

Warburton Parish Council

Lands End
Moss Lane
Warburton
WA13 9TX

Date: 06 September 2023

Dear Warburton Parish Council,

It was good to meet up with the wider Warburton Neighbourhood Plan team in July, we hope you found it useful and informative.

Please accept our apologies for the length of time it has taken to get back to you following the meeting, however, as agreed please find attached Trafford Council's comments on the draft Warburton Neighbourhood Plan and accompanying Masterplan.

The attached table of comments largely covers issues which we have previously discussed. We note that a separate meeting is due to be held with the Council's Heritage Officer, to discuss Policies W6, W7 & W8. We will therefore await the outcome of this meeting before providing comments on these policies.

As discussed at length during the meeting on 17 July, we remain concerned that the plan as drafted is at risk of being 'unadoptable' as it is neither in general conformity with the adopted nor the emerging Development Plan for Trafford, i.e., the adopted Core Strategy or Places for Everyone (PfE) Joint Development Plan Document.

Given the age of the adopted Core Strategy and significantly advanced stage of PfE, our advice is that the plan as drafted can only be considered to be in general conformity with PfE as land proposed for development within it must be released from the Green Belt and/or safeguarding. Attempting to examine the plan against the Core Strategy will:

- a) likely be found to be not in general conformity; or
- b) if successful, be very quickly overwritten by PfE

Making the time, effort and money put into developing the Warburton Neighbourhood Plan effectively redundant within a matter of months.

With the above advice in mind, we strongly recommend that the Regulation 14 and 16 consultations and examination initially planned to take place in October and December 2023 and spring 2024 respectively, be delayed allowing the Warburton Neighbourhood Plan the best chance possible to be found 'adoptable' and subsequently become a 'made' plan.

We understand that any delay is not ideal and fully appreciate the community's desire to have a Neighbourhood Plan in place; however, PfE is now nearing the end of its examination period and the Inspectors have requested that the plan moves on to its penultimate stage prior to adoption.

Whilst not guaranteed, the indicative 'best case scenario' for PfE progression is as follows:

- Consultation on modifications made by Inspectors (subject to Exec approval) – October to December 2023
- Analysis of the consultation responses - late 2023 / early Jan 2024
- Inspector's Report on any further changes to the PfE – early 2024
- PfE adoption (subject to approval) – spring 2024

Taking into account the above timescales and advice that the Warburton Neighbourhood Plan be delayed to allow for the adoption of PfE and thus be able to be in general conformity with an to date Development Plan, we would be grateful if you could keep us updated on any changes to the Plan's timetable including on when you plan to hold the Regulation 14 and 16 consultations.

Please note that at this stage, our comments are informal and are intended to help ensure the Warburton Neighbourhood Plan has the best chance of success. We shall of course provide formal comments on the Regulation 14 consultation in due course.

Finally, if you wish to discuss any of the above further, or require additional clarification on any of our comments, please feel free to contact me.

Regards,

Jonathan Pannell

Strategic Planner
