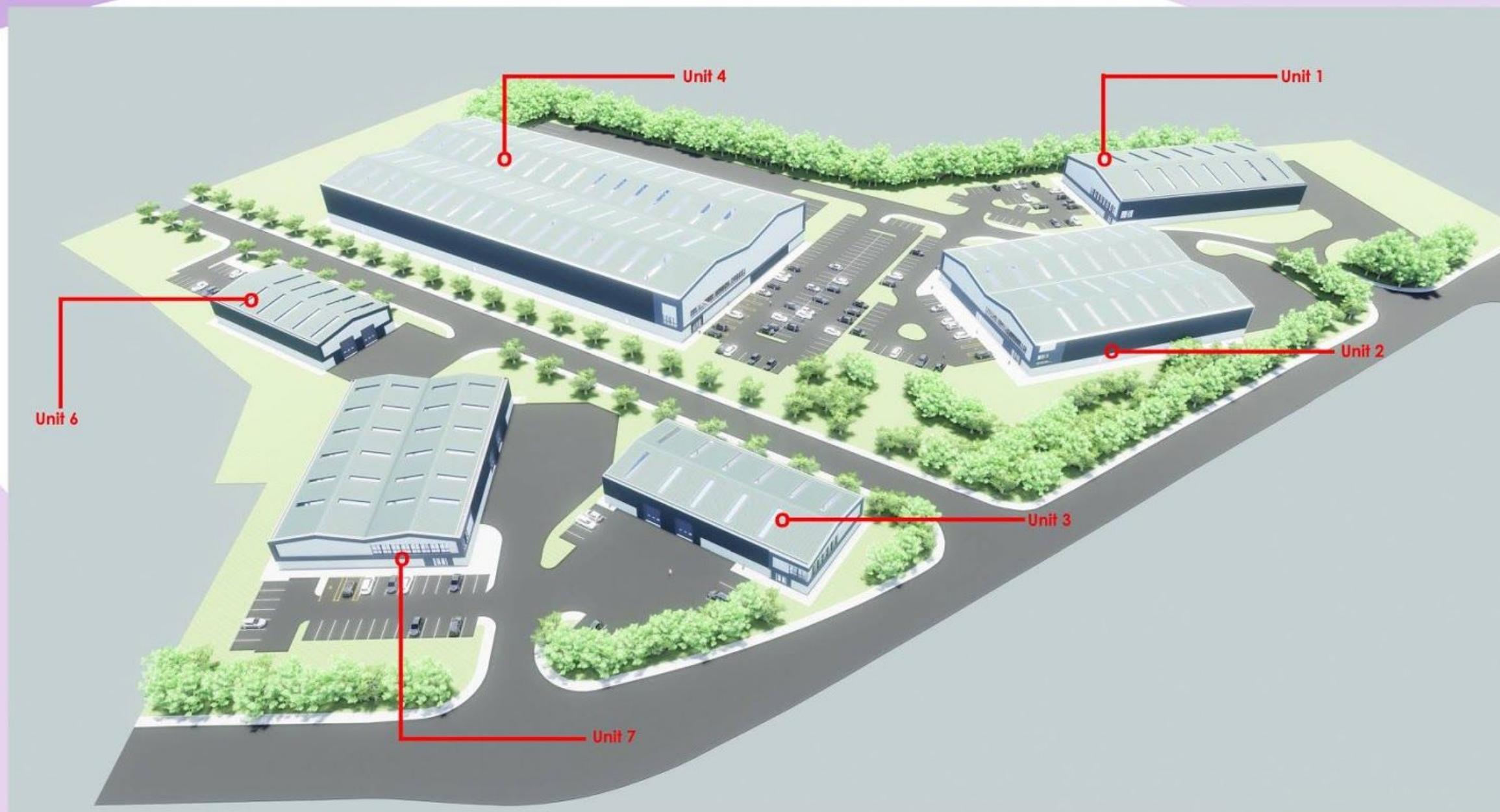
The Landscape strategy for the site has been produced based on the following key design drivers:

- ▲ Reflect and tie into the local landscape character;
- ▲ Maximise the retention of existing green space;
- ▲ Incorporate Ecology recommendations into the design; and
- ▲ Landscape to compliment the new buildings.

## WILDLIFE

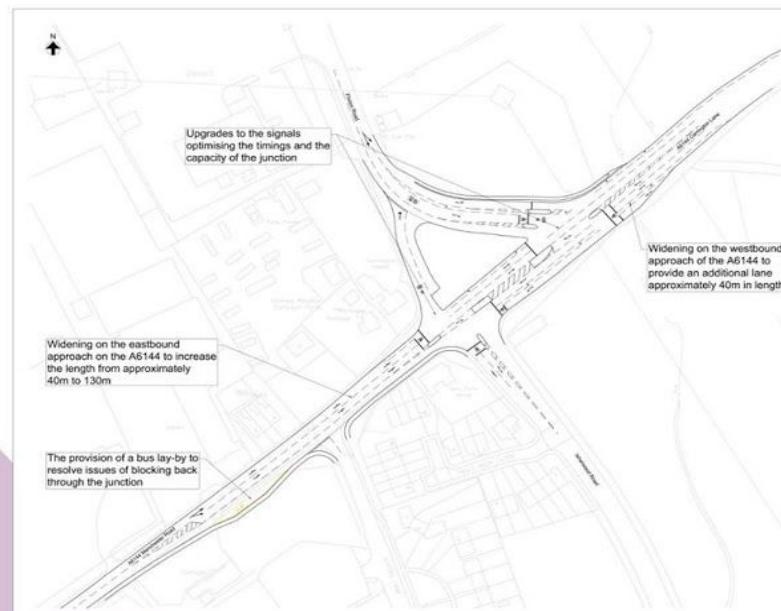
Trees will be retained along the South, East and Northern boundaries, which provides habitats for our wildlife. Alongside this a number of enhancements will be made, including:

- ▲ Shrubs and flower meadows will be planted, attracting and promoting wildlife.
- ▲ Bird and bat boxes will be installed to provide secure nesting and roosting opportunities.



# investing in better roads and local connections

It has long been agreed that the wider regeneration of the former Shell Carrington site will result in significant investment in local road infrastructure. As a first step, the outline approval covering Carrington Garden Village and Carrington Gateway requires improvements to three local road junctions: Banky Lane/Carrington Lane; Manchester Rd/Flixton Rd; and Common La/Manchester Rd. Wainhomes has committed to completing the improvements to Manchester Rd/Flixton Rd junction before any houses are occupied.



## ROAD IMPROVEMENTS

The Manchester Rd/Flixton Rd junction needs the greatest investment. At previous consultations, this junction was identified as being of greatest concern to local residents. In response to this feedback, Wainhomes has committed to completing the improvements to this junction before any houses are occupied. The improvements will be complete before March 2019 and include:

- ▲ Widening of Manchester Rd to extend the length of 2 lanes eastbound from around 40m to over 130m
- ▲ Widening of Manchester Road westbound to ensure that cars waiting to turn do not block through traffic
- ▲ The creation of a bus layby to prevent buses from blocking traffic that then backs up through the junction
- ▲ New parking on Ackers Lane for local residents in accordance the Section 106 obligation

The net result of these improvements will be a significant reduction in waiting times at this junction, even when all of the new housing and business space has been delivered.

## FUTURE INFRASTRUCTURE INVESTMENT

Local residents have previously requested that the private 'A1 Road' through the former Shell site is reopened and extended, to connect with the Carrington Spur Road to ease the traffic at the Flixton Road junction. HIMOR has agreed to deliver this as a direct result of feedback from the community. Funding for this project is in place, including significant financial and practical inputs from HIMOR. The reserved matters applications presented today are the appropriate mechanism for locking this decision in.

Trafford Council will lead the delivery of this road, with assistance from HIMOR. The Council is currently undertaking the detailed design work of the new road, with a view to submitting planning application later this year. A separate public consultation on this proposal will be held in due course. It is expected that the A1 Road will be open in 2021.



# nextsteps

## SUBMISSION, DETERMINATION & START ON SITE

**The aim is for the Reserved Matters applications for both Carrington Garden Village and Carrington Gateway to be submitted to the Council in May. This should enable the Council to decide in August or September. If the proposals are approved, it is anticipated that work on the Carrington Gateway site will start in the Autumn, whilst construction of Carrington Garden Village will start in early 2019.**

## DURING CONSTRUCTION

Our aim is always to minimise disturbance during construction as much as possible. To achieve this, we are planning to restrict site working hours to between 7 am and 7 pm Monday to Friday, 8 am and 4 pm on Saturdays and no working on Sundays or Bank Holidays. Following feedback received from the community during earlier consultations, we have arranged for construction traffic for the Carrington Garden Village development to access the site via the A1 road, to minimise the impact on local traffic.

## WHEN WILL HOMES BE AVAILABLE AND HOW TO REGISTER AN INTEREST

Marketing of the new homes at Carrington Garden Village will start in Spring 2019. You will be able to find more information and register your interest in buying a house on the Wainhomes website [www.wainhomes.net](http://www.wainhomes.net). Alternatively, please speak to a member of the Wainhomes sales team who are in attendance at this event and who will be able to provide you with the details relating to the type of homes proposed. They would be delighted to register any interest on the day and update you, in due course, once formal marketing of the site commences.

## HOW TO COMMENT ON THE PROPOSALS

Comments forms are available at this exhibition. Please leave completed forms in the box or with one of our team.

Once the applications have been submitted and formally received by the Council, you will be able to view all of the documents and provide comments via the Council's on-line planning portal.



HIMOR

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BUILDING BRITAIN'S HERITAGE

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